

Planning Commission Agenda Item for May 27, 2014

Case Number 14.023Z: Zoning Map Amendment – An unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District

Location: Located west of Chara Avenue, south of Shalom Avenue, and north of Boxelder Road

Owner: Chara Hills, LLC

Agent: Doyle Surveying, Inc.

Summary:

The applicant requests a zone change on a 15.06 acre parcel from A, Agricultural District, to R-S, Suburban Residential District to facilitate residential development.

Background:

The site is an unplatted portion of the Chara Hill Estates development. Two (2) previously platted subdivisions, zoned R-S, exist to the north of the parcel. Southwest of the parcel is property zoned C-1, General Commercial District, along Boxelder Road at Butler Spaeth Road. The parcel is a natural extension of the Chara Hill Estates' R-S type of development. The current lots in the previously subdivided area are 75% built out. The land area slopes fairly steep down to the south and the lot sizes required in the R-S District allow for additional area needed for development.

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 residential conditions in the City.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area for the R-S Zoning District. This request, combined with the existing R-S 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 an unplatted parcel south of Chara Hill Estates, Phase I and Phase II from A, Agricultural District, to R-S, Suburban Residential District, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading by City Council on June 3, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.023Z Case Sheet

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

Case Management: Larry Manning