

City of Scottsbluff, Nebraska

Monday, September 14, 2015

Regular Meeting

Item NewBiz1

Special Use Permit

Special Use Permit: Residential in Commercial Zone

Applicant(s): Darwin Adams

Owner(s): Darwin Adams

Location: 210 East Overland

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: September 14, 2015
Subject: Special Use Permit Request – Darwin Adams
Location: 210 East Overland
Zoning: C-3
Property Size: .61 acres
(28,500 S.F.)
Lots/Units: 4 lots

Background: The applicant(s), Darwin Adams, is requesting a special use permit to allow for a residential dwelling in a C-3 Heavy Commercial zoning district. Mr. Adams recently purchased the property and there is an existing apartment in the upper level of the building he would like to extend the apartment to the ground floor.

Mr. Adams is proposing to move an existing business (Infinite Graphics) into the building and will use the three lots to the east of the building as parking for the business. He may either rent the apartment out or use as a place for a security guard for the building.

The property is zoned C-3 Heavy Commercial. The applicant has submitted all proper paper work for the permit. The surrounding properties are C-3 Heavy Commercial with some R-1A single family residential to the east on 3rd Avenue.

The Planning Commission may issue a special permit for a conditional use subject to 25-13-3. Per the five required findings:

- 1.) Provides a service that is required by the neighborhood or community and the use is consistent with the surrounding zonings and uses,
- 2.) The use will not be injurious to neighboring uses,
- 3.) The use will not create special hazards or problems,
- 4.) The use is harmonious with the general plan for the area,
- 5.) The use is in accordance with the intents and purposes of the code, reasonable conditions can be included if deemed necessary and appropriate.

Please note that per 25-13-9 that a building permit must be issued within one year of approval of the Conditional Use Permit or the Permit expires and per 25-13-11 that the Permit may not be transferred with change of ownership of the land.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for residential use at 210 East Overland to Darwin Adams in a C-3 Heavy Commercial zoning district subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit for residential use at 210 East Overland to Darwin Adams in a C-3 Heavy Commercial zoning district, for the following reason(s):

Table

Make a motion to TABLE the special use permit request for residential use at 210 East Overland to Darwin Adams in a C-3 Heavy Commercial for the following reason(s):





<http://www.nebraskaassessorsonline.us/data/Scotts/photos/0010245715.4.jpg>

8/19/2015