

# **City of Scottsbluff, Nebraska**

**Monday, April 8, 2013**

**Regular Meeting**

## **Item NewBiz2**

### **Rezone: Pt of Blk 6A, Panhandle Cooperative Addition Replat**

*Rezone: Pt of Blk 6A, Panhandle Cooperative Sub from C-2 to M-1*

*Applicant: Carl Francisco*

*Owner: Carl Francisco*

*Location: 818 Avenue B*

Staff Contact: Annie Urdiales

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	M-1 & C-2
<b>From:</b>	Development Services Department	<b>Property Size:</b>	2.5 acres ±
<b>Date:</b>	April 8, 2013	<b># Lots/Units:</b>	1
<b>Subject:</b>	Rezone parcel from C-2 to M-1		
<b>Location:</b>	818 Ave. B (Pt. Blk. 6A, Panhandle Cooperative Add)		

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### **Procedure**

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

**Public Notice:** This item was noticed in the paper and a notice was posted on the property

### **Background**

The applicant(s), Carl Francisco (property owner), has requested a rezone for a portion of his lot which is currently zoned with two zoning districts M-1 and C-2, the majority of his lot is M-1 with a small strip to the west and another on the south end of the lot which is zoned as C-2. Mr. Francisco would like to have the C-2 portion rezoned to M-1 to reflect the 11.1 acres as M-1. The zone change will reflect the use of the land and will fit in with the surrounding land uses. Properties to the west and south are zoned C-2, property to the east is zoned M-1, and property to the north is zoned C-3 Heavy Commercial.

The proposed rezone is in compliance with the City's comprehensive development plan. (Employment Center)

### **Planner's Report and Recommendation** APPLICANT – Carl Francisco

The applicant desires to rezone part of Block 6A of Panhandle Cooperative Subdivision Replat to M-1 Light Manufacturing and Industrial from C-2 Neighborhood and Retail Commercial. Block 6A is a single parcel of land with two zonings. The request will simply bring the whole parcel into compliance with the actual use and the M-1 Zoning of the bulk of the parcel.

There is other M-1 Zoning to the east and there is C-2 Zoning to the south and west. Most of these properties are developed with their respective uses.

The Comprehensive Plan Future Land Use Map designates this parcel as Employment Center, which generally matches Light Manufacturing and Industrial.

No concerns for this proposal were received from other departments or agencies.

There have been no objections received from the public at the time of this Report.

Rezone Request, Page 1

M-1 appears to be a reasonable and logical use of this property and clarifies a situation that was apparently not addressed in the past.

Staff recommends approval of the rezone of that portion of Block 6A of Panhandle Cooperative Subdivision Replat that is not so zoned to M-1 Light Manufacturing and Industrial.

#### **Planning Commission Recommendation**

##### **Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone part of Block 6A, Panhandle Cooperative Subdivision replat situated in the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M., from C-2 to M-1 subject to the following condition(s):

##### **Deny**

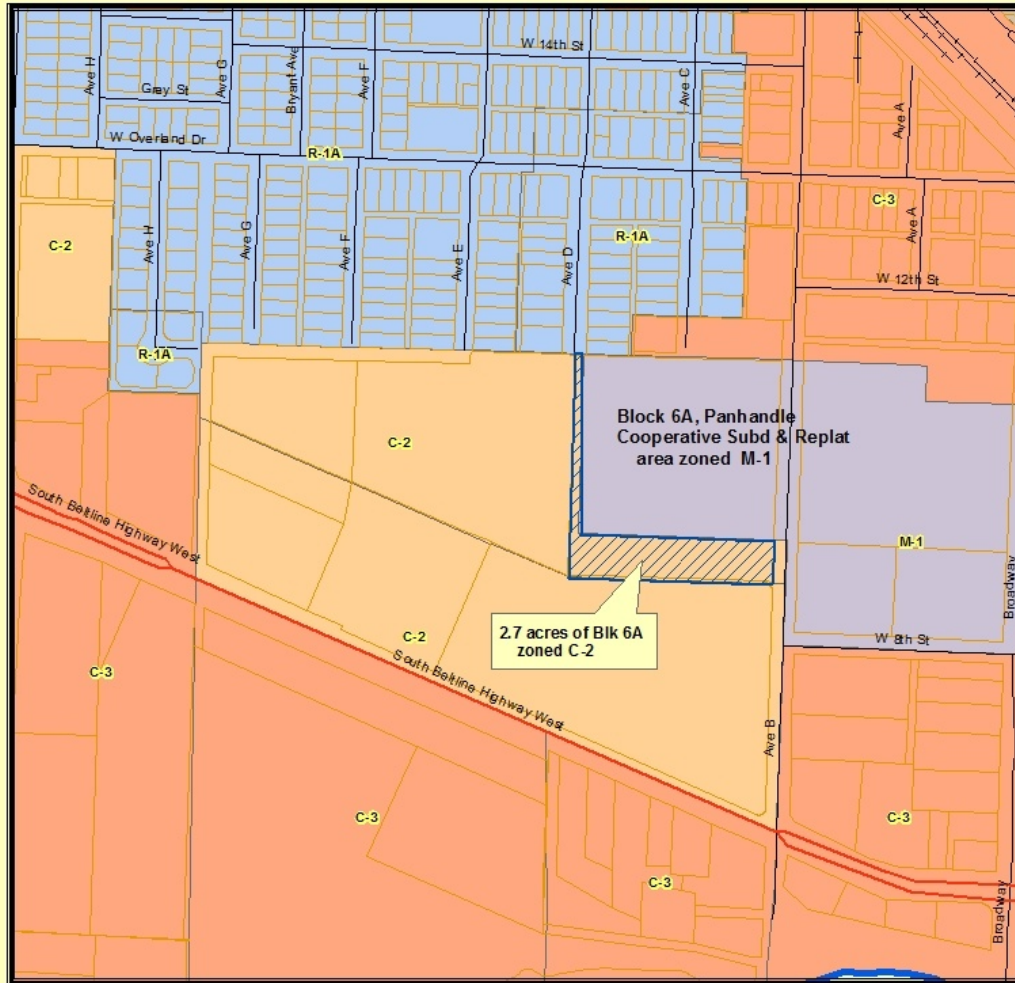
Make a NEGATIVE RECOMMENDATION to the City Council to rezone part of Block 6A, Panhandle Cooperative Subdivision Replat situated in the NW ¼ of Section 26 T22N, R55W of the 6<sup>th</sup> P.M. from C-2 to M-1 for the following reason(s):

##### **Table**

Make the motion to TABLE the rezone request of part of Block 6A, Panhandle Cooperative Subdivision Replat situated NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M., from C-2 to M-1 for the following reason(s):

# C. Francisco Rezone

Subtitle C-2 to M-1



4/8/2013

Map by A. Undale: 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.