

## Planning Commission Agenda Item for May 27, 2014

Case Number 14.024SFP: Final Plat – Legacy Ridge, Phase III

Applicant/Owner: Quantum Partners, LLC

Agent: ECS Engineers

### Summary:

The applicant is seeking Final Plat approval for 52 lots in the third phase of the Legacy Ridge development.

### Background:

The 55.59 acre property is located south of Shoshone Avenue and west of the Tanner Drive extension. The property is zoned R-1, Single Family Residential District. The property is west of the Buffalo Ridge Elementary School and east of the Campbell County Recreation Center.

The Preliminary Plat showing a total of 265 lots was approved by the Planning Commission on June 5, 2012 and City Council on June 18, 2012. This subdivision phase is directly to the south of the existing Phase II development. The property has access points to both Shoshone Avenue and Tanner Drive. The Final Plat shows a total of 52 lots for single family residential development and one (1) tract to the south that is reserved for future development. The average lot size in Phase III is 8,475 square feet per lot. Also, this plat will vacate a Sanitary Sewer Easement and a Temporary Drainage Easement that are no longer necessary.

The Parks and Beautification Board reviewed this project on May 31, 2012. The parkland development fee shall apply as assessed by the Parks Board and Subdivision Regulations. The Final Plat has been modified slightly but is still in substantial compliance with the approved Preliminary Plat.

### Planning Requirements:

1. The parkland development fee of \$18,200 shall be paid prior to recording the Final Plat.
2. A Permit to Construct is required and shall be issued one (1) week prior to City Council acting on the Final Plat.
3. All requirements of the Campbell County Fire Department shall be met.
4. The existing sanitary sewer line needs to be relocated within the designated roadways and in accordance with the City Design Standards, prior to this phase of development gaining interim acceptance, as required by the City Engineer.
5. All necessary Dry Utility Easements shall be added to the plat prior to recording.

6. All lots shall meet the Zoning Ordinance requirements and City of Gillette Design Standards.
7. An Unrecorded Plat Agreement and all the necessary attachments shall be submitted to City Planning prior to City Council approving the Final Plat.
8. A Consent to Subdivide document shall be submitted and recorded with the Final Plat.
9. The applicant shall submit appropriate documents indicating who has the authority to sign the plat dedication prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for Legacy Ridge, Phase III, subject to all Planning requirements.

*This case is scheduled for review by the City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.024SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Beecher