

# **City of Scottsbluff, Nebraska**

**Monday, May 12, 2014**

**Regular Meeting**

## **Item NewBiz5**

### **Rezone Block 6 & Block 14, Five Oaks**

*Rezone: Lots 1-3, Tr 2, Blk.6 & Lot 8, Tr.1, Blk.14, Five Oaks*

*from Agricultural to R-1A Single Family Residential*

*Applicant(s): C & T Holdings/Baker & Associates*

*Owner(s): C & T Holdings*

*Location: West of Five Oaks Drive, N of Scottsbluff Drain*

**Staff Contact: Annie Urdiales**

# ***SCOTTSBLUFF CITY***

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

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	Ag currently
<b>From:</b>	Development Services Department	<b>Property Size:</b>	3.02 acres ±
<b>Date:</b>	May 12, 2014	<b># Lots/Units:</b>	7
<b>Subject:</b>	Rezone parcel from Ag to R-1B		
<b>Location:</b>	East Side of CR 24 & South side of Eagle Road		

### **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), Baker & Associates representing owners, C & T Holdings, have requested a rezone for proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska. These parcels will also be annexed in to the City's corporate limits. They are situated on the west and east sides of Five Oaks Drive. Surrounding property is zoned Ag to the west and Residential to east and south.

The Comprehensive Plan Future Land Use Map designates this property as Single Family Residential.

Staff recommends approval of the rezone of proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska. Findings of fact includes residential is a logical transition from Agricultural to Single Family Residential; the zoning is compatible with the Comprehensive Plan.

### **RECOMMENDATION**

#### **Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone a part of proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

#### **Deny**

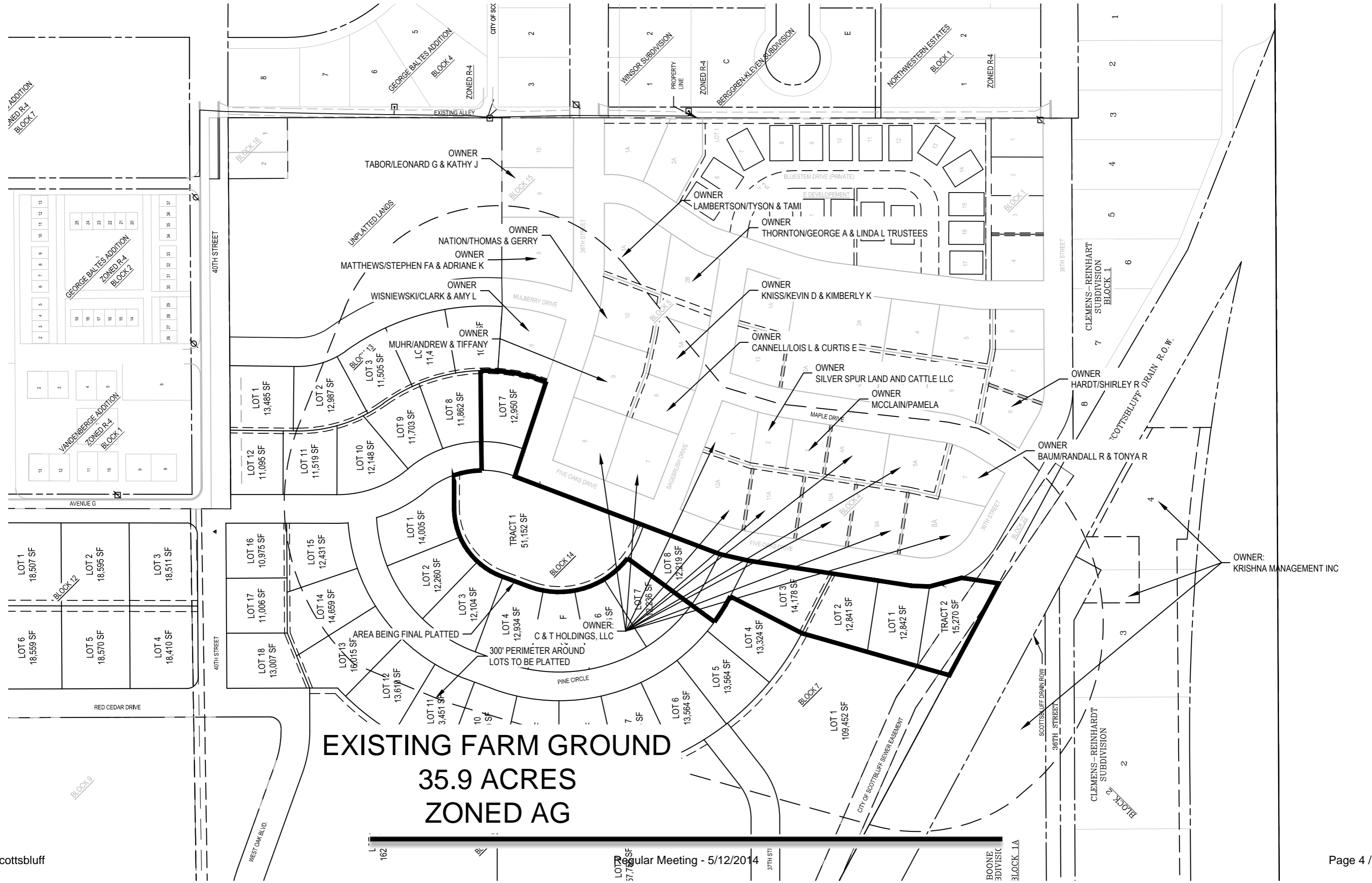
Make a NEGATIVE RECOMMENDATION to the City Council to rezone a part of proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

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**Table**

Make the motion to TABLE the rezone request to rezone proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska following reason(s):

**EXISTING FARM GROUND**  
**35.9 ACRES**  
**ZONED AG**



OWNER  
TABOR/LEONARD G & KATHY J

OWNER  
NATION/THOMAS & GERRY

OWNER  
MATTHEWS/STEPHEN FA & ADRIANE K

OWNER  
WISNIEWSKI/CLARK & AMY L

OWNER  
MUHR/ANDREW & TIFFANY

OWNER  
LAMBERTSON/TYSON & TAMI

OWNER  
THORNTON/GEORGE A & LINDA L TRUSTEES

OWNER  
KNISS/KEVIN D & KIMBERLY K

OWNER  
CANNELL/LOIS L & CURTIS E

OWNER  
SILVER SPUR LAND AND CATTLE LLC

OWNER  
MCCLAIN/PAMELA

OWNER  
HARDT/SHIRLEY R

OWNER  
BAUM/RANDALL R & TONYA R

OWNER:  
KRISHNA MANAGEMENT INC

C & T HOLDINGS, LLC

AREA BEING FINAL PLATTED

300' PERIMETER AROUND  
LOTS TO BE PLATTED