

Planning Commission Agenda Item for May 21, 2013

Case Number 13.009Z: Zoning Map Amendment – Lot 1, Lakeland Hills Commercial Subdivision: From C-P, Planned Neighborhood Business District to C-1, General Commercial Zoning District

Location: Located at the northeast corner of Warlow Drive and Gurley Avenue

Owner: Bombay Land Company, Laura Scholten

Agent: Kum & Go

Summary:

The applicant is requesting that the 1.2 acre property be re-zoned from C-P, Planned Neighborhood Business District to C-1, General Commercial District to facilitate commercial development.

Background:

Bombay Land Company is working with Kum & Go to develop a convenience store gas station on part of the property. Kum & Go is also working to purchase another parcel and combine both. A minor subdivision which combines the two (2) properties is scheduled to be at the Planning Commission in June. Part of the property which is slated for commercial development is zoned C-P, Planned Neighborhood Business, and part of the property is zoned C-1, General Commercial. The rezone would make the entire parcel of land which Kum & Go desires to use, one (1) zoning district, C-1, General Commercial.

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 was no error in the original zoning of the property.
- b. The zoning map may be amended to recognize changing conditions within the City. This request does recognize changing commercial conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the C-1 Zoning District. This request, combined with the existing C-1 zoned land, meets the minimum size requirements.

Planning Requirements:

1. The rezone of the property shall be approved prior to a subdivision plat being approved.

Staff Recommendation:

Staff recommends approval of the Zoning Map Amendment for Lot 1 of the Lakeland Hills Commercial Subdivision from C-P, Planned Neighborhood Business Zoning District to C-1, General Commercial Zoning District subject to all Planning requirements.

*This case is tentatively scheduled for First Reading by City Council on June 3, 2013 at 7:00 p.m. in the City Council Chambers.*

Save: 13.009Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit 'A' Map, Exhibit 'B' Map

Case Management: Michael Surface

ePlans: N/A