

Planning Commission Agenda Item for August 12, 2014

Case Number 14.048SFP: Final Plat - Tract G1 – G4 and Tract F1 – F7, Resubdivision of Tract G and F, Sage Valley Estates, Phase VI

Applicant/Owner: City of Gillette

Agent: PCA Engineering, Inc.
City Planning Division

Summary:

The applicant is proposing to create 11 tracts, for ownership purposes only, in an R-1, Single Family Residential District.

Background:

The City of Gillette acquired Tract G and Tract F of Sage Valley Estates, Phase VI in 2006. The property was deeded to the City for the purpose of drainage and open space in the subdivision. The entire Tract G and a portion of Tract F are no longer needed by the City. This resubdivision would allow each adjacent landowner the opportunity to acquire the specific tract behind their house. Access to the tracts will be from the internal street network only on Melissa Drive and Melissa Court.

The City Attorney will be placing deed restrictions on the tracts so they will not be sold separately from the adjacent lot. Also, only the adjacent lot owner will have the chance to acquire the property. The City will retain the tracts of land that are not acquired by the adjacent lot owner. In addition, the City will reserve access to these tracts from the north as part of a separate land trade. The City has completed an appraisal on the property.

Planning Requirements:

1. Deed restrictions will be placed on the tracts to ensure that they will not be sold separately from the adjacent lot.
2. The tracts may only be acquired by the adjacent private property owner.
3. No permanent structures will be allowed on the tracts, however fencing, moveable sheds, and retaining walls will be permitted. In order to use the land, the adjacent property owner shall acquire the tract from the City.
4. The City will retain ownership of the tracts that are not acquired by the property owners.

Staff Recommendation:

Staff recommends approval of the Final Plat for Tract G1 – G4 and Tract F1 – F7, Resubdivision of Tract G and F, Sage Valley Estates, Phase VI, subject to all Planning requirements.

This case is tentatively scheduled for review by City Council on August 19, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.048SFP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map

Case Management: Staci Bungard