

**City of Scottsbluff, Nebraska**  
**Monday, February 10, 2014**  
**Regular Meeting**

**Item NewBiz3**

**Rezone: Westfield Estates**

*Rezone: Lots 16-27, Blk 1, & Lots 4, and 5, Blk 2, Westfield Estates R*

*Applicant: Henry Huber*

*Owner(s): Henry Huber*

*Location: West of Hwy 71, S of Hwy 26, N of 35th St*

Staff Contact: Annie Urdiales

# ***SCOTTSBLUFF CITY***

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

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	R-1A currently
<b>From:</b>	Development Services Department	<b>Property Size:</b>	5.42 acres ±
<b>Date:</b>	February 10, 2014	<b># Lots/Units:</b>	
<b>Subject:</b>	Rezone parcel from R-1A & C-2 to C-3		
<b>Location:</b>	West of CR 20 (Hwy 71) & South of Hwy 26		

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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), Henry Huber, has requested a rezone for Lots 16 through 27 (R-1A), (lots 26 & 27 - C-2), Block 1, Westfield Estates Replat, and Lots 4 (R-1A) and 5 (C-2) Block 2, Westfield Estates Replat all lots are situated in part of the NE ¼ of Section 16 T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County Nebraska. These parcels are located in the City's extra territorial jurisdiction and situated on the east side of County Road 20 and south of Highway 26. The applicant is requesting a change from Residential & Neighborhood Commercial to C-3 Heavy Commercial. Surrounding properties are zoned C-3 to the east and Residential to the south. The majority of the lots are north of Burlington Boulevard and bordered by the Railroad to the north.

The Comprehensive Plan Future Land Use Map designates this area as Single Family Residential. The Planning Commission has previously rezoned lots to Heavy Commercial to allow the existing building on the north side of Burlington Boulevard to be used as a Commercial Business.

Findings of fact includes commercial is a logical transition since property to the east is zoned Heavy Commercial and the majority of the parcels border the railroad tracks to the north. With the building of the overpass access to these lots was changed and the developer does not anticipate heavy traffic to the businesses which may develop along this corridor.

Staff recommends approval of the rezone of parcels Westfield Estates to C-3 or C-2.

### **RECOMMENDATION**

Rezone Request, Page 1

**Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone lots in Westfield Estates Replat to C-3 Heavy Commercial from R-1A & C-2 subject to the following condition(s):

**Deny**

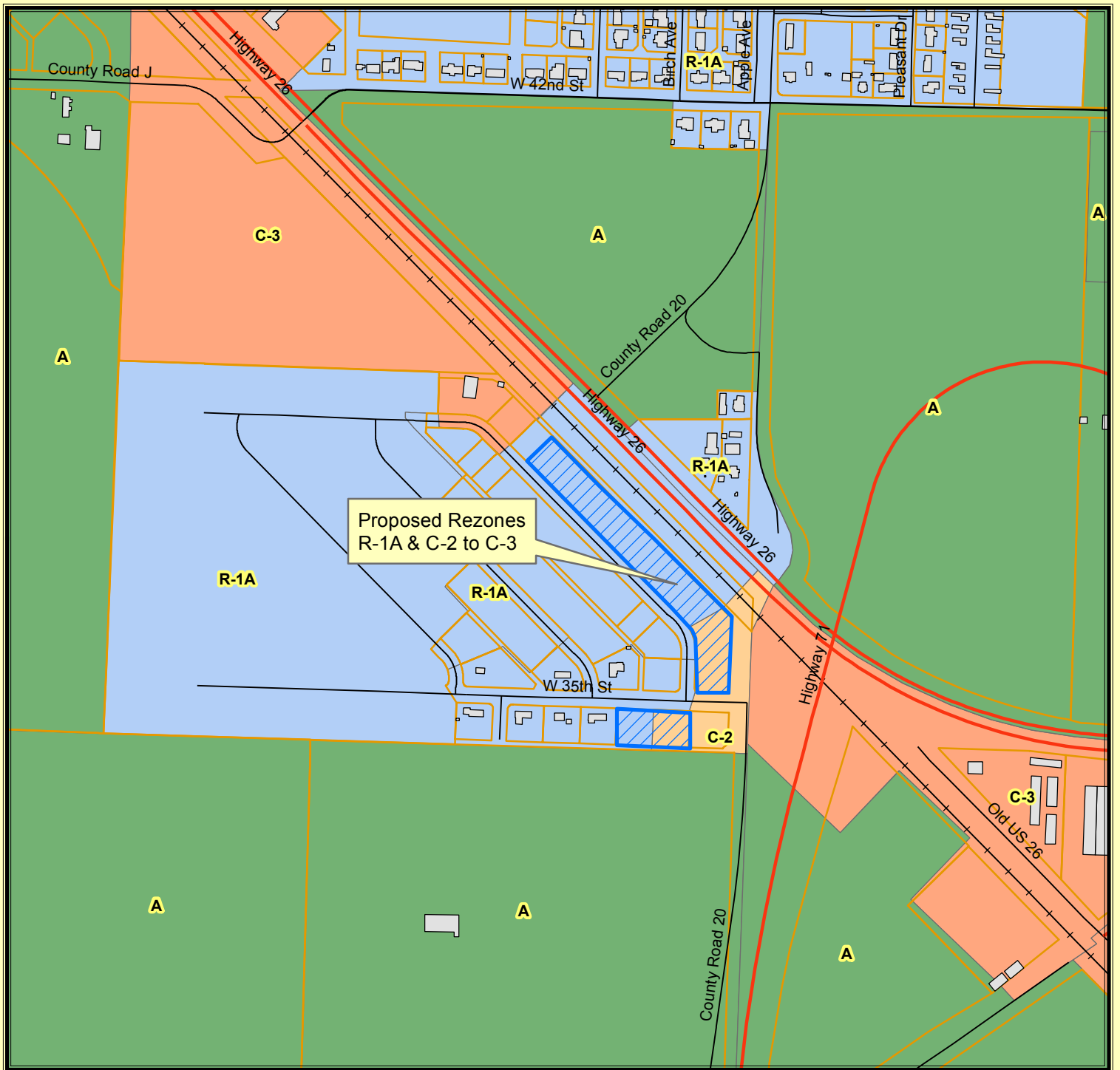
Make a NEGATIVE RECOMMENDATION to the City Council to rezone lots in Westfield Estates Replat to C-3 Heavy Commercial from R-1A & C-2 for the following reason(s):

**Table**

Make the motion to TABLE the rezone request to rezone lots in Westfield Estates Replat to C-3 Heavy Commercial from R-1A & C-2 for the following reason(s):

# Westfield Estates Rezone

R-1A & C-2 to C-3



2/10/14



Map by A. Urdiales: 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.