

Planning Commission Agenda Item for March 20, 2012

Case Number 12.006PUDP: Preliminary Planned Unit Development Plat
for Gillette College Student Housing,
Located on the Resubdivision of Tract B, Gillette
Tech Center, Phase II

Applicant/Owner: Gillette College
City of Gillette

Agent: PCA Engineering

Case Summary:

The applicants are seeking Preliminary Plat approval for a Planned Unit Development, and approval of the Draft Ordinance, creating the Planned Unit Development Zoning District for the property.

Case Background:

The 5.03 acres is in a C-O, Office and Institution Zoning District. It is located on the south side of Sinclair Street on the Gillette College Campus.

The applicants desire to create separate ownership for college housing structures which have already been approved for construction, have been built and are occupied. The applicants request that each college student housing structure be treated as a lot and that the area surrounding the buildings be a separate tract of land. This ownership pattern is in compliance with the spirit and intent of the Planned Unit Development regulations as indicated by the City Zoning Ordinance. The City and Gillette College have a Maintenance Agreement in place relating to the proposed Planned Unit Development.

A Development Plan for the Gillette College Housing was approved by the Planning Commission on January 14, 2008. Approval of the Landscape Plan by the Parks and Beautification Board took place on December 13, 2007. The landscaping has also been installed. The entire necessary infrastructure has also been put into place for the development. Building permits were obtained and the structures were occupied by students in September 2009. The proposed campus housing is part of the Campus Master Plan.

Case Requirements:

1. A Cross Parking Easement shall show on the Final Plat.
2. The Ordinance for the Planned Unit Development shall be recorded at the Campbell County Clerk's Office along with the Final Plat for the development.
3. A Title Report shall be filed with the Planning Division at the time the Final Plat is provided for review purposes.
4. Vacate the previous plat.

5. Permitted uses for the PUD plat area are those allowed in the CO, Office and Institution Zoning District. There shall be a note on the Final Plat to that effect.
6. Show all required easements on the plat and remove easements which are not needed.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat and Draft PUD Ordinance for the Gillette College Student Housing Planned Unit Development located on the Resubdivision of Tract C, Gillette Tech Center, Phase II, subject to all Planning requirements.

This case is tentatively scheduled for City Council on April 2, 2012 in the City Council Chambers at 7:00 p.m.

Save: 12.006PUDP Case Sheet

Attachments: Aerial, Vicinity Map, Plat Map, Draft Ordinance

Case Manager: Michael Surface

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

City Council Chambers, City Hall
March 20, 2012 – 7:00 p.m.

PRESENT

Commission Members Present: Val Elliott, Lee Wittler, Jennifer Thomas, Damon Hart, Clark Sanders, Billy Montgomery, and Dallas Streets.

Staff Present: Dustin Hamilton, Director of Engineering, Development Services, Michael Surface, Senior Planner, Staci Beecher, Planner, and Tracy Olson, Administrative Assistant.

CALL TO ORDER

Chairwoman Elliott called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Mr. Streets, seconded by Ms. Thomas, to approve the Minutes of the March 6, 2012 Meeting. The motion to approve the Minutes carried 7/0.

12.006PUDP – PUD PRELIMINARY PLAT – Tract C, Gillette Tech Center, Phase II

Mr. Montgomery made a motion to approve said case. Ms. Thomas seconded the motion. Mr. Surface presented the case and stated there were no public comments regarding this case.

Mr. Hart asked how a Planned Unit Development would affect this case. Mr. Surface stated the PUD is a tool to allow flexibility for design, placement of structures, different types of uses, and different ownerships. He stated the buildings in this case will become the lots.

There being no further questions or comments, a vote was taken on the motion. Motion carried 6/0/1.

OLD BUSINESS

None

NEW BUSINESS

Ms. Beecher stated the next Planning Commission Meeting will be held on Tuesday, April 3, 2012.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 p.m.

Minutes taken and prepared by

Tracy Olson
Planning Administrative Assistant

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