

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz4

Rezone City Central Subdivision

Rezone: Pt of Lots 1 & 2, Block 1, City Central Subdivision

from M-1 Light Manufacturing to C-3 Heavy Commercial

Applicant(s): Galloway & Company

Owner(s): Fourplay L.L.C.

Location: N of 8th St. between Bwy & Ave B

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	M-1
From:	Development Services Department	Property Size:	13.68 acres ±
Date:	April 13, 2015	# Lots/Units:	2
Subject:	Rezone parcels from M-1 to C-3		
Location:	N of 8 th Street Between Broadway & Ave B.		

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), Galloway & Company, representing Fourplay LLC, has requested a rezone for proposed Lots 1, & 2, Block 1, City Central Subdivision situated in part of the NW¹/₄ of the NE ¹/₄ of Section 26 T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County Nebraska. The parcels are situated north of 8th Street between Broadway and Avenue B. The applicant is requesting a change from M-1 Light Manufacturing to C-3 Heavy Commercial; this change will bring the proposed lots into one zoning district, if left as is Lot 2 will be split between the two districts. Lot 1 is zoned M-2 the change to C-3 will bring the two lots into one zoning district C-3 Heavy Commercial. The surrounding properties to the east, north & south are all zoned C-3, an area to the west remains M-1, it is our hope that in the future this area will also be zoned C-3.

Staff has reviewed and makes positive recommendation of the rezone of proposed lots 1 & 2, Block 1, City Central from M-1 to C-3. This change will reflect what is shown in the Comprehensive Development plan.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone proposed Lots 1 & 2, Block 1, City Central (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone proposed Lots 1, & 2, Block 1, City Central Subdivision (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial for the following reason(s):

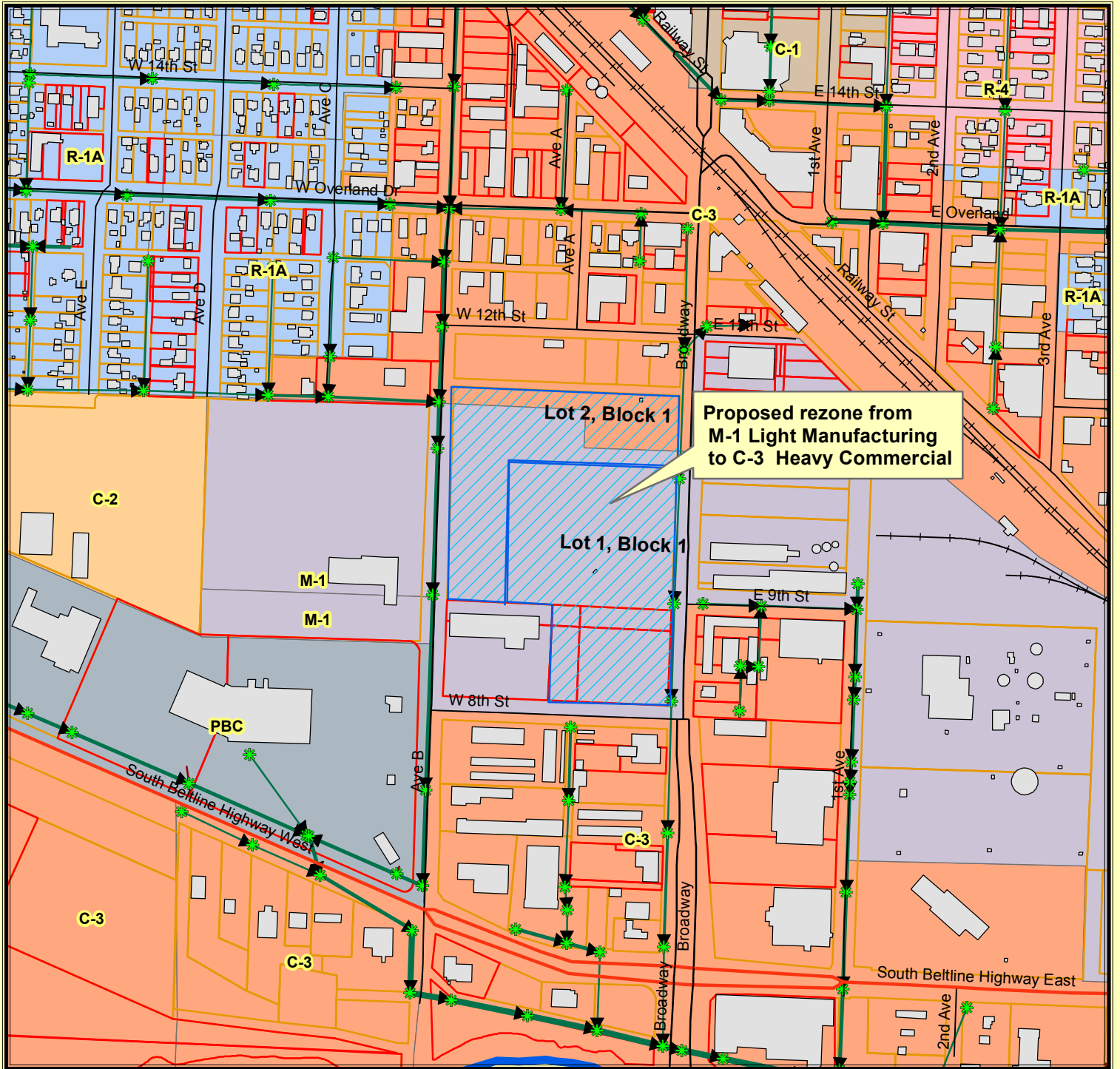
Table

Make the motion to TABLE the rezone request to rezone proposed Lots 1&2, Block 1, City Central Subdivision (13.68 acres±) from M-1 Light Manufacturing to C-3 Heavy Commercial for the following reason(s):

Rezone Request, Page 1

City Central Subdivision Rezone

M-1 Light Manufacturing to C-3 Heavy Commercial



4/13/15

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.