

# **City of Scottsbluff, Nebraska**

**Monday, April 11, 2016**

**Regular Meeting**

## **Item NewBiz2**

### **Rezone R-4 to C-3**

*Rezone: R-4 Multi Family to C-3 Heavy Commercial*

*Applicant: Kathy Birch, Van Newkirk Real Estate*

*Owner(s): T.H. & Spencer Steel*

*Location: 1401 19th Avenue*

Staff Contact: Annie Urdiales

# ***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>	4.17 acres ±
<b>Date:</b>	April 11, 2016	<b># Lots/Units:</b>	2
<b>Subject:</b>	Rezone parcel from R-4 (Multi Family Residential) to C-3 (Heavy Commercial)		
<b>Location:</b>	1401 19 <sup>th</sup> Avenue (Tracts 12 & 13, Wildy & Lana Commercial Tracts)		

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### **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), Kathy Birch from Van Newkirk Real Estate, is representing property owners, T.H. & Spencer. They have requested a rezone of their property described as Tracts 12 and 13, Wildy and Lana Commercial Tracts which is addressed as 1401 19<sup>th</sup> Avenue from R-4 Multi-family Residential to C-3 Heavy Commercial.

This property has been used as a mobile home park for several years (Wagon Wheel Mobile Home Park) and is situated south of East 15<sup>th</sup> Street between 19<sup>th</sup> and 21<sup>st</sup> Avenue. Properties to the north, south and west are zoned C-3 Heavy Commercial and east of 21<sup>st</sup> Avenue the area is zoned M-1 Light Manufacturing. These parcels were zoned C-3 in the past and rezoned a few years ago to R-4 as the owner at the time was planning to remove the mobile homes and put in Multifamily rental units. He later sold the property and it has been used as a mobile home park since with different owners, the Steele's are from Colorado and would like to rezone the property back to commercial use which is a better fit for the neighborhood.

### **RECOMMENDATION**

#### **Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone Tracts 12 and 13, Wildy & Lana Commercial Tracts from R-4 Multifamily Residential to C-3 Heavy Commercial with the following conditions:

#### **Deny**

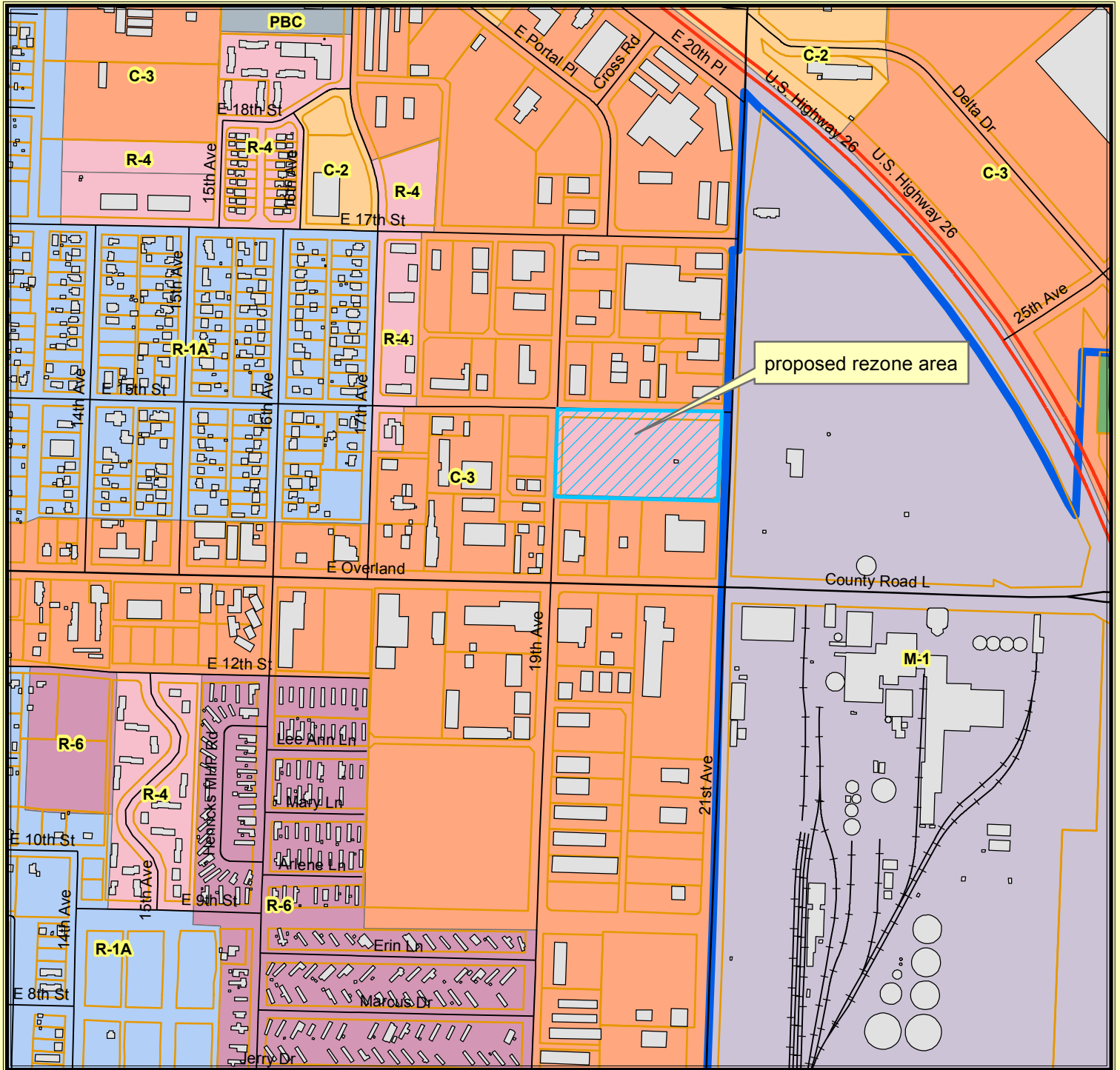
Make a NEGATIVE RECOMMENDATION to the City Council to rezone Tracts 12 and 13, Wildy & Lana Commercial Tracts from R-4 Multifamily Residential to C-3 Heavy Commercial for the following reason(s):

#### **Table**

Make the motion to TABLE the rezone request for Tracts 12 and 13, Wildy & Lana Commercial Tracts from R-4 Multifamily Residential to C-3 Heavy Commercial for the following reason(s):

# 1401 19th Avenue Rezone

R-4 Multi Family to C-3 Heavy Commercial



4/11/16



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.