

## Planning Commission Agenda Item for May 13, 2014

Case Number 14.020AP: Annexation Plat – Hagen-Shelstad Annexation Plat

Applicant/Owner: Keith Shelstad for the Keith Shelstad  
Revocable Trust and Jerry and Alice Hagen

Agent: Doyle Surveying, Inc.

Location: Between Boxelder Road on the north and Country Club  
Road on the south, approximately 2,200 feet east of  
Douglas Highway.

### Summary:

The property owners have petitioned the City to annex 3.66 acres into City limits for the purpose of commercial development.

### Background:

The land is located between Boxelder Road on the north and Country Club Road on the south, approximately 2,200 feet east of Douglas Highway. The property is adjacent to the current City boundaries to the north and west. There are two (2) single family dwellings on the parcels. The Annexation Plat is to be signed by KAJ Hospitality, a lodging development company. Any future development or construction will be reviewed by the City and shall meet City standards.

This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the property is a C-1, General Commercial Zoning District. The adopted Comprehensive Plan shows the area as a commercial/residential mixed use area. The proposed land use fits the intent of the Comprehensive Plan. The existing development pattern to the west and north also supports this proposal. City Council will make the final zoning determination at the time of annexation.

### Planning Requirements:

1. Final determination of the proposed zoning district shall be made by City Council upon approval of the Annexation Ordinance.
2. Any new development or construction shall conform to City standards.
3. All public infrastructure improvements shall be required at the time of development and the costs shall be the responsibility of the developer.
4. An Annexation Report shall be distributed to affected landowners in accordance with State Statutes.

Staff Recommendation:

Staff recommends approval of the annexation for the Hagen-Shelstad Annexation Plat, subject to all Planning Requirements.

*This annexation is tentatively scheduled for City Council consideration on May 20, 2014 in order to set the Public Hearing Date. The anticipated Public Hearing Date and the First Reading of the Annexation Ordinance by City Council is July 1, 2014 at 7:00 p.m. in the Council Chambers. The anticipated second and third readings of the Annexation Ordinance are July 15, 2014 and August 5, 2014.*

Save: 14.020AP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map, Annexation Report

Case Manager: Larry Manning