

Planning Commission Agenda Item for June 4, 2013

Case Number 13.011Z: Zoning Map Amendment- The Proposed Lot 1-B of Lasting Legacy Park Subdivision

Applicant/Owner: Campbell County
Campbell County Board of Commissioners

Agent: PCA Engineering Inc.

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone a portion of property so it can be re-subdivided for the purpose of future development.

Background:

The property is located near the intersection of South Douglas Highway and East 10th Street on the northwest side where the former Campbell County Recreation Center was located. Campbell County Memorial Hospital is working with Campbell County to purchase an additional portion of land in order to construct a new Pioneer Manor facility on the site. The property to be re-zoned is 10,115 square feet in size and is currently zoned R-2, Single and Two Family Residential District. In order to incorporate this land into the future Pioneer Manor site, the zoning needs to be consistent with the existing C-O, Office and Institutional zoned land to the south and west.

The City Council approved a re-zoning request for Lot 1-A to be re-zoned to C-O, Office and Institutional District on September 17, 2012. The design of the new Pioneer Manor facility will require slightly more property than was originally anticipated, prompting the need for a re-zoning request and also an Administrative Plat. The Administrative Plat will combine the area to be rezoned with the existing Lot 1-A to create Lot 1-B. The re-zoning request shall be approved prior to approving or recording the Administrative Plat as the City does not allow split zoning on a single lot. In addition, the C-O District allows for a senior living facility which is being proposed on the property.

The area is largely a mix of commercial and residential land with a variety of uses. The 2006 City of Gillette Comprehensive Plan shows the property for Parks and Recreational use. However, the City is currently involved in updating the Comprehensive Plan and to reflect changes such as the Recreation Center location. Planning Staff believes the area has evolved beyond what the 2006 Comprehensive Plan could have reasonably foreseen.

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 property is being planned for the future development of Pioneer Manor.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of one (1) acre for a C-O, Office and Institutional District and three (3) acres for R-2, Single and Two Family Residential 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 Zoning Map Amendment shall be approved by the City Council prior to the Administrative Plat for the Resubdivision of Lot 1-A and 2-A, Lasting Legacy Park Subdivision being approved or recorded.
3. The Zoning Map Amendment shall be approved by the City Council on Third Reading prior to the Planning Commission considering a Development Plan for the new Pioneer Manor.

Staff Recommendation:

Staff recommends approval of the re-zoning request for property legally described as a portion of the proposed Lot 1-B of the Lasting Legacy Park Subdivision from R-2, Single and Two Family Residential District to C-O, Office and Institutional Zoning District, as shown on the Exhibit A Map, subject to all Planning requirements.

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on June 17, 2013 in the City Council Chambers at 7:00 p.m.

Save: 13.011Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map,

Case Manager: Staci Beecher

ePlans: N/A