

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz7

Rezone Five Oaks

Rezone: Part of Lots 1 & 2, Block 9, Five Oaks

Applicant(s): C & T Holdings L.L.C.

Owner(s): C & T Holdings L.L.C.

Location : East 3.2 acres of lots 1 & 2 Blk 9, Five Oaks

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Ag currently
From:	Development Services Department	Property Size:	3.29 acres ±
Date:	April 13, 2015	# Lots/Units:	
Subject:	Rezone parcel from Ag to C-2		
Location:	East of Hwy 71(Ave. I) & South of 42 nd 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), C & T Holdings, has requested a rezone for the east 3.29 acres of proposed Lots 1, & 2, Block 9, Five Oaks Subdivision situated in part of the NW¼ of Section 14 T22N, R55W of the 6th P.M., Scotts Bluff County Nebraska. The parcel is situated on the southeast corner of Highway 71 and 42nd Street. The applicant is requesting a change from Agricultural to C-2 Neighborhood & Retail Commercial; this change will bring all of the new Block 9 into the C-2 zoning district. Surrounding property is zoned Ag, to the east and south and R-4 to the north.

Staff has reviewed and makes positive recommendation of the rezone of part of proposed lots 1 & 2, Block 9, Five Oaks Subdivision from Ag to C-2 with the approval of the final plat.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone part of proposed Lots 1 & 2, Block 9, Five Oaks Subdivision (3.29 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial subject to the following condition(s): Approval of final plat.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone part of proposed Lots 1, & 2, Block 9, Five Oaks Subdivision (3.29 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial for the following reason(s):

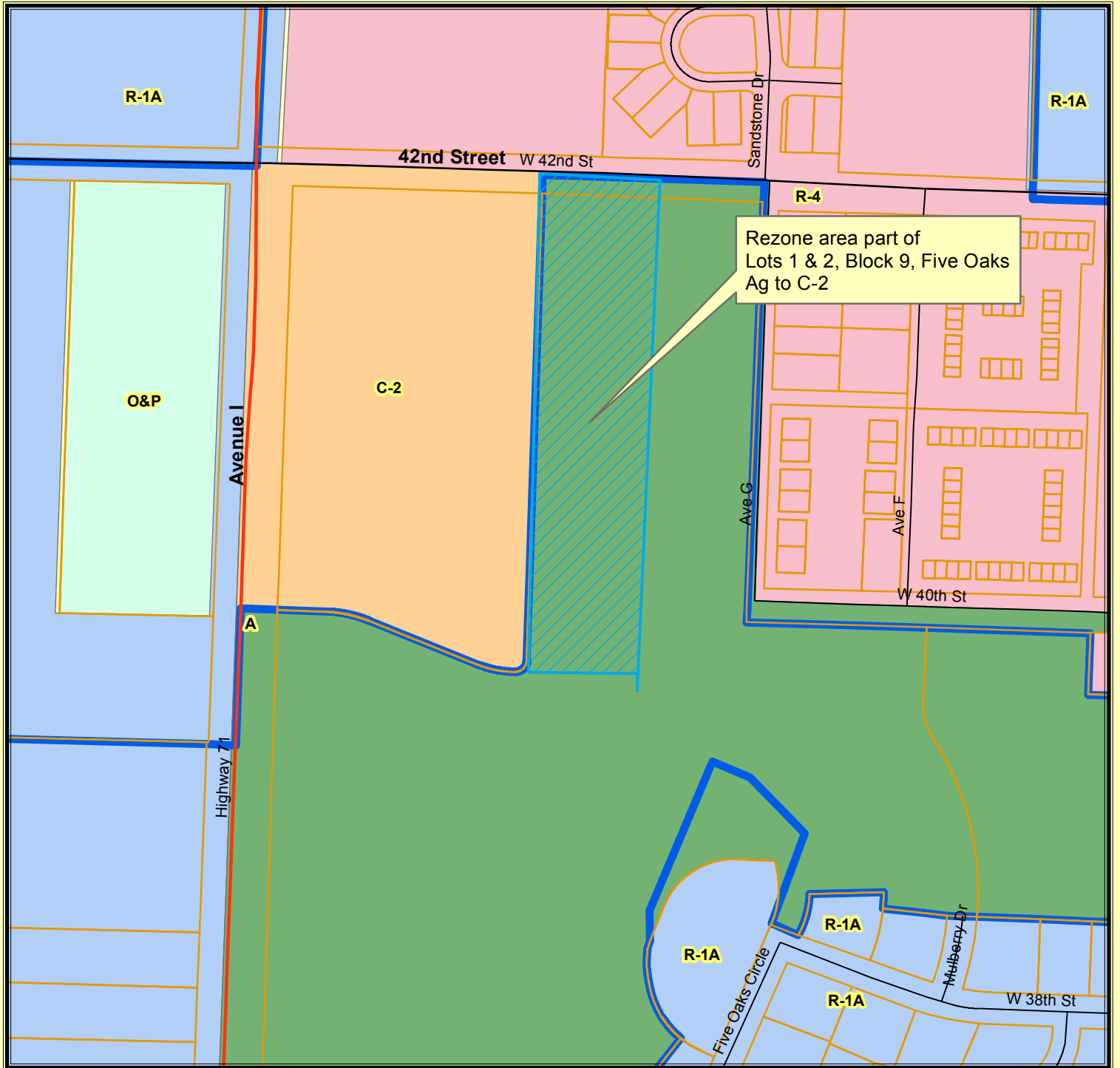
Table

Make the motion to TABLE the rezone request to rezone part of proposed Lots 1&2, Block 9, Five Oaks Subdivision (3.29 acres±) from A- Agricultural to C-2 Neighborhood & Retail Commercial for the following reason(s):

Rezone Request, Page 1

Pt of Lots 1 & 2, Block 9, Five Oaks Subdivision Rezone

Agricultural to C-2 Neighborhood & Retail



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.