

Planning Commission Agenda Item for September 9, 2014

Case Number 14.050SFP: Final Plat – Lot 1, Tract 1 and Lot 2, Tract 1 of the Resubdivision of Tract 1 of the Resubdivision of Block 2 and Portions of Blocks 3 and 4, Wagensen Addition

Applicant/Owner: Tower West Holdings, LLC

Agent: PCA Engineering, Inc.

Summary:

The applicant is seeking Final Plat approval to create two (2) lots for the purpose of future development. The Final Plat is for ownership purposes only.

Background:

The vacant property, 3.59 acres, is located at the corner of Highway 50 and Highway 14-16. The property is in a C-1, General Commercial Zoning District. The subdivision creates Lot 1, Tract 1 (1.31 acres), and Lot 2, Tract 1 (2.28 acres). There will be a Cross Parking Easement shown on the plat in order to facilitate the ability to park at any location on the two (2) proposed lots.

Planning Requirements:

1. The plat is for ownership purposes only. Any and all development which may take place on the property is subject to City of Gillette requirements at the time of development. The developer is responsible for all improvements. This shall show as a note on the plat.
2. A Cross Parking Easement shall show on the plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for Lot 1, Tract 1 and Lot 2, Tract 1 of the Resubdivision of Tract 1 of the Resubdivision of Block 2 and Portions of Blocks 3 and 4, Wagensen Addition, Subject to all Planning Requirements.

*This case is tentatively scheduled for review by City Council on September 16, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.050SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface, AICP

ePlans: 14-050SFP