



**CITY OF GILLETTE
PLANNING COMMISSION
April 11, 2017 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 4/11/2017 7:00:00 PM

CASE NUMBER AND TITLE:

17.007DP DEVELOPMENT PLAN-2500 S. Douglas Hwy

APPLICANT/OWNER:

Walmart Stores, Inc.

AGENT:

Carlson Consulting Engineers, Inc.

CASE SUMMARY:

The applicant is requesting the construction of a new 5,125 square foot general (commercial) retail store to be located at the southeast corner of the existing Walmart parking lot. The location of the proposed general retail store was not included as part of a separate Development Plan for the overall Wal-Mart site that was approved in 2005 when the Walmart store was last expanded. The proposed Development Plan will amend and replace the 2005 Development Plan to include the proposed 5,125 square foot general retail store.

CASE BACKGROUND:

The existing Walmart Store is located at 2300 S. Douglas Hwy and is located within the C-1, General Commercial Zoning district.

The original Wal-Mart Development Plan was approved in 1990 and was located within Lot 1A of Block 1 of the Homestead Addition. Enclosed is a copy of the 1990 Wal-Mart Development Plan.

In 2005, the City of Gillette approved a Development Plan for the Wal-Mart Expansion within Lots 1B, 1E and 2D of Block 1 of the Homestead Addition, per the subdivision plat for this area recorded in 1992. Within the approved 2005 Development Plan, additional parking and a separate building was approved for a future gasoline filling station to be located within Lot 2D.

The proposed 2017 Development Plan includes the addition of a new 5,125 square foot general retail store that can be used for a variety of permitted uses allowed within our C-1, General Commercial Zoning District. Some of these potential uses include a package liquor store, drug store and prescription shop, garden shop, hardware store, or grocery store. The proposed 2017 Development Plan also continues to include the proposed gasoline filling station. There are no immediate plans to construct the gasoline filling station at this time.

The applicant has recently applied with the City Clerk for the transfer of an existing retail liquor license from 600 S Douglas Hwy to this proposed location at 2500 S Douglas Hwy. The Gillette City Council will consider this retail liquor license transfer separately, during a future City Council meeting.

The proposed building will reduce existing parking on this site and will impact existing landscaping within some of the existing parking areas. During their meeting on March 23, 2017, the City's Parks Board approved the Landscape Plan submitted as part of this Development Plan. City Staff has reviewed the parking reduction associated with the proposed building addition, and is comfortable with reducing the parking ratio from 4.8 spaces per 1,000 sf total gross floor area to 4.6 spaces per 1,000 sf of total gross floor area per recommendations from the applicant's traffic engineer. A revised Traffic Impact Report will be required to justify these parking reductions. The revised Traffic Impact Report will be certified by a Wyoming Licensed Professional Engineer.

Similar developments in other communities for large general commercial retail buildings in excess of 200,000 square feet gross floor area recommend a parking ratio of 4 spaces per 1,000 sf.

Per Section 11 of the City's Zoning Ordinance, approval of the Development Plan by the Planning Commission shall be effective for thirty six (36) consecutive months from the date of approval.

The Planning Commission may, upon written application by the developer and for cause shown, grant up to two (2) extensions of approval, not to exceed twelve (12) months each.

CASE REQUIREMENTS:

1. The applicant and agent shall address all comments and concerns within ePlans and shall address additional comments and concerns raised during the Staff Review Meeting on March 16, 2017.
2. The applicant shall apply for the appropriate water, wastewater and storm drainage permit(s) through the City Engineering Division. These permits are necessary prior to issuance of the final Building Permits.
3. The agent shall prepare and the applicant shall sign and have their signature notarized on the final Development Plan which shall incorporate all comments in Planning Requirement No. 1.
4. The final, signed, original mylar copy of the Development Plan(s) shall be submitted to the City Planning Division. City Staff shall route the Final Plan for final signatures and shall record with the County Clerk. The applicant shall be responsible for the County recording fees.
5. Once the Development Plan has been recorded with the County Clerk, the final zoning permit shall be issued and shall accompany the necessary Building Permit(s).

STAFF RECOMMENDATION:

Staff recommends approval.

CASE MANAGER:

Natalie Buchwald

TENTATIVE CITY COUNCIL DATE:

Planning Commission approval is final.

ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial & Vicinity Map
<input type="checkbox"/> 1990 Wal-Mart Development Plan (for reference)
<input type="checkbox"/> 1992 Subdivision Plan (for reference)
<input type="checkbox"/> 2005 Walmart Development Plan (for reference)
<input type="checkbox"/> 2017 Development Plan (Proposed) 3-13-17 version
<input type="checkbox"/> 2017 Development Plan (SCAN) 4-7-17 version