

Planning Commission Agenda Item for September 23, 2014

Case Number 14.063Z: Zoning Map Amendment – from C-3, Business/Services District to I-1, Light Industrial District for property legally described as Lot 1B, Edwards Subdivision as shown on the Exhibit “A” Map

Applicant/Owner: Ford Properties, LLC

Agent: Doyle Surveying, Inc.

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone one (1) lot, 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 land parcel is located along the east side of Butler Spaeth Road, south of its intersection, with Shoshone Road. The property requested to be rezoned is 3.43 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, which is adjacent to the rezoning request parcel on the south side. The owners of the different parcels desires that the properties situated within the same subdivision, be not only in the City, but that all the parcels be zoned I-1, Light Industrial in anticipation for 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 3.43 acres. Property to the north, owned by Curt Betcher, has the same type of rezoning request, that will have to be rezoned from C-3 to I-1 in order for the Ford Properties, LLC request to be approved; or the area to be annexed with the Ford Annexation, on the south side of the rezoning request area, will need an I-1 zoning designation in order for an approval to take place for this rezoning request. The property standing alone does not meet the minimum size requirement for an I-1 Zoning District, but it can be joined with property zoned I-1 in order to meet the minimum size requirements.

The City Comprehensive Plan shows the area as a mixed industrial/commercial area. The rezoning request coincides with the intent of the Comprehensive Plan.

Planning Requirements:

1. The rezoning request for Tract T, Moon Meadow Estates No. 3 and Lot 1A, Edwards Subdivision will have to be approved in order for the rezoning request on Lot 1B, Edwards Subdivision to be approved, or the Ford Annexation, made up of Lot 2, Edwards Subdivision will have to be approved with an I-1 zoning designation in order for this rezoning request to be approved.
2. 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 1B, Edwards Subdivision, 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: 14.063Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map,

Case Manager: Michael Surface, AICP