

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz1

Rezone Request

Rezone Lots in the Subd of Enterprise Tracts 12-15

Rezone: Lots 2 & 3, and 8 & 9 from R-1A to C-2

Applicant(s): Frank Enterprises Inc. & Hiner Lease Co.

Owner(s): Frank Enterprises & Hiner Co.

Location: S. of 27th St., between Ave F & Ave G

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission	Zoning: Ag currently
From: Development Services Department	Property Size: 31,191sq.ft. ±
Date: May 12, 2014	# Lots/Units:
Subject: Rezone parcels from R-1A to C-2	
Location: Between Ave G & Ave F, & South of 27th St.	

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), Frank Enterprises and Hiner Lease Company, have requested a rezone for Lots 8 and 9, Subdivision of Enterprise Tracts 13-15 Addition, and Lots 2 and 3, Subdivision of Enterprise Tracts 13-15 Addition. These lots are situated south of 27th Street between Avenue F and Avenue G. The applicants are requesting a change from R-1A Single Family Residential to C-2 Neighborhood & Retail Commercial. Surrounding property is zoned C-2 to the North, East, and West, to the South the area is zoned R-1A.

Both property owners own properties to the north, which are zoned C-2 and face West 27th Street. Lots 8 and 9 are vacant and previously used as commercial lots, (Shell Station & Carwash). Lots 2 and 3 have been and are currently used as commercial lots (All about Autos), the use is considered pre-existing non-conforming. Rezoning to commercial use will bring the lots up to code. Lots 8 and 3 will continue to abut a residential zone and will have to comply with buffer area requirements between residential and commercial lots.

Staff has reviewed and makes positive recommendation of the rezone of Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition.

Findings of fact includes commercial is a logical transition since property has been used commercial for years.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition. R-1A Residential to C-2 Neighborhood & Retail Commercial subject to the following condition(s):

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Deny

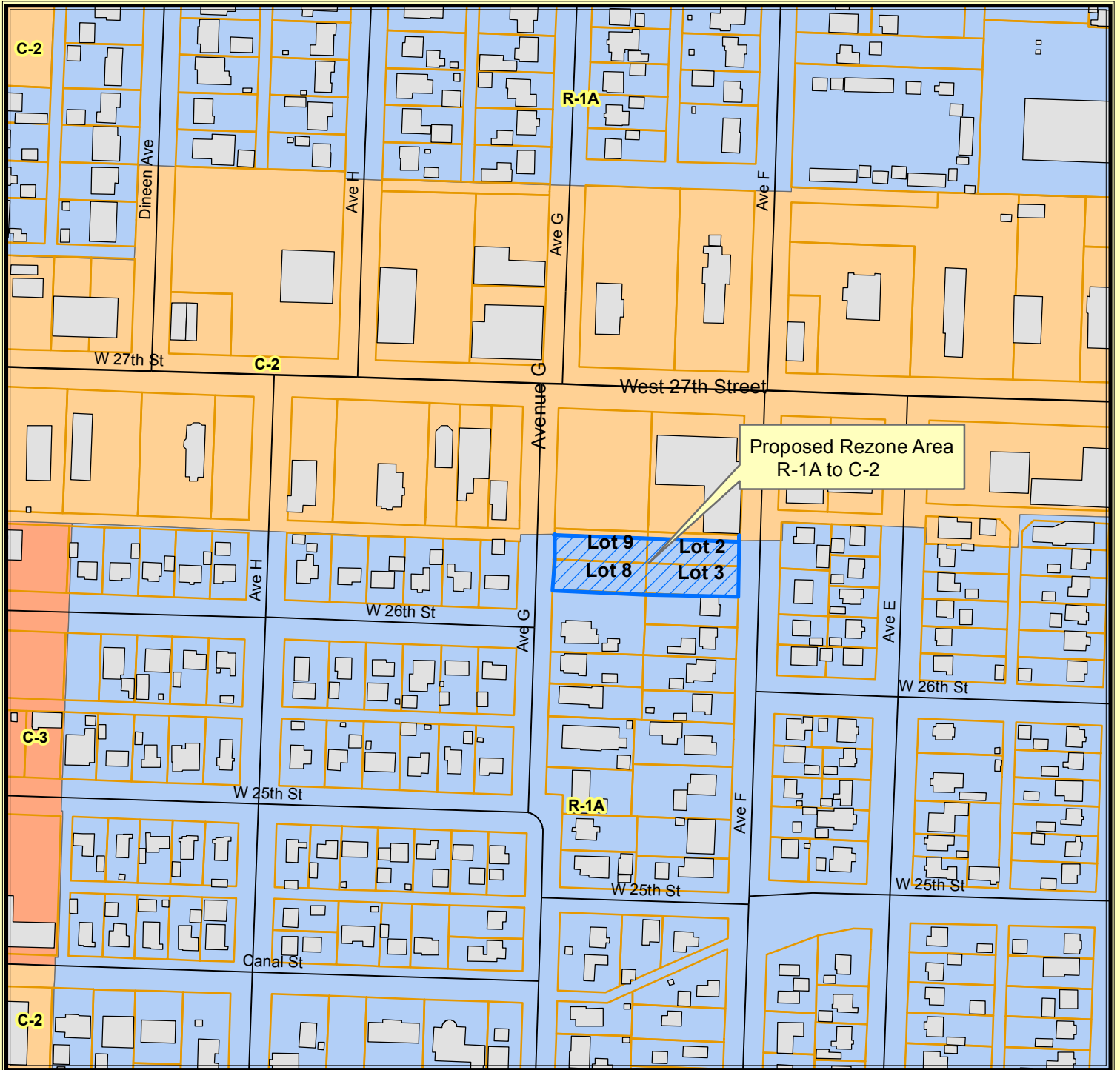
Make a NEGATIVE RECOMMENDATION to the City Council to rezone Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition from R-1A Residential to C-2 Neighborhood & Retail Commercial for the following reason(s):

Table

Make the motion to TABLE the rezone request to rezone Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition from R-1A Residential to C-2 Neighborhood & Retail Commercial for the following reason(s):

Frank Enterprises/Hiner Co. Rezone

R-1A to C-2



5/12/14

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.