

Planning Commission Agenda Item for September 23, 2014

Case Number 14.055AP: Annexation Plat – Billy Bob Annexation

Applicant/Owners: William R. Wright II, Wright Family Trust

Agent: Doyle Surveying, Inc.

Summary:

The City has received a petition to annex 2.651 acres of land from the sole property owner.

Background:

The property is located along East Boxelder Road immediately east of the Hagen-Shelstad Annexation. The southern portion of the land also has frontage along Country Club Road. There is currently a residential home on the property; however the future property owner plans to convert the land to a commercial use. The landowner is requesting C-1, General Commercial Zoning with the annexation. The County has already granted the City jurisdiction of this property according to State Statutes.

This area is a logical extension of the City limits and property is serviceable by City water, sanitary sewer, and electrical service. The adopted Comprehensive Plan shows the future land use of the area as commercial or residential. The existing land use pattern in the area supports additional commercial development. There is no significant City investment required in support of this annexation.

Planning Requirements:

1. The City Council will make the final determination of the zoning district upon approval of the Annexation Ordinance.
2. Any new construction shall conform to City of Gillette standards.
3. All required public infrastructure improvements shall be installed at the time of development and the developer is responsible for all associated infrastructure costs.
4. An Annexation Report has been distributed to the property owner in accordance with State Statutes. The Annexation Report states the terms and conditions of the annexation. In addition, all public notices pursuant to the statutes have been completed.

Staff Recommendation:

Staff recommends approval of the annexation of the 2.651 acres contained in the Billy Bob Annexation Plat, Subject to all Planning Requirements.

*The Public Hearing Date and First Reading of the Ordinance by City Council will be October 7, 2014 at 7:00 p.m. in the Council Chambers.*

Save: 14.055AP Case Sheet

Attachments: Vicinity & Aerial Map, Exhibit A - Plat Map, Annexation Report

Case Management: Staci Bungard