

Planning Commission Agenda Item for May 27, 2014

Case Number 14.022Z: Zoning Map Amendment – A portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family Residential District

Location: Generally located at 3050 South Butler Spaeth Road, west of Butler Spaeth Road and north of Pintail Drive

Owner: Firstier Bank

Agent: Anthony Willie, High Plains Builders

Summary:

The applicant requests a zone change on a 2.15 acre parcel from A, Agricultural District, to R-1, Single-Family District to facilitate residential development.

Background:

The site is a portion of Tract E, Sawgrass Estates, Second Filing. Tract E is a total of 10.56 acres, most of which is currently zoned R-1, Single-Family Residential. Approval of this zone change will make the entire Tract an R-1 zoning and available for development as single-family residential. To the north and west are parcels owned by the City, zoned Agricultural and Single-Family Residential, respectively. To the south, across Pintail Drive, is land currently platted into lots and zoned Single-Family Residential. Southeast of the site, at the corner of Butler Spaeth Road and Pintail Drive, is a parcel zoned C-1.

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-1 Zoning District. This request, combined with the existing R-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 a portion of Tract E, Sawgrass Estates, Second Filing, from A, Agricultural District to R-1, Single-Family 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: 14.022Z Case Sheet

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

Case Management: Larry Manning