

Planning Commission Agenda Item for October 14, 2014

Case Number 14.062AP:      Annexation Plat – Ford Annexation

Applicant/Owners:              Ford Properties, LLC

Agent:                              Doyle Surveying, Inc.

Summary:

The City has received a petition to annex 9.47 acres of land from the sole property owner.

Background:

The property is located at the corner of Garner Lake Road and Butler Spaeth Road on the north side. The property is currently vacant, but is planned for future industrial development. The landowner is requesting I-1, Light Industrial Zoning with the annexation. A map of the area has been attached as Exhibit "A". There are no statutes or ordinances that regulate the shape or size of an area to be annexed.

This area is a logical extension of the City limits and will be serviceable. City Council will make the final zoning determination at the time of 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 Comprehensive Plan envisions the future land use to be commercial/mixed use. The existing land use pattern in the area supports additional commercial or industrial development as it is not adjacent to residential property. There is no significant City investment required in support of this annexation.

Planning Requirements:

1.      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 9.47 acres contained in the Ford Annexation Plat, Subject to all Planning Requirements.

*The Public Hearing Date and First Reading of the Ordinance by City Council will be October 21, 2014 at 7:00 p.m. in the Council Chambers.*

Save: 14.062AP Case Sheet

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

Case Management: Staci Bungard