

Planning Commission Agenda Item for July 8, 2014

Case Number 14.040Z: Zoning Map Amendment – A Portion of Lot A and the Vacated Portion of Crow Avenue to M-H, Mobile Home District, and Lot 1, a Portion of Lot A, and the Vacated Portion of Crow Avenue to C-1, General Commercial District, a Resubdivision of Tract M, Sunburst Subdivision No. 3.

Location: Located south of Chickasaw Avenue, west of Wigwam Boulevard, and east of Tepee Street

Owner: JoAnn Eddy, Ricky Joe Eddy, and Randy Dee Eddy

Agent: Doyle Surveying, Inc.

Summary:

The applicant requests zone changes on 3.93 acres of property located south of Chickasaw Avenue and west of Wigwam Boulevard. This request would decrease the current M-H, Mobile Home District to 3.39 acres and increase the C-1, General Commercial District zoning to .54 acres. This change will facilitate commercial and residential development.

Background:

The site is currently platted into two (2) adjacent lots, Lot A is zoned M-H and Lot 1 is zoned C-1. This request is to increase the size of the C-1 zoned lot by reducing the size of the M-H zoned lot. Both lots have been deeded portions of vacated Crow Avenue right-of-way. For this area, the zoning requests insure the vacated right-of-way area is zoned M-H along with Lot A, and zoned C-1 along with Lot 1.

The C-1 property is currently vacant. The M-H property has two (2) housing units existing on it. The M-H District would allow for the housing units to legally remain and for them to be platted on individual lots. The C-1 property, reconfigured and rezoned as requested, would conform to the depth of the C-1 zoning to the north. A parcel south of this area is being annexed and zoned C-1 also. The City limits is located along the south line of vacated Crow Avenue south of Lot A. To the north of Lot A is zoned R-1 and to the west is zoned M-H.

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 such error.
- b. The Zoning Map may be amended to recognize changing conditions within the City. This request does recognize changing commercial conditions in the City. The area to the southeast is being annexed and zoned C-1.

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

Planning Requirements:

1. A subdivision plat aligning the lot pattern with the zoning pattern shall be approved and recorded.

Staff Recommendation:

Staff recommends approval of the Zoning Map Amendment for a Portion of Lot A and the Vacated Portion of Crow Avenue to M-H, Mobile Home District, and Lot 1, a Portion of Lot A, and the Vacated Portion of Crow Avenue to C-1, General Commercial District, a Resubdivision of Tract M, Sunburst Subdivision No. 3, 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 July 15, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.040Z Case Sheet

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

Case Management: Larry Manning