

# **City of Scottsbluff, Nebraska**

**Monday, February 8, 2016**

**Regular Meeting**

## **Item NewBiz1**

### **Rezone: From R-1A Residential to C-2 Neighborhood & Retail Commercial**

*Applicant: Vaquero Ventures*

*Owner(s): Gaylene Whitney-Krentz & Merlin Dirks*

*Location: 808 E Overland, 816-818 E. Overland, 1218-20 9th Avenue*

Staff Contact: Annie Folck

# **SCOTTSBLUFF CITY**

## **PLANNING COMMISSION STAFF REPORT**

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	R-1A currently
<b>From:</b>	Development Services Department	<b>Property Size:</b>	.828 acres ±
<b>Date:</b>	February 8, 2016	<b># Lots/Units:</b>	
<b>Subject:</b>	Rezone parcel from R-1A (Residential) to C-2 (Commercial)		
<b>Location:</b>	Southwest corner of East Overland & 9 <sup>th</sup> Avenue		

### **Procedure**

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

**Public Notice: This item was noticed in the paper and a notice was posted on the property**

### **Background**

The applicant(s), Vaquero Ventures, have requested a rezone of S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.), from R-1A Residential to C-2 – Neighborhood & Retail Commercial.

These properties are currently zoned R-1A - single family residential. The residential properties along East Overland were changed to residential use in 2008 when the zoning map was updated, before that there were a few areas that were zoned Residential at the request of the property owners as the banks at that time would not approve loans for homes located within commercial zones. In checking our zoning map back to 2002 this whole corridor of East Overland from 21<sup>st</sup> Avenue to Broadway was zoned C-3 – Heavy Commercial. Also, the current Comprehensive Development Plan future land use map shows the area as light commercial.

### **RECOMMENDATION**

#### **Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial with the following conditions:

#### **Deny**

Make a NEGATIVE RECOMMENDATION to the City Council to rezone S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial for the following reason(s):

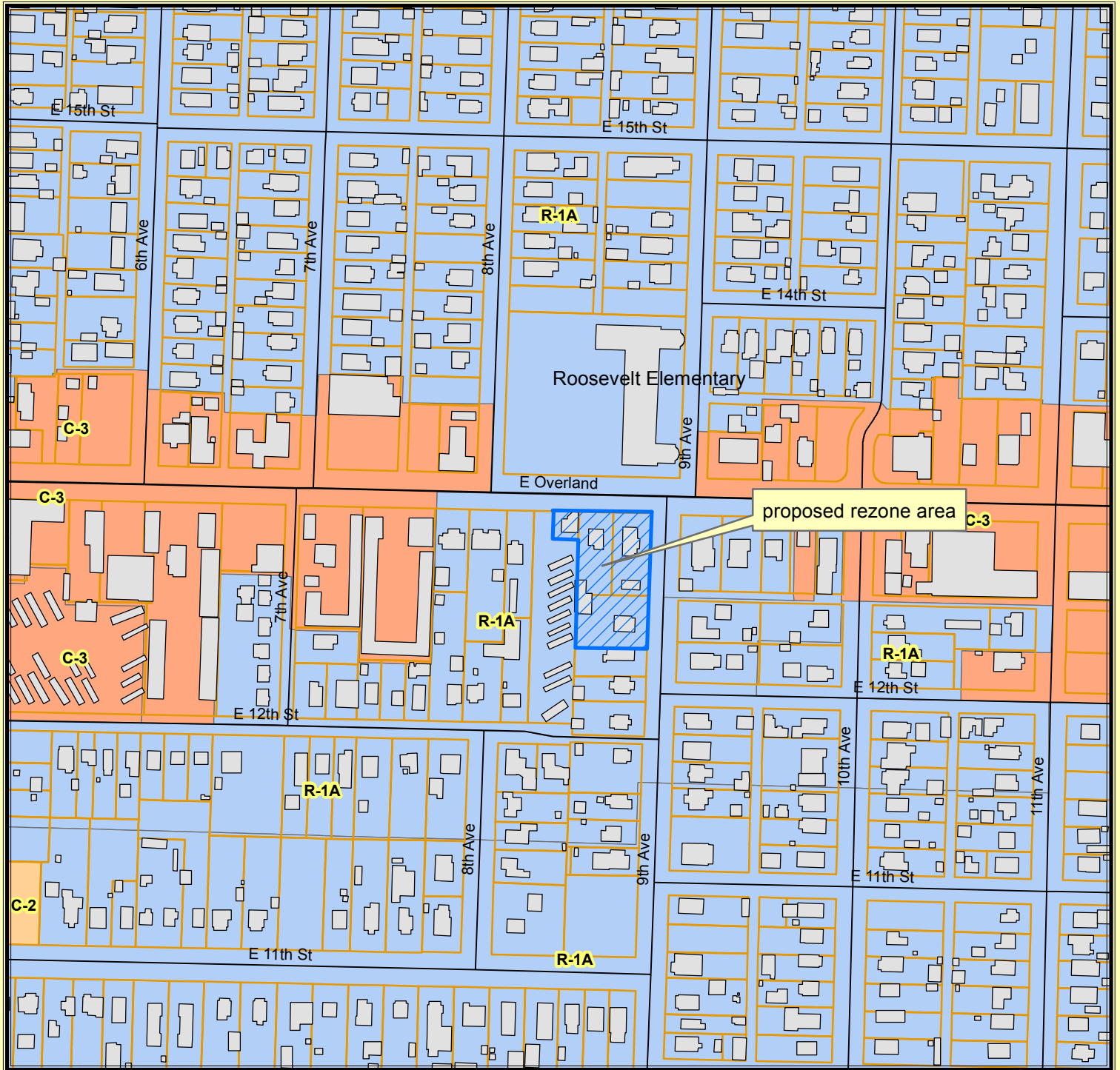
Rezone Request, Page 1

**Table**

Make the motion to TABLE the rezone request for the S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial for the following reason(s):

# SW Corner E. Overland & 9th Ave.

R-1A to C-2



2/8/16



Map by A. Urdiales: City of Scottsbluff  
Coordinate System:  
NAD 1983 StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.