

City of Scottsbluff, Nebraska

Monday, March 13, 2017

Regular Meeting

Item Appr. Min.2

Special Use Permit Scrap Metal Processing Facility in M-2 Zone

Special Use Permit: Scrap Metal Processing Facility

Applicant: Langer Industrial Service, LLC

Owner: Jerry and Pam Szarkowski

Location: 417 9th Avenue

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To:	Planning Commission	Zoning:	M-2
From:	Development Services Department	Property Size:	8.96 Acres
Date:	March 13 th , 2017	# Lots/Units:	2
Subject:	Special Use Permit Request – Langer Industrial Service, LLC Scrap Metal Processing Facility		
Location:	417 9 th Ave		

Background: The applicant(s), Langer Industrial Service, LLC is requesting a special use permit to allow for a recycling center and scrap metal processing facility in an M-2 Heavy Manufacturing and Industrial Zone. The property is on the northeast corner of S. Beltline and 9th Avenue.

Scrap metal processing facilities are listed under special permits uses in the M-2 Heavy Manufacturing and Industrial zoning district with approval from the Planning Commission. This is the City's most intensive zoning district.

Analysis: The property is located in an M-2 Heavy Manufacturing and Industrial zoning district. The applicant has submitted all the necessary paper work for the special use permit. The surrounding properties to the east and south are also zoned M-2. The property to the southwest is zoned M-1, Light Manufacturing and Industrial, and the property to the west and north is zoned C-3, Heavy Commercial. There are some residential properties within 300 feet; however, they are all on the other side of the Burlington Northern Railroad Tracks, so there is some separation between the residential areas and the proposed facility location. With the location along the Beltline Highway, it is very unlikely that any truck traffic from the facility would ever enter into the residential areas to the north. However, other potential effects such as noise and rodents should be considered as these could possibly affect the residents to the north.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Scrap Metal Processing Facility at 417 9th Ave in a M-2 Heavy Manufacturing and Industrial zoning district to Langer Industrial Service, LLC subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit for a Scrap Metal Processing Facility at 417 9th Ave in a M-2 Heavy Manufacturing and Industrial zoning district to Langer Industrial Service, LLC for the following reason(s):

Table

Make a motion to TABLE the special use permit request for a Scrap Metal Processing Facility at 417 9th Ave in a M-2 Heavy Manufacturing and Industrial zoning district to Langer Industrial Service, LLC for the following reason(s):

