

Rezoning Request Rationale

For Property At 108 E. 5th Street - Legally Described As Lot 6, Block 7, Albany Addition

From C-O, Office/Institution To C-2, Central Business

The City of Gillette Zoning Ordinance indicates that a rezoning request is either to show there was an error in the original zoning designation of property, or that changing conditions exist in the community which justify the request. The rezoning request for property located at 108 E. 5th Street is being made to address changing conditions in the community.

The changing conditions in the community which fit this proposed rezoning request are many. The rebuild of Gillette Avenue is leading a rebirth of Downtown Gillette. Properties are being refurbished, new facades are taking shape, and new building investment are all assisting with the Downtown Gillette Rebirth. A public plaza, to be built in the near future in the downtown area will also attract more people to participate in events, take advantage of the many uses in the area, and shop downtown. Last, but certainly not least, Gillette now has a Certified Main Street Program which has ongoing marketing campaigns and public events to encourage the public to take full advantage of the wide venue of shops and other uses located downtown.

The rezone is being requested so as to connect the subject property with land directly north, and include it within the C-2, Central Business District. The C-2 Zoning District exists for the purpose of grouping office, retail, institutional, commercial and other uses necessary for the central business district to serve a trade area larger than the community. The district is also to be most intensely developed of all zoning districts, according to the Zoning Ordinance.

The proposed rezoning would trigger the conversion of a vacant building which was once retail into an office use. The land and the building located upon it are not being used at this time. The office use is geared to serving an area larger than the community, and fits well with the surrounding land uses. The surrounding land uses are a mixture: religious, government, residential, service use and office. The mixture of uses mirrors the intent of the C-2 zoning district as being developed to its full potential.

The intent is to expand the parking area to have a handicap space, remodel and add to the building, refurbish landscaping and add give a new external look to the structure. This is possible under a C-2 zoning designation, but not a CO zoning designation due to setback requirements.

The minimum size for the C-2, Central Business District, as indicated by Section 12 of the Zoning Ordinance is 20 acres. The proposed rezoning would connect to existing property already located within the C-2 Zoning District. Thus, the minimum size requirement as indicated by the Zoning Ordinance would be met.

The request does fit the intent of the Comprehensive Plan approved by City Council in October, 2013. The area is designated as urban mixed use in the approved plan. The same designation is also used with other land parcels in the Central Business District. No amendment to the Comprehensive Plan is necessary. The request also supports the Comprehensive Plan theme of creating more employment downtown through private investment.

The property adjoins land to the north which is currently zoned C-2, the request constructively addresses the changing conditions in the community, and no amendment to the Comprehensive Plan is necessary. Along with the technical rationale necessary to make a positive decision about the rezoning request, the proposal also supports the City of Gillette Comprehensive Plan. The direction in which the community desires to proceed is supported by adding new employment, and new private investment, into a refurbished building and land in the downtown area. The combination provides Downtown Gillette, and the community, with an opportunity to continue to flourish.