

Planning Commission Agenda Item for August 12, 2014

Case Number 14.045SPP: Preliminary Plat – Parkside Estates, Filing I

Applicant/Owner: Firstier Bank
High Plains Builders, LLC

Agent: ECS Engineers

Summary:

The applicant is seeking Preliminary Plat approval for 36 new single family residential lots in an R-1, Single Family Residential District.

Background:

The 11.83 acre property is located north of Pintail Drive near the intersection of Butler Spaeth Road and Pintail Drive. The general area includes a mix of single family homes and duplexes to the south, vacant commercial property to the southeast and City parkland and vacant land to the north and west. The property is currently vacant and is planned for single family residential development with the proposed lots averaging 9,678 square feet in size. The Preliminary Plat also includes one (1) commercial tract of land shown as Tract F which is just over one (1) acre in size. The previous plat for Sawgrass Estates, Second Filing showed the commercial property as Tract D and the residential area as Tract E. This plat re-aligns the west property boundary of the proposed Tract F so the right-of-way for Parkside Circle is 60 foot in width.

The Preliminary Plat shows two (2) other tracts, Tract G and Tract H, which will be given to the City for drainage purposes at the time of Final Plat. The property has one (1) abandoned gas well which is located in Cianna Court. The abandoned gas well is not expected to cause any significant issues with the development, however grading may be impacted. The plat meets the connectivity index requirement in the City of Gillette Subdivision Regulations.

The Parks and Beautification Board reviewed and approved the Preliminary Plat on July 24, 2014. The developer will pay the parkland development fee of \$350 per lot prior to recording the Final Plat.

Planning Requirements:

1. The parkland development fee as recommended by the Parks and Beautification Board of \$350 per lot, for a total of \$12,600 shall be submitted prior to recording the Final Plat.
2. A Warranty Deed for Tract G and H shall be submitted to the City prior to recording the Final Plat.

3. A Permit to Construct is required and shall be issued one (1) week prior to City Council acting on the Final Plat.
4. All easement locations shall be finalized at the Final Plat stage and be acceptable to the City Electrical and Engineering Divisions.
5. A Recorded or Unrecorded Plat Agreement and necessary attachments shall be submitted at the Final Plat stage.
6. All requirements of the Campbell County Fire Department shall be adhered to.
7. The Final Plat shall contain a note regarding the abandoned gas well in Cianna Court. The note shall state that grading in the area may be affected by the abandoned gas well.
8. A Consent to Subdivide form shall be submitted and recorded with the Final Plat.
9. The applicant is responsible to ensure that all lots are buildable with the Zoning Ordinance and other City requirements.
10. The Final Plat shall be in substantial compliance with the Preliminary Plat.

Cosmetic Changes:

- a. The Final Plat shall reflect all the changes shown in ePlans.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for Parkside Estates, Filing I, subject to all Planning requirements.

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

Save: 14.045SPP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Bungard