

City of Scottsbluff, Nebraska

Monday, December 12, 2016

Regular Meeting

Item NewBiz1

Rezone R-1A to C-1 Central Business District

Rezone R-1A to C-1 Central Business District

Applicant: Magnet Solutions, Inc.

Owners: Magnet Solutions, Inc.

Location: 2214, 2218, and 2222 1st Ave

Staff Contact:

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1A currently
From:	Development Services Department	Property Size:	.48 acres ±
Date:	December 12, 2016	# Lots/Units:	
Subject:	Rezone parcel from R-1A (Residential) to C-1 (Commercial)		
Location:	Southeast corner of 1 st Avenue and 23 rd St		

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), Magnet Solutions, Inc., have requested a rezone of properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Central Business District.

These properties are currently zoned R-1A - single family residential. The properties to the west are C-1 commercial, and the properties to the east are R-1A. The future land use map in the Comp Plan shows this as a transition area between the C-1 zone to the west and the R-1A zoning to the east, so either R-1A or C-1 zones could be acceptable in this area. 1st Ave will provide a buffer between these properties and the residential properties to the east.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District for the following reason(s):

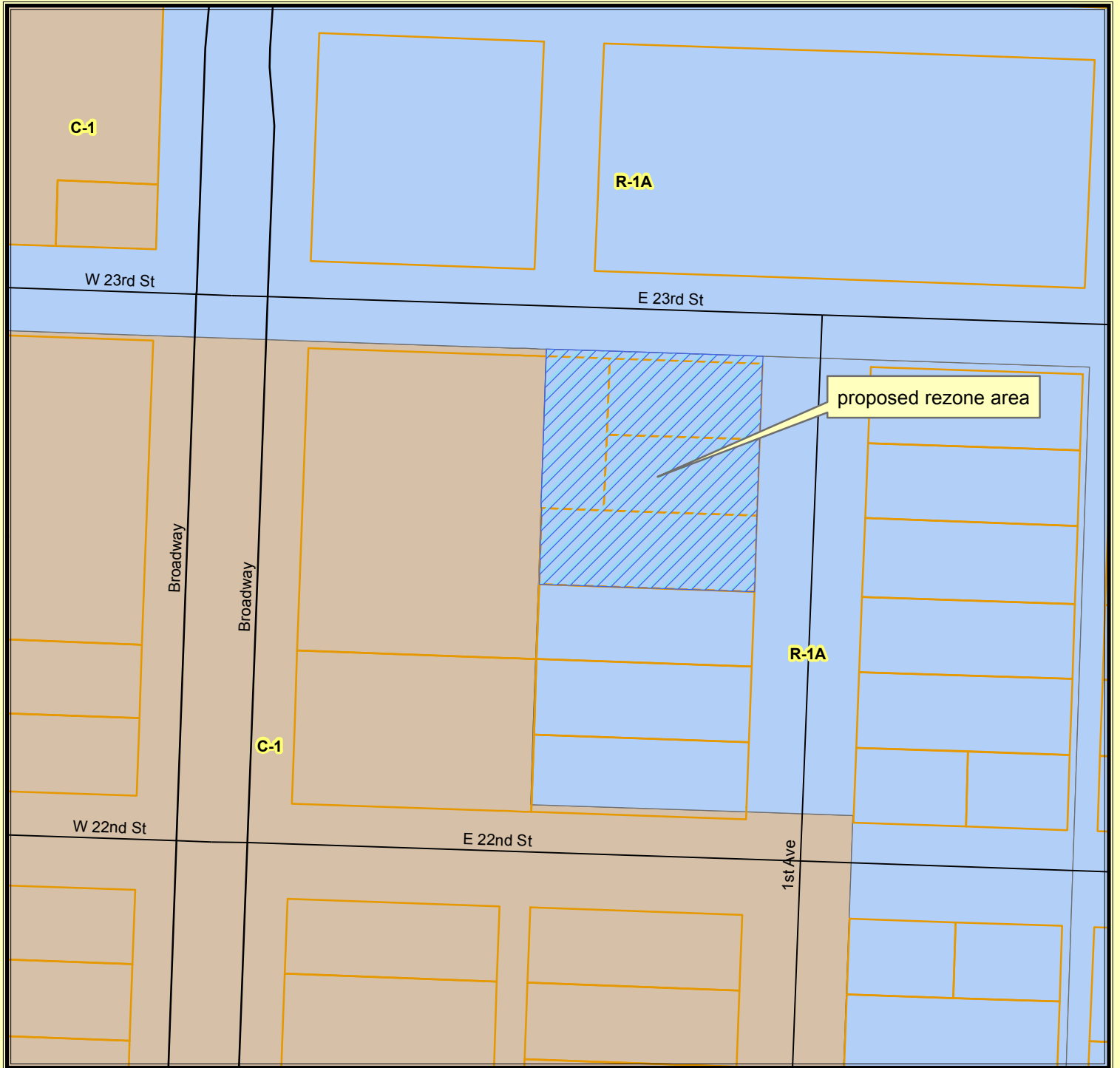
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Table

Make the motion to TABLE the rezone request for the properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District for the following reason(s):

2222 1st Ave Rezone

R1-A to C-1



12/2/16



Map by Jon Reiter: 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.