

Planning Commission Agenda Item for September 23, 2014

Case Number 14.057SFP: Final Plat – Paradise Pointe Subdivision

Applicant/Owner: Don F. Schuh Revocable Trust

Agent: Doyle Surveying, Inc.

Summary:

The owner is seeking Final Plat approval to create six (6) lots for residential development.

Background:

The vacant land, 19.12 acres, is located on the west side of Moonshiner Lane, south of Overdale Drive. It has an R-S, Residential Suburban zoning designation. The six (6) proposed lots have an average lot size of 3.18 acres. The property has a draw running through it, and a large drainage area on its southwest side.

Water service will come from the east side of Moonshiner Lane where an existing main is located. Service lines will be bored under Moonshiner Lane to each lot. A sanitary sewer main will be extended along the western side of the proposed lots. The access easement shown on the plat is for the maintenance of the sanitary sewer main extension. A drainage easement covers a significant portion of proposed Lots 4, 5 and 6. Electrical service will be provided along the front of the proposed lots along Moonshiner Lane.

The public improvements to be provided by the developer will be carried out by an Unrecorded Plat Agreement. A Cut Permit will be required to carry out work in the City right-of-way. The developer will be responsible for the public improvements consisting of water, fire protection, sanitary sewer service, and drainage.

Planning Requirements:

1. The Unrecorded Plat Agreement will be required to be filed with the required Addendum A.
2. The Addendum A accompanying the Unrecorded Plat Agreement shall be approved by City Engineering one (1) week prior to the City Council meeting which has this Final Plat as an action item.
3. A Cut Permit is required for all work carried out in the City right-of-way.
4. The spacing of fire hydrants to serve the development shall meet the Campbell County Fire Department Standards.
5. All residential structures shall be within the required distance from a fire hydrant.

6. Any development to take place within the subdivision shall meet all City of Gillette standards.
7. Fences and structures are not allowed within the Drainage Easement shown on the plat. This shall show as a note on the plat.
8. The Drainage Easement on the plat shall be shown with hash marks to highlight its presence.
9. Finalize the easement configuration for the sanitary sewer and the access to the sewer prior to recording the Final Plat.
10. The Parks Dedication Fee of \$2,100 shall be paid to the City prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Paradise Pointe Subdivision, Subject to all Planning Requirements.

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

Save: 14.057SFP Case Sheet
Attachments: Vicinity and Aerial Map, Plat Map
Case Manager: Michael Surface , AICP
ePlans: 14-057SFP