

City of Scottsbluff, Nebraska

Monday, January 8, 2024

Regular Meeting

Item Pub Hear1

Planning Commission to conduct a Public Hearing to consider a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.

Staff Contact:



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2023-3Z

Applicant Name Sharaya Toof Applicant Address 617 W. 19th Street
Applicant Email stoof@scottsbluff.org Applicant Phone 3087604205

Contact Name Sharaya Toof Contact Address 617 W. 19th Street
Conact Email stoof@scottsbluff.org Contact Phone 3087604205

Property Information

General Location/Address

Legal Description LT 5, BLK 1, COUNTRY CLUB VIEW ADD

Current Zoning District(s) C-2 Neighborhood and Retail Commercial

Proposed Zoning District: R-1A Single-Family Residential

Does the proposed zoning district abut the property: Yes

Total Area (square feet or acre):

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

The reason for the rezone is because all of the buildings in this particular area are residential.

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes

Would the proposed zoning district be consistent with sound principles of land?

Yes

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

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buildings?

The majority of adjacent properties are used for residential purposes.

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

The use the property will not change.

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

Yes, the property is located in the Residential use.

Why should the rezone request be granted?

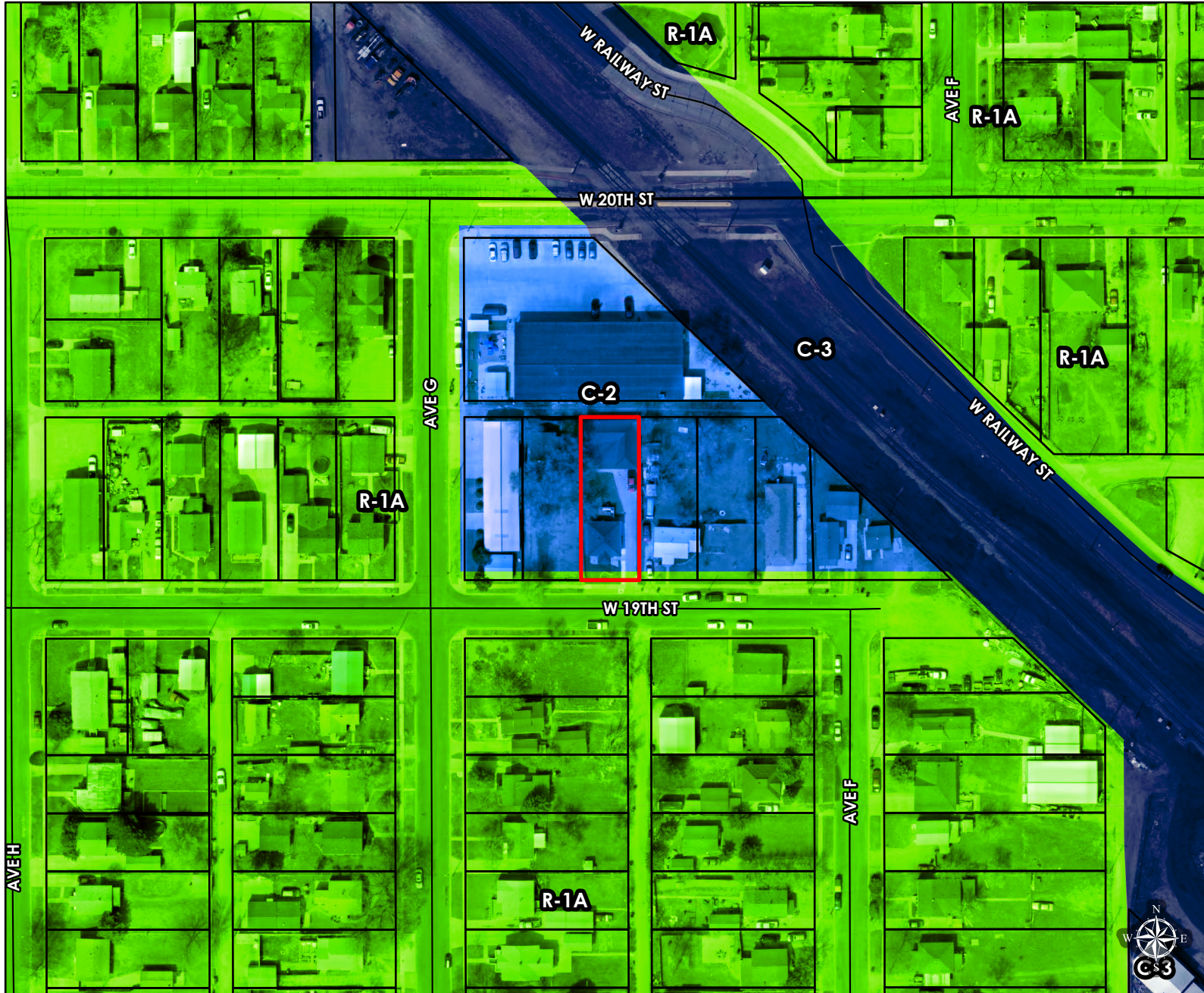
In order to allow improvements to the property and change utility rates from commercial to residential

Issued By

617 W 19th ST REZONE

C2 to R1-A

Zoning Overview



- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy Manufacturing and Industrial
- (O-P) Office and Professional
- (PBC) Planned Business Center
- (R-1) Single Family
- (R-1A) Single Family Medium Density
- (R-1B) Rural Residential Estate
- (R-4) Heavy Density Multiple Family
- (R-6) Mobile Home
- Parcels

Taylor Stephens
 City of Scottsbluff GIS
 Created on 12/21/2023
 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.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: December 26, 2023 For Hearing of: January 8, 2024



I. GENERAL INFORMATION

- A. **Applicant:** Sharaya Toof
617 W. 19th Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Rezone Lot 5, Block 1, Country Club View Addition from C-2 Neighborhood and Retail Commercial to R-1A Single-Family Residential

- D. **Legal Description:** Lot 5, Block 1, Country Club View Addition

- E. **Location:** 617 W. 19th Street

- F. **Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial – Detached Single-Family Dwelling and detached garage

- G. **Size of Site:** Approximately 6,900 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	C-2 Neighborhood and Retail Commercial	Daycare
East	Residential	C-2 Neighborhood and Retail Commercial	Single-Family Dwelling
South	Residential	R-1A Single Family Residential	Single-Family Dwelling
West	Residential	C-2 Neighborhood and Retail Commercial	Single-Family Dwelling

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 subdivisions via 19th Street

C. Utilities:

1. Water, sewer, and stormwater are located in the right-of-way of 19th Street

IV. STAFF COMMENTS

A. The rezone is an expansion of the existing R-1A district to the south.

B. The minimum lot size of R-1A is 5,500 square feet.

C. The purpose of the rezone is to allow the property owner to make improvements to the property and remove commercial utility rates.

D. The Comprehensive Plan identifies this area as residential in the future land use map.

E. The majority of the north side of 19th Street between Avenue F and Avenue G should be considered for a rezone in the future given the residential characteristics of the neighborhood and land.

F. The property is 50 feet wide, while the R-1A district requires a 55 minimum lot width. Staff does not see this as an issue due to the following reasons:

- a. The property was platted in 1916.
- b. The entire Country Club View Addition subdivision is 50 feet wide.

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 R-1A aligns with the future land use map.
2. The property meets the minimum lot size of 5,500 square feet.

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

1. The property does not meet the minimum lot requirement of 55 feet.

VI. STAFF RECOMMENDATION

A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 5, Block 1, Country Club View Addition to City Council.