

Planning Commission Agenda Item for September 23, 2014

Case Number 14.059SFP: Final Plat – B-4 Subdivision

Applicant/Owner: First Interstate Bank

Agent: PCA Engineering, Inc.

Summary:

The applicant is proposing to create two (2) lots from three (3) existing parcels for ownership purposes and future development in a C-1, General Commercial Zoning District.

Background:

The 2.99 acre property is located at the southeast corner of Douglas Highway and Lakeway Road. The applicant has submitted a Commercial Site Plan application to the City to construct a new bank on the proposed Lot 1. There are no plans for immediate construction on Lot 2 at this time. The applicant is currently working with the Wyoming Department of Transportation (WYDOT) to establish an access point off of Douglas Highway for Lot 1. Lot 1 will also have access from Lakeway Road and Lot 2 will have access from Edwards Street.

The proposed Tract A and Tract B are reserved for future right-of-way, as Lakeway Road will be expanded in the future. This subdivision is for ownership purposes only and all required improvements will be the responsibility of the developer at the time of development.

Planning Requirements:

1. This plat shall be recorded prior to issuing a Building/Zoning Permit for the bank on the proposed Lot 1.
2. The proposed access to Douglas Highway will need to be approved by WYDOT.
3. An updated Ownership and Encumbrance Report shall be submitted prior to recording the plat.
4. Appropriate documentation for First Interstate Bank showing the name and title of the person authorized to sign on behalf of the bank shall be submitted prior to recording the Final Plat.

Cosmetic Changes:

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

Staff Recommendation:

Staff recommends approval of the Final Plat for the B-4 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: 14.059SFP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map

Case Management: Staci Bungard