

Planning Commission Agenda Item for July 8, 2014

Case Number 14.039Z: Zoning Map Amendment - A Portion of Unplatted Land
Leased by the Gillette Gun Club

Applicant/Owner: City of Gillette on Behalf of the Gillette Gun Club

Agent: City Planning Division

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone approximately 63 acres of land from R-1, Single Family Residential District to R-R, Rural Residential District to better fit the existing use of the property.

Background:

The property is located north of Warlow Drive off of Hannum Road and is currently zoned R-1, Single Family Residential District. The City of Gillette currently owns the property and it is leased to the Gillette Gun Club. According to the current lease, the property has been used as a shooting range since March of 1971. The current lease between the City and the Gun Club will expire on January 1, 2038.

The large sized parcel, rural nature of the property, and the present use of the land, are all characteristics that are more consistent with the R-R, Rural Residential District than the current designation of R-1, Single Family Residential District. The R-R, Rural Residential District allows public recreational facilities as a permitted use.

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 obvious error in the zoning designation. However, the present use is more compatible with the R-R, Rural Residential District.
- b. The Zoning Map may be amended to recognize changing conditions within the City. This request does recognize changing conditions as the City is attempting to make the zoning district more compatible with the rural characteristics of the land and the use as a shooting range.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of ten (10) acres for an R-R, Rural Residential District. This request meets the minimum size requirement.

Planning Requirements:

1. The re-zoning request shall be approved by City Council with an Ordinance prior to taking effect.
2. Any new development shall meet the development standards of the R-R, Rural Residential District, and be reviewed and approved by the City of Gillette.

Staff Recommendation:

Staff recommends approval of the re-zoning request for approximately 63 acres of unplatted property, 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 in the City Council Chambers at 7:00 p.m.

Save: 14.039Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map, Legal Description

Case Manager: Staci Beecher