

Planning Commission Agenda Item for March 19, 2013

Case Number 13.002Z: Zoning Map Amendment- Lots 1A & 1B, Block 5, Stocktrail Subdivision which is also the Proposed Lot 1C, Block 5, Stocktrail Subdivision

Applicant/Owner: Coleman Electrical Services, LLC

Agent: Mark & Sharon Coleman
Doyle Land Surveying

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone two (2) existing lots from C-1, General Commercial District to I-1, Light Industrial District in order to expand the existing business.

Background:

The property is located south of the intersection at Lakeway Road and Dogwood Avenue. The two (2) lots are in the process of being combined into one (1) lot through the Administrative Plat process. When the Administrative Plat is recorded, the property will be legally described as Lot 1C, Block 5, of the Stocktrail Subdivision. Both of the existing lots are currently owned by Coleman Electrical Services, LLC.

The owners would like to add an addition to the existing building located at 2809 Dogwood Avenue. Coleman Electrical Services offer repair services for electrical components and parts for haul trucks and other mining equipment. The existing building contains a shop, office, and training room. Upon a site inspection, City Planning staff determined the office and training room were permitted uses in the C-1, General Commercial District. Also, staff determined the shop space fits the permitted uses listed in the I-1, Light Industrial District. In order to expand the shop space, staff requested a re-zoning application from the owners.

The area is largely a mix of existing commercial and industrial uses. The adopted City of Gillette Comprehensive Plan shows the future land use as Mixed Use 3 which includes both commercial and industrial uses. The re-zoning request meets the intent of the City's Comprehensive Plan.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. In this case there is no obvious error in the zoning designation.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing conditions as the owner would like to expand a non-conforming use in an area which contains both commercial and industrial development.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of five (5) acres for a Light Industrial District and four (4) acres for a General Commercial Zoning District. The Zoning Ordinance allows the property to connect to other similar zones in both the City and the County to meet the size requirements. This request meets the minimum size requirements for both Districts.

Planning Requirements:

1. The re-zoning request shall be approved by City Council with an Ordinance prior to taking effect.
2. The shop portion of the existing business may be expanded if the re-zoning request is approved by the City Council. The office and training room facilities may be expanded in the C-1, General Commercial District or the I-1, Light Industrial District.

Staff Recommendation:

Staff recommends approval of the re-zoning request for Lots 1A & 1B, Block 5, Stocktrail Subdivision which is the proposed Lot 1C, Block 5, Stocktrail Subdivision, from C-1, General Commercial District to I-1, Light Industrial District, subject to all Planning requirements.

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on April 1, 2013 in the City Council Chambers at 7:00 p.m.

Save: 13.002Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit "A" Zoning Map- Existing Lots, Exhibit "B" Zoning Map-Proposed Lot

Case Manager: Staci Beecher