

City of Scottsbluff, Nebraska

Tuesday, September 5, 2017

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing to consider a Zone Change for 1202 11th Ave. from C-3 Heavy Commercial to R-1A, Single Family and approve the Ordinance.

Staff Contact: Annie Folck, City Planner

Planning Commission Minutes
Regular Scheduled Meeting
August 14, 2017
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, August 14, 2017, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on August 5, 2017. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Vice Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Henry Huber, Jim Zitterkopf, Dana Weber, Anita Chadwick, Callan Wayman, Dave Gompert, Mark Westphal, Angie Aguillo, Becky Estrada. City officials present: Annie Folck, City Planner, Gary Batt, Code Administrator I, Anthony Murphy, City Fire Marshal.

ITEM 2: Vice Chairperson Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the Conference Room on the north wall, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 05/08/17 were reviewed and approved as distributed. A motion was made by Zitterkopf, and seconded by Chadwick. "YEAS": Zitterkopf, Huber, Westphal, Gompert, Wayman, Chadwick, Aguillo, Estrada. "NAYS": None. ABSTAIN: Weber. ABSENT: None. Motion carried.

ITEM 7A & 7B: The Planning Commission opened a public hearing for a rezone of 1202 11th Avenue, Lot 7, Block 3 of Harvard Place Addition, City of Scottsbluff, Nebraska. The property is zoned as C-3 and the applicant Rosario Gurrola is requesting to rezone to an R1A zone. The property is the former Head Start building, which was sold to Pedro and Rosario Gurrola early in 2017. They plan to turn the building back into a residence.

The property across the street to the east of 1202 11th Avenue is zoned as C-3, the remaining property to the north, south, and west of 1202 11th Avenue is all zoned as R1A. Rezoning of 1202 11th Avenue would bring the property into compliance with the 2016 Comprehensive Plan.

Conclusion - rezone: A motion was made by Weber and seconded by Westphal to make a positive recommendation to City Council on the rezone to R1A from C-3 zoning: Lot 7, Block 3 of the Harvard Place Addition, City of Scottsbluff, Nebraska. "YEAS": Zitterkopf, Huber, Westphal, Gompert, Wayman,

Chadwick, Weber, Aguallo and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: None. Motion carried.

ITEM 8. Unfinished Business: None

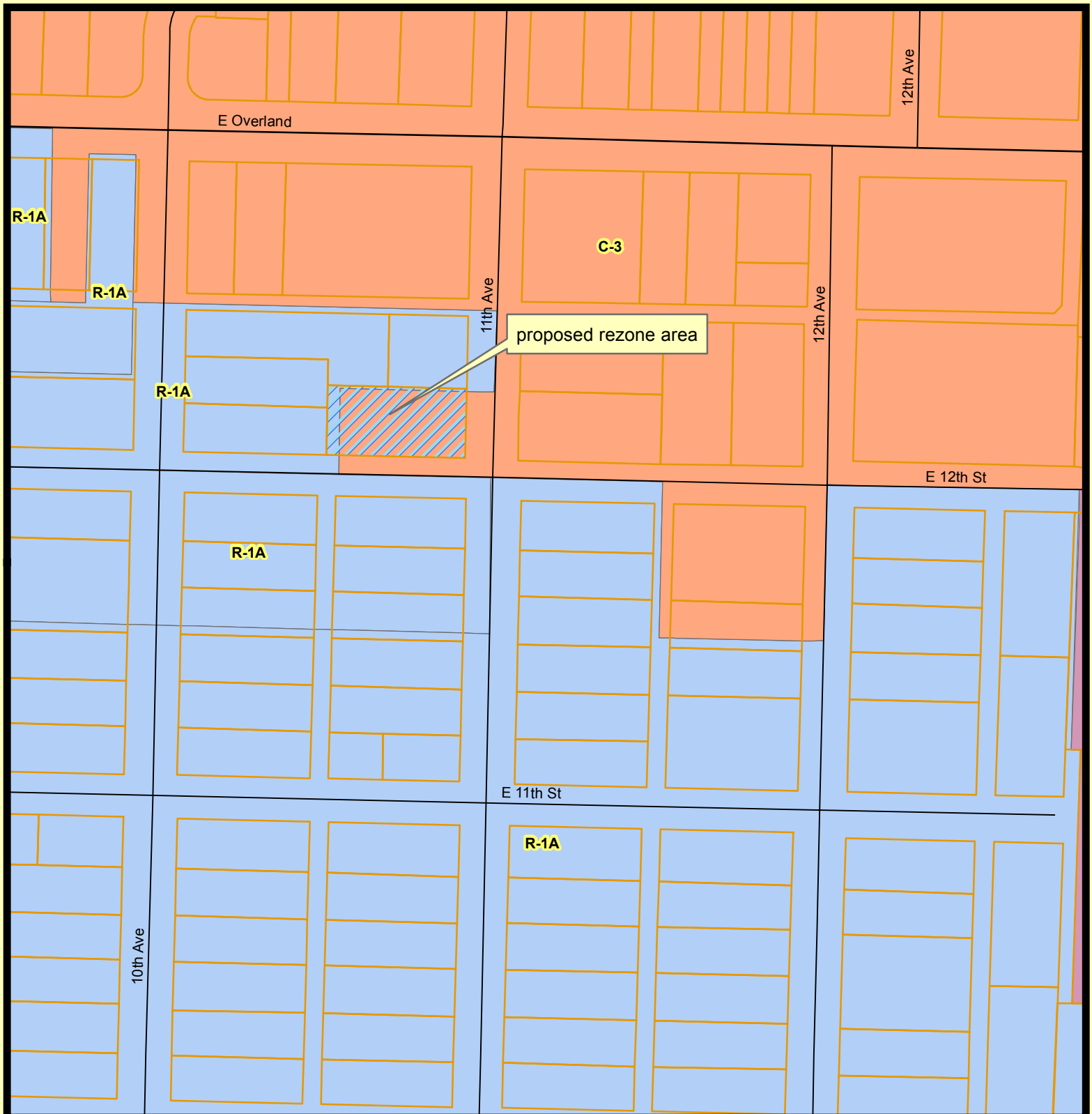
There being no further business the Planning Commission with a motion to adjourn made by Westphal and seconded by Gompert the meeting was adjourned at 6:10 p.m. "YEAS": Zitterkopf, Huber, Westphal, Gompert, Wayman, Chadwick, Weber, Aguallo and Estrada. NAYS: none. ABSENT: None Motion carried.

Becky Estrada, Vice Chairperson

Attest: _____
Gary Batt

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.

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT 1202 11TH AVENUE, ALSO KNOWN AS LOT 7, BLOCK 3, HARVARD PLACE ADDITION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED AS C-3 HEAVY COMMERCIAL, WILL NOW BE INCLUDED IN R-1A SINGLE FAMILY, 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 21st day of August, 2017.

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 _____, 2017.

Mayor

ATTEST:

City Clerk

(Seal)