

City of Scottsbluff, Nebraska

Monday, April 10, 2017

Regular Meeting

Item Appr. Min.2

Special Permit for a Hair Salon located in R-1a zone at 1933 7th Ave

Staff Contact:



*SCOTTSBLUFF
PLANNING COMMISSION
Staff Report*

To:	Planning Commission	Zoning:	R-1a
From:	Development Services Department	Property Size:	6,576 sq ft
Date:	April 10, 2017	# Lots/Units:	1
Subject:	Special Use Permit Request – Crystal Westphalen Cosmetology Salon		
Location:	417 9 th Ave		

Background: The applicant(s), Crystal Westphalen, is requesting a special use permit to allow for a hair salon in an R-1a Single Family Zone. The property is on the southwest corner of 20th Street and 7th Avenue.

Hair Salons are listed under special permits uses in the R-1a Single Family zoning district with approval from the Planning Commission.

Analysis: The property is located in an R-1a Single Family zoning district. The applicant has submitted all the necessary paper work for the special use permit. The surrounding properties are all zoned R-1a with the exception of an R-4 Multi-Family zone to the northeast (see attached map). The property is adjacent to 20th Street, and parking is proposed to be provided on-site at the back of the property. Increased traffic in the neighborhood should be minimal as most traffic will come from the adjacent 20th Street and will not have to drive down 7th Ave to reach the salon. Other potential effects on nearby residences include parking and increased activity during evening hours.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Hair Salon at 1933 7th Ave in a R-1a Single Family zoning district to Crystal Westphalen subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit to allow for a Hair Salon at 1933 7th Ave in a R-1a Single Family zoning district to Crystal Westphalen for the following reason(s):

Table

Make a motion to TABLE the special use permit request for a special use permit to allow for a Hair Salon at 1933 7th Ave in a R-1a Single Family zoning district to Crystal Westphalen for the following reason(s):

1933 7th Ave Special Use



2005 5TH AVE

2001 7TH AVE

2100 CIRCLE DR

R-4

E 20th St

1933 7TH AVE

1934 8TH AVE

1933 8TH AVE

1930 7TH AVE

1931 7TH AVE

1930 8TH AVE

1929 8TH AVE

1929 6TH AVE

1926 7TH AVE

1929 7TH AVE

1928 8TH AVE

1925 8TH AVE

1923 6TH AVE

1924 7TH AVE

R-1A

1927 7TH AVE

1924 8TH AVE

1921 8TH AVE

1920 7TH AVE

1919 7TH AVE

1920 8TH AVE

1917 8TH AVE

1915 6TH AVE

1916 7TH AVE

7th Ave

1915 7TH AVE

1914 8TH AVE

1913 8TH AVE

1910 7TH AVE

1909 7TH AVE

1910 8TH AVE

1909 8TH AVE

1906 7TH AVE

1907 7TH AVE

1906 8TH AVE

1905 8TH AVE

1902 7TH AVE

1901 7TH AVE

717 E 19TH ST

1901 8TH AVE

8th Ave

E 19th St

1824 7TH AVE

1823 7TH AVE

1822 8TH AVE

1823 8TH AVE

1822 7TH AVE

1821 7TH AVE

1818 8TH AVE