

# **City of Scottsbluff, Nebraska**

**Monday, May 19, 2014**

**Regular Meeting**

## **Item Pub. Hear.2**

**Council to conduct a public hearing as advertised for this date at 6:05 p.m. for Zone change requests for Lots 2- 3 and Lots 8 -9, Subd. of Enterprise Tracts, from R-1A Single Family Residential to C-2 Neighborhood and Retail Commercial and approve the Ordinance.**

**Minutes: These parcels are south of 27th St. between Ave. F and Ave. G**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: May 19, 2014

**AGENDA TITLE:** Public Hearing for zone change request for Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 12 through 15, (31,191 sq. ft.) will be rezoned from R-1A Single Family Residential to C-2 (Neighborhood & Retail Commercial).

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** Zone change request from property owners, Frank Enterprises (lots 8&9) and Hiner Lease Company (lots 2&3) to rezone lots in Enterprise Tracts from R-1A Single Family Residential to C-2 Neighborhood & Retail Commercial. To the north, east and west property is zoned C-2, to the south property is zoned R1A single family residential. These parcels are situated south of 27<sup>th</sup> Street between Avenue F and Avenue G. The lots have been used as commercial lots and are pre-existing non-conforming. Lots 2&3 abut existing commercial buildings facing 27<sup>th</sup> and are used as storage for vehicles for the business All About Autos. Lots 8&9 abut property previously used by Shell Station and Car Wash which have since been demolished. The property owner, Connie Frank, is requesting the change to make the sale of the lots consistent with the previous commercial use. The change in zoning will bring the lots into compliance with current code.

**BOARD/COMMISSION RECOMMENDATION:** At their regular meeting of May 12, 2014 the Planning Commission made positive recommendation of the zone change for Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition from R-1A Single Family to C-2 Neighborhood Commercial and Retail.

**STAFF RECOMMENDATION:** City Council approve ordinance to rezone Lots 2, 3, 8, and 9, Subdivision of Enterprise Tracts 13-15 Addition from R-1A to C-2.

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## EXHIBITS

Resolution      Ordinance x    Contract      Minutes      Plan/Map x

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** x Yes    No ☐ Further Instructions ☐

Connie Frank  
Travis Hiner

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

Rev 3/1/99CClerk

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE DESCRIBED AS LOTS 2, 3, 8, AND 9, SUBDIVISION OF ENTERPRISE TRACTS 12 THROUGH 15, (31,191 SQ. FT.) CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED AS R-1A SINGLE FAMILY RESIDENTIAL, WILL NOW BE INCLUDED IN THE C-2 NEIGHBORHOOD & RETAIL COMMERCIAL, AND REPEALING PRIOR SECTION 25-1-4.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

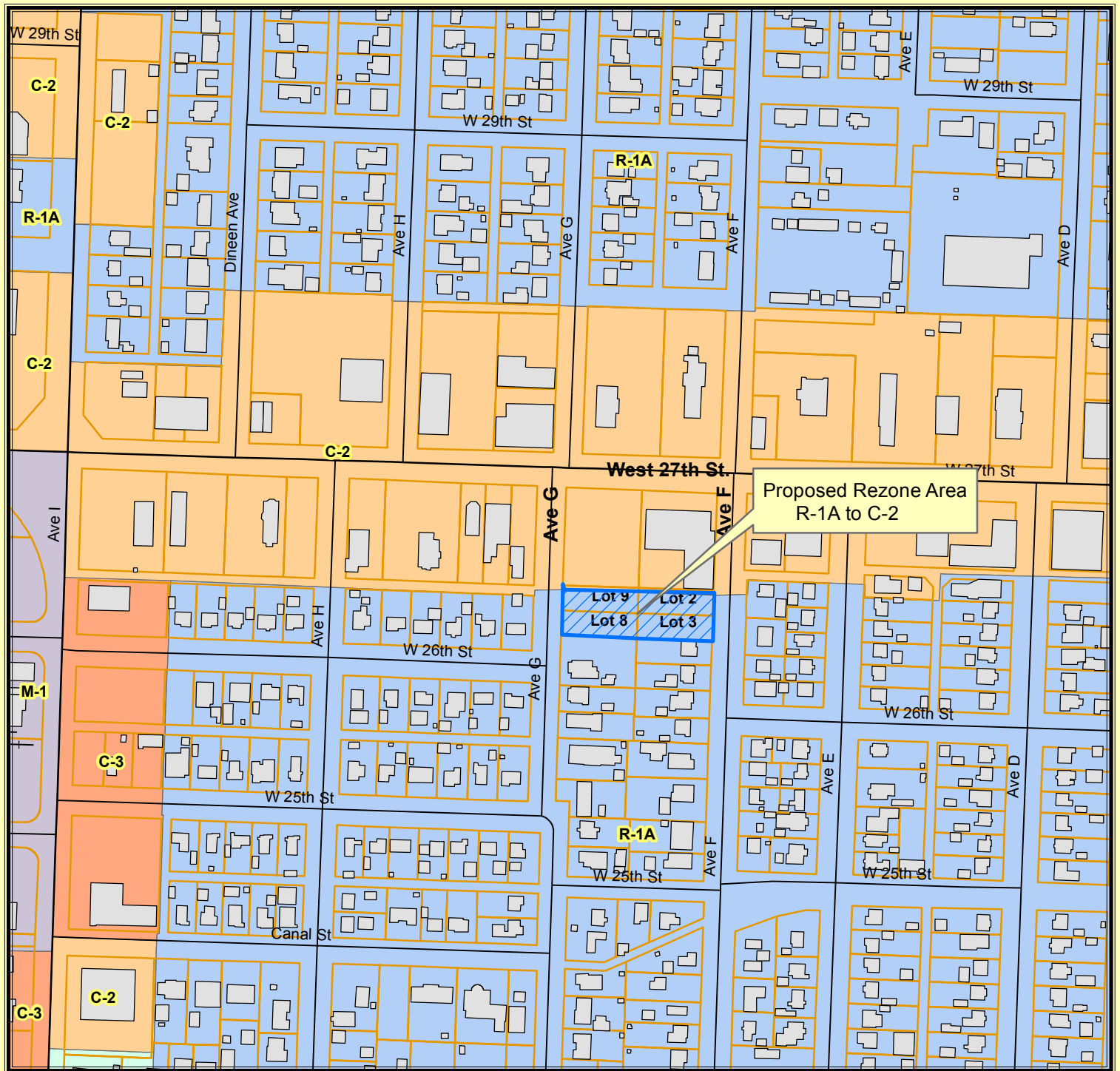
ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)

# Enterprise Tracts Subdivision Tr 13-15 Rezone

Single Family Residential to Commercial



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.