

# **City of Scottsbluff, Nebraska**

**Monday, September 8, 2014**

**Regular Meeting**

## **Item NewBiz2**

### **Rezone**

*Rezone: Ag to R-1B Premier Estates*

*Applicant: Paul Reed Construction*

*Owner(s): Judson/Susan Martin*

*Location: N of C.R. H (56th St) & W of Hwy 71*

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>	40.96 acres ±
<b>Date:</b>	September 8, 2014	<b># Lots/Units:</b>	
<b>Subject:</b>	Rezone parcel from Ag to R-1B		
<b>Location:</b>	W of Hwy 71(Ave. I) & N of C.R. H (56 <sup>th</sup> St.)		

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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), Paul Reed Construction, has requested a rezone for proposed Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates Subdivision situated in the east half of the SW<sup>1</sup>/<sub>4</sub> of Section 3, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County Nebraska. The parcel is situated west of Highway 71(Avenue I) and north of 56<sup>th</sup> Street, north and west of the Scottsbluff Country Club. The applicant is requesting a change from Agricultural to R-1B Rural Residential. Surrounding property is zoned Agricultural the area to the southeast where the Country club is located is zoned R-1. A few areas to the east and west on the south side of 56<sup>th</sup> Street are zoned R-1B.

A preliminary plat for this will also be considered for this area and the proposed three acre lot sizes will meet the requirements of the Rural Residential zoning district.

City Staff and the City Consultant has reviewed and makes positive recommendation of the rezone of proposed Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates Subdivision from Ag to R-1B Rural Residential.

Findings of fact includes rural residential is a logical transition since property to the south is developed in both Rural and Single Family Residential homes.

### **RECOMMENDATION**

#### **Approve**

Make a POSITIVE RECOMMENDATION to the City Council to rezone Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates (40.96 acres±) from A- Agricultural to R-1B Rural Residential subject to the following condition(s): Approval of preliminary plat.

#### **Deny**

Make a NEGATIVE RECOMMENDATION to the City Council to rezone Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates (40.96 acres±) from A- Agricultural to R-1B Rural Residential for the following reason(s):

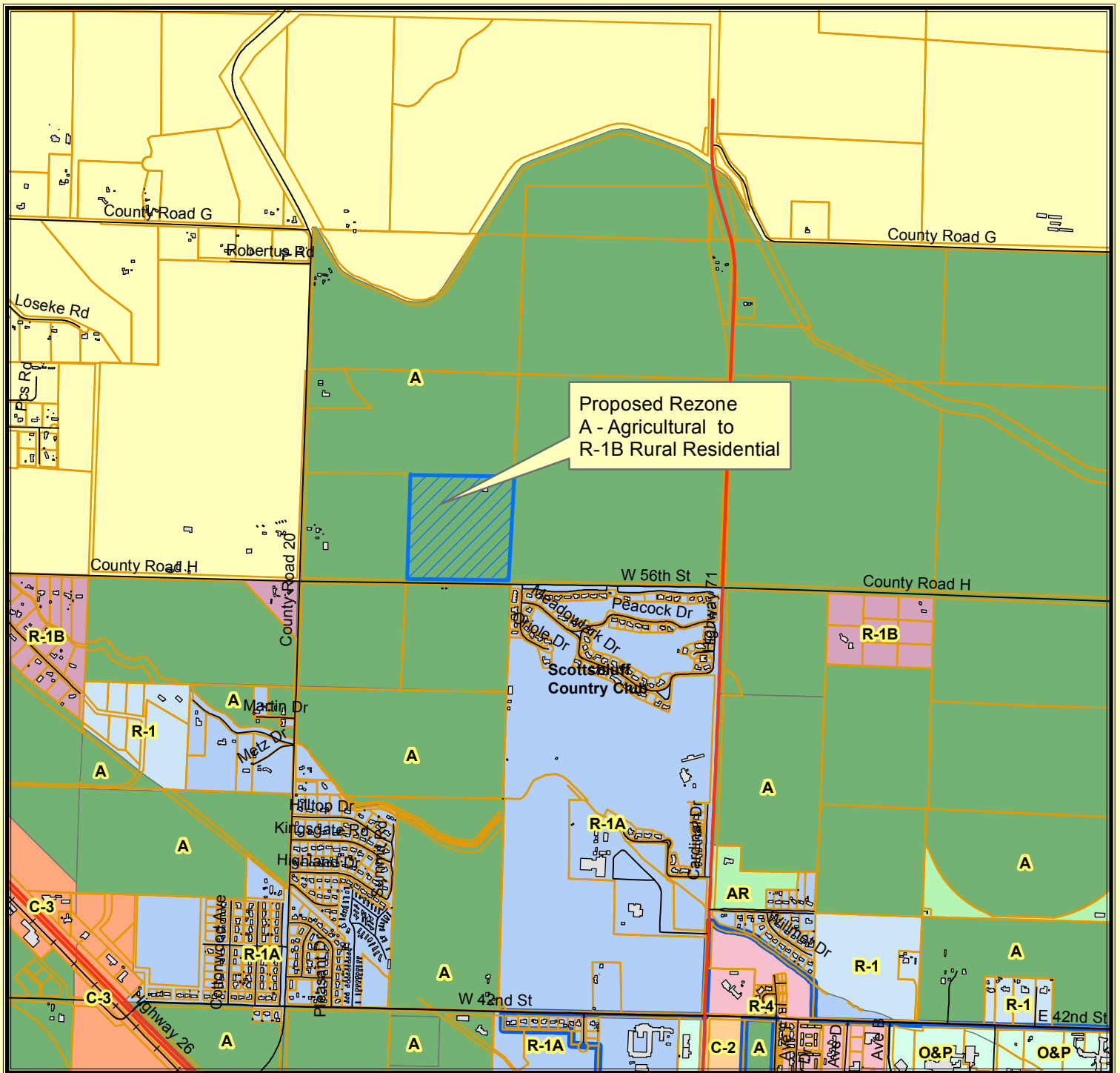
#### **Table**

Make the motion to TABLE the rezone request to rezone Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates (40.96 acres±) from A- Agricultural to R-1B Rural Residential for the following reason(s):

Rezone Request, Page 1

# Premier Estates Proposed Preliminary

Agricultural to Rural Residential



9/8/14



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.