

# **City of Scottsbluff, Nebraska**

**Monday, April 20, 2015**

**Regular Meeting**

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

**Council to conduct a public hearing as set for this date at 6:05 p.m. to consider the zone change request for Lots 1 and 2, Block 1, City Central Subdivision, from M-1 Light Manufacturing to C-3 Heavy Commercial and approve the Ordinance.**

**Staff Contact: Rick Kuckkahn, City Manager**

# Agenda Statement

Item No.

For meeting of: April 20, 2015

**AGENDA TITLE:** Public Hearing for zone change request for Lots 1 and 2, Block 1, City Central Subdivision, from M-1 Light Manufacturing to C-3 Heavy Commercial.

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

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** Zone change request from property owners, Four Play LLC to rezone Lots 1 and 2, Block 1, City Central Subdivision. The property owner(s), have made this request after talking with City Staff, City Staff requested the change in zoning, current zoning has Lot 2, Block 1, City Central Subdivision in two zoning districts C-3 and M-1, the C-3 Heavy Commercial zoning district is a good fit for this area as the properties to the north, south, and east are zoned C-3, the change in zoning is consistent with the City's Comprehensive Development Plan. The change in zoning will also clean up our zoning district lines; the C-3 Heavy Commercial zone is more restrictive than the M-1 Light manufacturing zone which could allow junk yards, temporary buildings, & solid waste transfer stations on this stretch of Broadway.

**BOARD/COMMISSION RECOMMENDATION:** At their regular meeting of April 13, 2015 the Planning Commission made positive recommendation of the zone change request for Lots 1 & 2, Block 1, City Central Subdivision from M-1 Light Manufacturing to C-3 Heavy Commercial.

**STAFF RECOMMENDATION:** City Council approve ordinance to rezone Lots 1 & 2, Block 1, City Central Subdivision from M-1 to C-3.

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### EXHIBITS

Resolution      Ordinance     Contract                      Minutes              Plan/Map

Other (specify)  \_\_\_\_\_

**NOTIFICATION LIST:**  Yes    No     Further Instructions   
Four Play LLC

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

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Rev 3/1/99CClerk