

City of Scottsbluff, Nebraska

Monday, May 2, 2016

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing to consider a rezone request for Tracts 12, and 13, Wildy and Lana Commercial Tracts addressed as 1401 19th Avenue from R-4 Multi Family to C-3 Heavy Commercial and approve the Ordinance.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: May 2, 2016

AGENDA TITLE: Public Hearing for Rezone of Tracts 12 and 13, Wildy & Lana Commercial Tracts. These lots are addressed as 1401 19th Avenue and previously used and known as Wagon Wheel Mobile Home Park. From R-4 Multifamily Residential to C-3 Heavy Commercial.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY:

SUMMARY EXPLANATION: The applicant(s), Kathy Birch from Van Newkirk Real Estate, is representing property owners, T.H. & Spencer Steele. They have requested a rezone of their property described as Tracts 12 and 13, Wildy and Lana Commercial Tracts and addressed as 1401 19th 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 15th Street between 19th and 21st Avenue. Properties to the north, south and west are zoned C-3 Heavy Commercial and east of 21st 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.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission at their regular meeting of April 11, 2016 recommended approval of the zone change for the above stated lots from R-4 Multifamily Residential to C-3 Heavy Commercial.

STAFF RECOMMENDATION: Staff recommends the requested zone change.

EXHIBITS

Resolution Ordinance ☒ Contract Minutes ☒ Plan/Map ☒

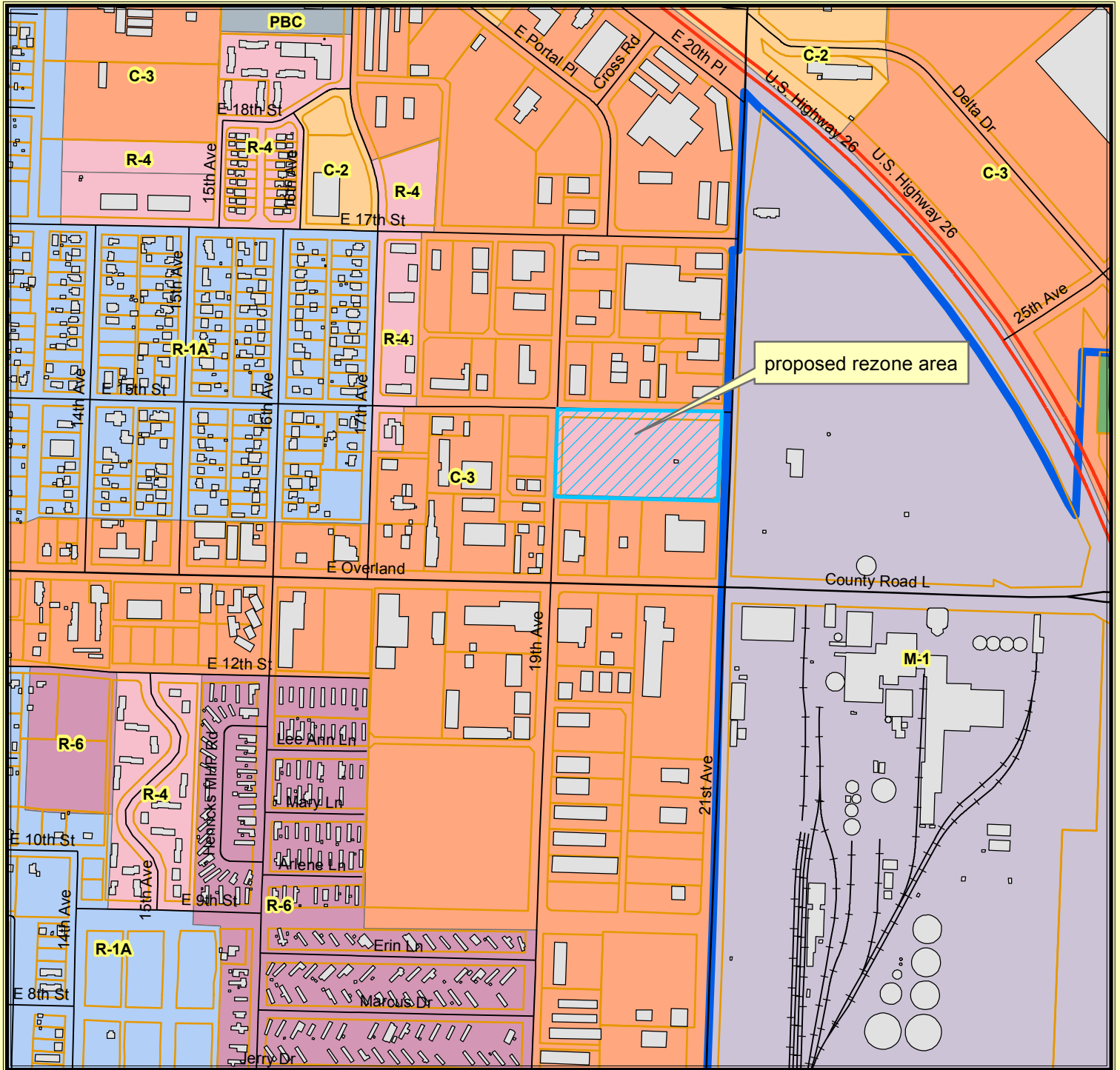
Other (specify) ☐ _____

NOTIFICATION LIST: Yes No ☒ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

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.

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT TRACTS 12 & 13, WILDY & LANA COMMERCIAL TRACTS, SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED AS R-4 MULTIFAMILY, WILL NOW BE INCLUDED IN C-3 HEAVY COMMERCIAL, AND REPEALING PRIOR SECTION 25-1-4.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this 1st day of February, 2016.

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on _____, 2016.

ATTEST:

Mayor

City Clerk

(Seal)