

City of Scottsbluff, Nebraska

Monday, August 14, 2017

Regular Meeting

Item NewBiz1

Rezone C3 to R1A

Applicant: Pedro and Rosario Gurrola

Owner: Pedro and Rosario Gurrola

Location Address: 1202 11th Avenue

Location Legal: Lot 7, Blk 3, Harvard Place Addition

Staff Contact: Gary Batt



SCOTTSBLUFF
PLANNING COMMISSION
Staff Report

To: Planning Commission
From: Development Services Department
Date: August 14, 2017
Subject: Rezone the property at 1202 11th Avenue from a C3 zone to an R1A zone
Location: Legal: Lot 7, Block 3 of the Harvard Place Addition

Background:

The property at 1202 11th Avenue is currently zoned as C-3, the building had been used for the Head Start program from 1985 to the early part of 2017 when it was purchased by the current owner and applicants Pedro & Rosario Gurrola in March 13, 2017. The plan is to turn the building into a residence, thus the request to rezone from C-3 to R1A.

The lot currently is zoned C-3, there is an R1A zone adjacent to the north, to the west and south of this property is zoned R1A. There is a vacant lot just across from 1202 11th Avenue to the east that is used to park cars that are being repaired by Chris Cawley who is located at 1116-1118 East 12th Street. Areas zoned C-3 are primarily northeast of 1202 11th Avenue, which is the majority of East Overland. Rezoning the property at 1202 11th Avenue would bring the property into compliance with the Scottsbluff, 2016 Comprehensive Plan. (See map).

Staff is recommending that the property of 1202 11th Avenue be rezoned from C-3 to R1A, to allow Pedro and Rosario Gurrola to turn the current building into a residence.

Recommendation:

Approve

Make the motion to give POSITIVE recommendation to change the Zoning for 1202 11th Avenue , from C-3 to R1A.

Deny

Make the motion to give a NEGATIVE recommendation for the zoning change from C-3 to R1A for 1202 11th Avenue.

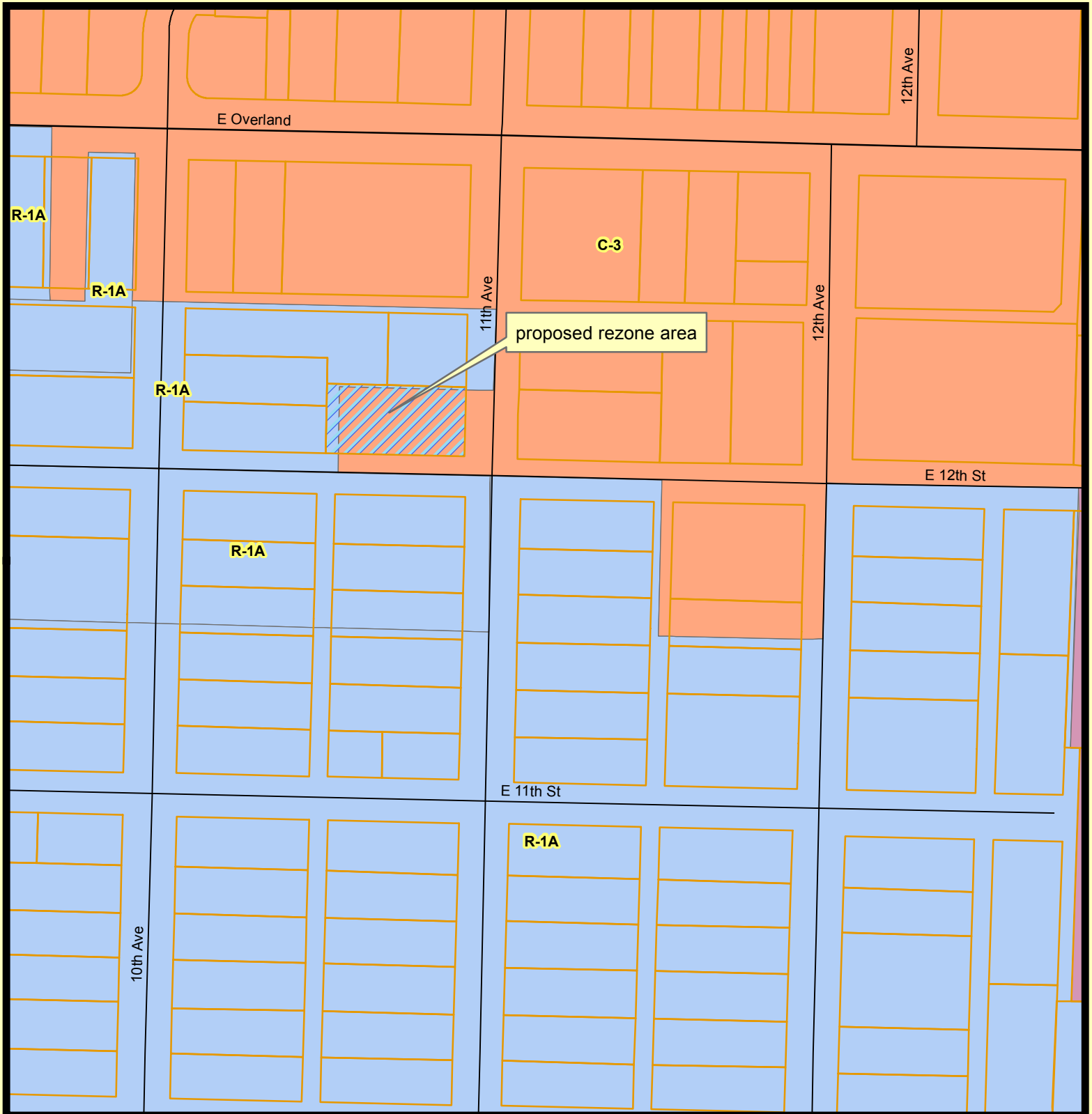
Table

Make the motion to TABLE the recommendation to add language or requirements to the rezoning request.



1202 11th Ave Rezone

C3 to R1A



7/31/17



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.