

Planning Commission Agenda Item for January 14, 2014

Case Number 13.036Z:            Zoning Map Amendment - Lot 1, Full Moon Addition

Applicant/Owner:            BCC, LTD

Agent:                        Doyle Land Surveying

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone an existing platted lot from C-1, General Commercial District to I-1, Light Industrial District.

Background:

The property is generally located at 3851 South Garner Lake Road and legally described as Lot 1, Full Moon Addition. The vacant lot is currently zoned C-1, General Commercial District and is .79 acres in size. The land to the west of Lot 1, Full Moon Addition, is separated by the Garner Lake Road Right-of-Way and is zoned R-4, Multi-Family Zoning District. The land to the east and south of Lot 1, Full Moon Addition is contained within Campbell County and is zoned Agricultural and Industrial, respectively. Approximately 58 acres of property directly south of Lot 1, Full Moon Addition is zoned Industrial District within Campbell County. This request leverages the area of the County Industrial Zoning District of the adjacent property to the south to meet the minimum area requirement for a stand-alone Zoning District.

The applicant has indicated the proposed Zoning Map Amendment will allow the parcel to be developed in accordance with their future plans.

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 it was originally part of a larger parcel zoned C-1 and then created by right of way of Garner Lake Road separating this Lot 1 from the balance of the parcel.

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. 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 the I-1 District.

Planning Requirements:

1. The re-zoning request shall be approved by City Council with an Ordinance prior to taking effect.

Staff Recommendation:

Staff recommends approval of the re-zoning request for Lot 1, Full Moon Addition, as shown on the attached Exhibit A, 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 January 21, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 13.036Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A

Case Manager: Larry Manning

ePlans #13.1188