

City of Scottsbluff, Nebraska

Monday, November 13, 2023

Regular Meeting

Item Pub Hear1

Planning Commission to conduct a Public Hearing to consider a Rezone of Lot 1A, Block 8, Laucomer Addition, commonly identified as 2003 Char Avenue, from C-2 Neighborhood and Retail Commercial to O-P Office and Professional

Staff Contact:

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

Expiation of existing O and P zone

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

Remain Commercial

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

Yes

Why should the rezone request be granted?

Expand Business to provide better cremation quality to area and community.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 24, 2023

For Hearing of: November 13, 2023



I. GENERAL INFORMATION

- A. **Applicant:** Oscar Gonzalez
2002 Char Avenue
Scottsbluff, NE 69361

- B. **Property**
 - Owner: Same as Applicant

- C. **Proposal:** Rezone Lot 1, Block 8, Laucomer Addition from C-2 Neighborhood and Retail Commercial to O-P Office and Professional

- D. **Legal Description:** Lot 1, Block 8, Laucomer Addition

- E. **Location:** 2003 Char Avenue

- F. **Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial – Vacant Lot

- G. **Size of Site:** 15,400 square feet

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	R-1A Single Family Residential	Apartments
East	Residential	C-2 Neighborhood and Retail Commercial	Gas Station
South	Residential	R-1A Single Family Residential	Westmoor Pool
West	Residential	O-P Office and Professional	Funeral Home

B. Relevant Case History

- 1. None

III. ANALYSIS

- A. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.

B. Traffic & Access:

1. Access to the subdivision will be via Char Avenue

C. Utilities:

1. Water is located in Char Avenue Right-of-Way
2. Sewer is located in 20th Street Right-of-Way and Utility Easement in adjacent property to the east.
3. Stormwater is located on west side of Char Avenue and on 20th Street.

IV. STAFF COMMENTS

- A. The rezone is an expansion of the existing O-P District to the west.
- B. The minimum lot size of O-P is 7,000 square feet.
- C. The purpose of the rezone is to allow the property owner to build a crematorium. A crematorium would fall under the “mortuary” use, which is permitted in O-P but not in C-2
- D. The Comprehensive Plan identifies this area as residential in the future land use map. O-P is the City’s mixed-use district which permits both residential and commercial uses.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as residential and the proposed rezone to O-P aligns with the future land use map.

B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 1, Block 8, Laucomer Addition from C-2 to O-P by the City Council.

Proposed Rezone from C2 to O&P

2003 CHAR AVE

Zoning Overview



- Property Location(s)
- Corporate Limits
- Extended Jurisdiction

City Zoning

- (A) Agriculture
- (AR) Ag Residential
- (C-1) Central Business District
- (C-2) Neighborhood Com
- (C-3) Heavy Com
- (M-1) Light Man & Ind
- (M-2) Heavy Man & Ind
- (O-P) Office and Professional
- (PBC) Planned Business
- (R-1) Single Family
- (R-1A) Single Family Med Dens
- (R-1B) Rural Residential
- (R-4) Heavy Dens Multiple
- (R-6) Mobile Home

Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Parcels

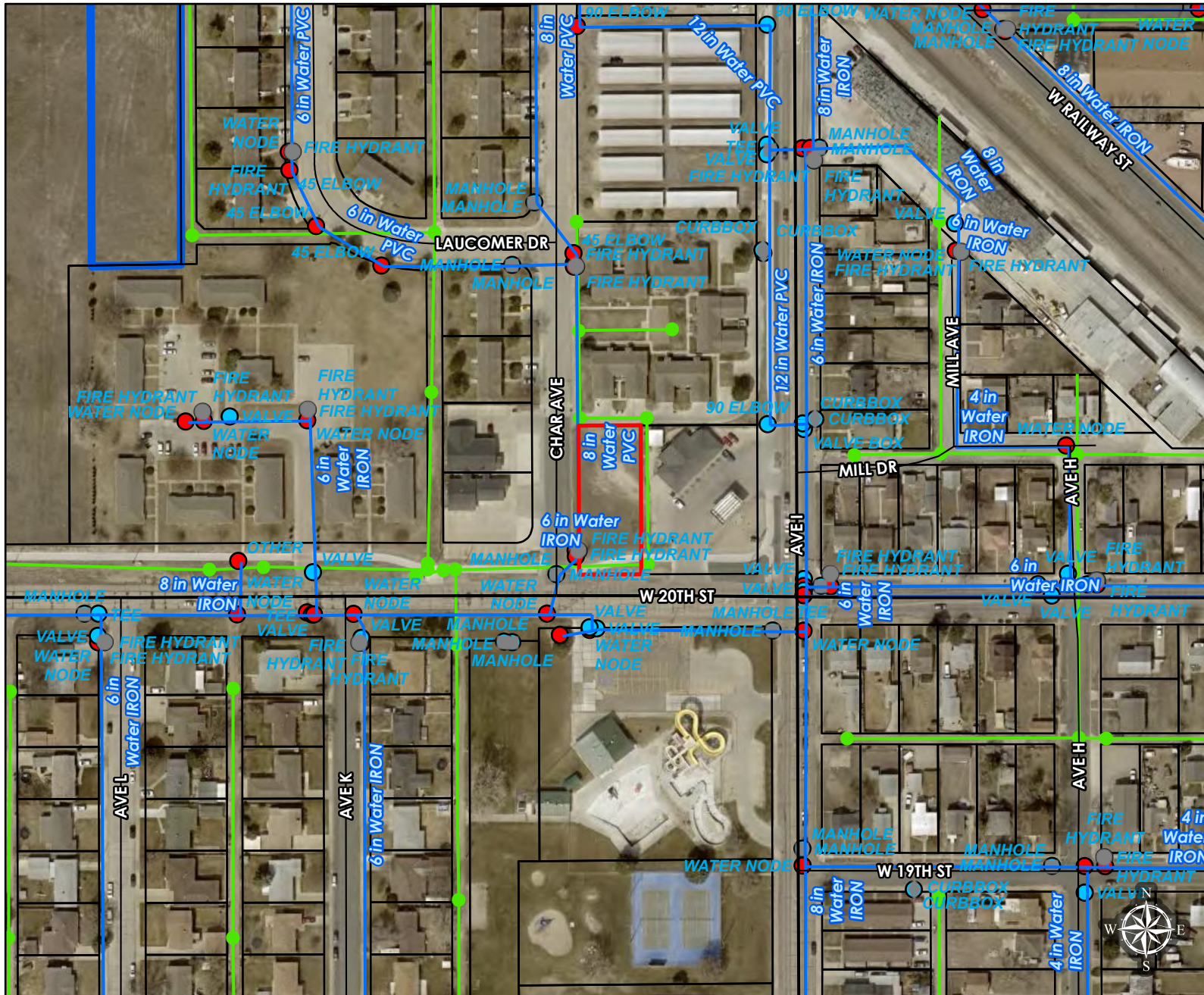
Taylor Stephens
 City of Scottsbluff GIS
 Created on 9/25/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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.

Proposed Rezone from C2 to O&P

2003 CHAR AVE

Utilities Overview



- Highway
 - Main Road
 - Residential/Rural
 - Wastewater MH
 - Wastewater Lines
 - Proposed Property
 - Parcels
 - GEODATA.GISMGR.Corporate_Limits
 - Water_Lines
- Waterline_Points
- No
 - Yes
 - UNKNOWN
- Water Manhole
- No
 - Yes
 - UNKNOWN
- Water Curbstop
- ◆ No
 - ◆ Yes
 - UNKNOWN
- Fire Hydrants
- No
 - Yes
 - UNKNOWN
- Easement_Poly

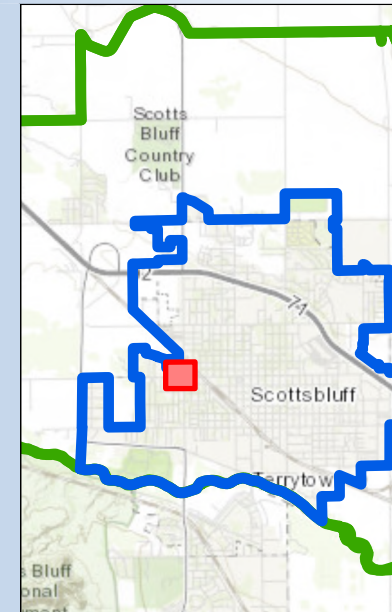
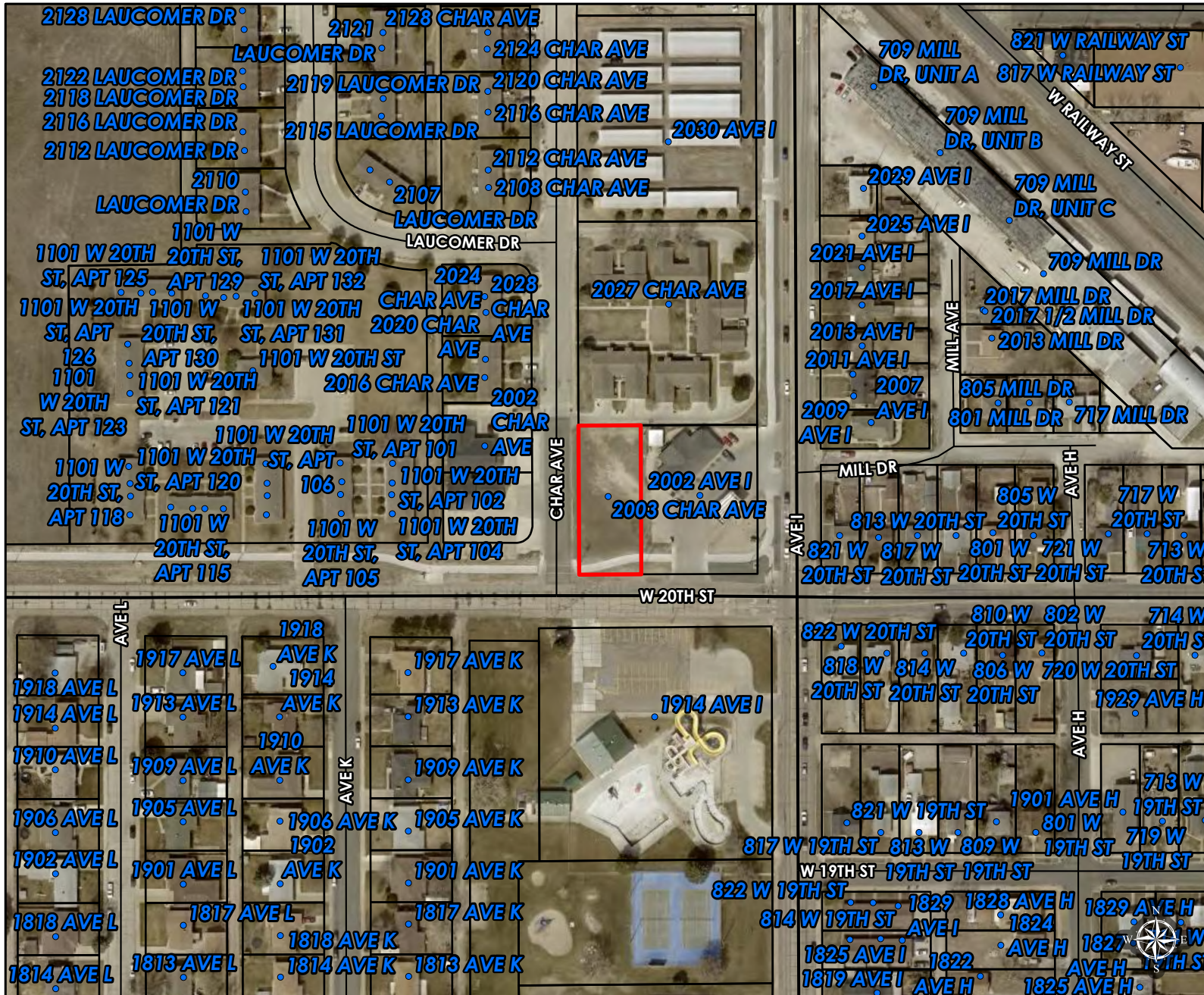
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Proposed Rezone from C2 to O&P

2003 CHAR AVE

Aerial Overview



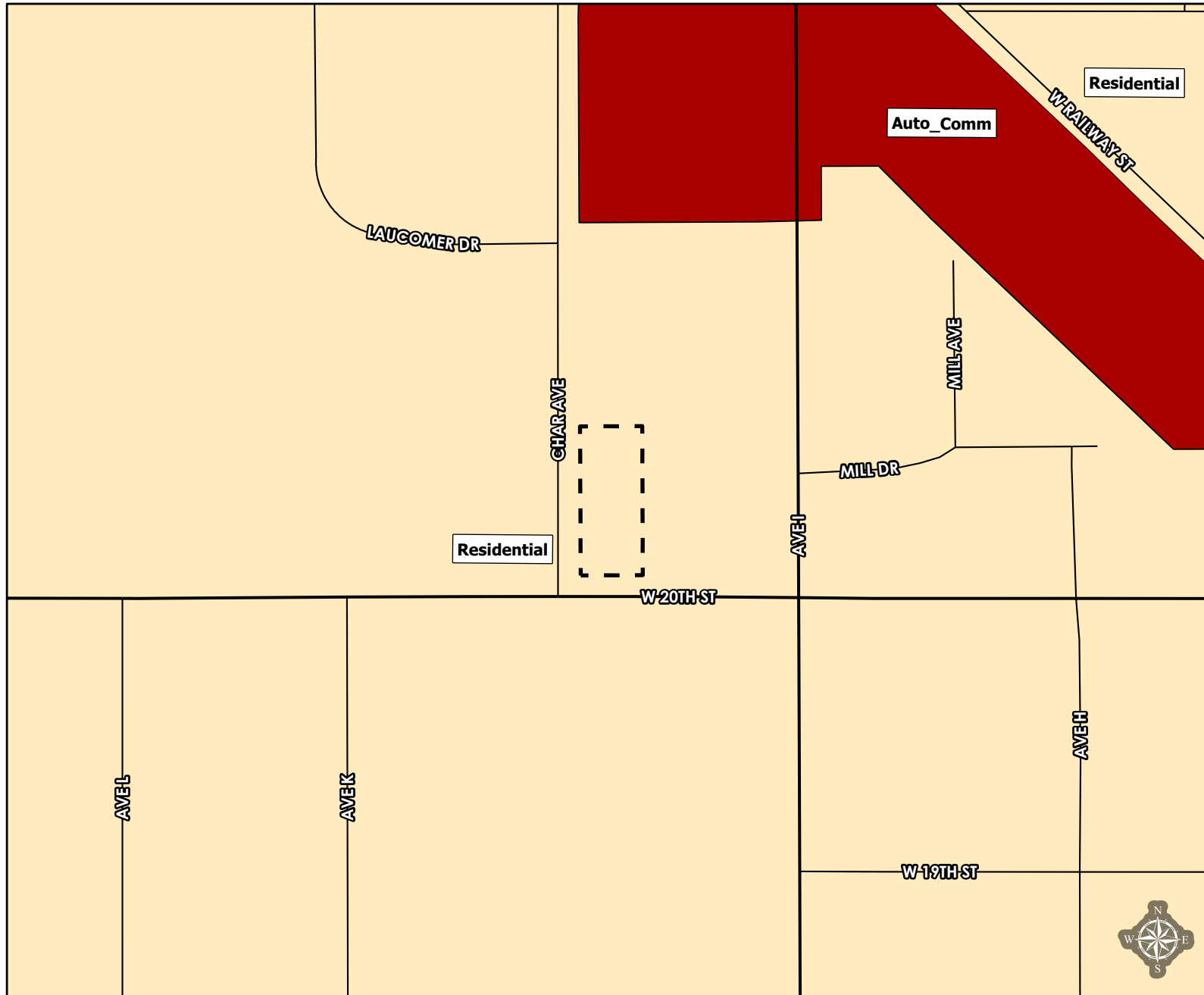
- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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Proposed Rezone from C2 to O&P

2003 CHAR AVE



- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

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