

Planning Commission Agenda Item for October 14, 2014

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

Applicant/Owner:           Curt Betcher

Agent:                       Doyle Surveying, Inc.

Summary:

At the Planning Commission Meeting of September 23, 2014, this case was tabled. The applicant wants to amend the request to keep the eastern portion of the property within the C-3, Business/Services Zoning District, while keeping the original request intact to rezone the western part of the property from C-3, Business/Services District, to I-1, Light Industrial District.

Background:

Due to concerns of a residential property owner, the applicant has amended his rezoning request so the eastern portion of his property remains in the C-3, Business/Services District. The western part of the property is requested to be rezoned from C-3, Business/Services District to I-1, Light Industrial District.

The area requested to be rezoned is 7.25 acres. The area which remains as C-3, Business/Services District is 11.59 acres.

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, near the intersection with Shoshone 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.

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 7.25 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.
2. The Rezoning Ordinance shall take effect only after the recording of a subdivision plat aligning new platted lots with the proposed zoning configuration.

Staff Recommendation:

Staff recommends approval of the Zoning Map Amendment for a Portion of Lot 1A, Edwards Subdivision and a Portion of Tract T, Moon Meadow Estates No. 3 Subdivision from C-3, Business/Services District to I-1, Light Industrial District, 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 21, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.064Z Amendment - Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map,

Case Manager: Michael Surface, AICP