

Planning Commission Agenda Item for September 23, 2014

Case Number 14.064Z: Zoning Map Amendment – from C-3, Business/Services District to I-1, Light Industrial District for property legally described as Lot 1A, Edwards Subdivision and Tract T, Moon Meadow Estates No. 3, as shown on the Exhibit “A” Map

Applicant/Owner: Curt Betcher

Agent: Doyle Surveying, Inc.

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone two (2) existing lots, from C-3, Business/Services District to I-1, Light Industrial District, to match up with the desired future use of the properties.

Background:

The two (2) land parcels are located in two (2) different subdivisions and are adjacent to one another. The properties are along the east side of Butler Spaeth Road, at, and near its intersection with Shoshone Road. The property requested to be rezoned also has road frontage along Garner Lake Road. Tract T of Moon Meadows Estates No. 3 is a long and thin piece of property at 1.88 acres. Lot 1A of the Edwards Subdivision is 16.96 acres.

The rezoning request is connected with, and being reviewed at the same time as, an annexation proposal for Lot 2 of the Edwards Subdivision. The owners of the different properties desire that the properties situated within both subdivisions, be not only in the City, but that all the parcels be zoned I-1, Light Industrial, in anticipation of future 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 obvious error.
- b. The Zoning Map may be amended to recognize changing conditions within the City. This request does recognize changing conditions in the community.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of five (5) acres for an I-1, Light Industrial District. The rezoning request is made up of 17.94 acres, and surpasses the minimum size requirement for an I-1 Zoning 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 Zoning Map Amendment from C-3, Business/Services District to I-1, Light Industrial District for property legally described as Lot 1A, Edwards Subdivision and Tract T, Moon Meadow Estates 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 October 7, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.064Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map,

Case Manager: Michael Surface, AICP