

Mr. Gibbs: Next item on the agenda is PZR-2015-14 requested by Donald James George for a change in zoning classification from R-1A to C-3 at 14648 River Road, New Sarpy. Council District 3. Mr. Pfeifer.

Mr. Pfeifer: The applicant requests to rezone the site from R1-A to C-3. The site is currently not in use but was formerly used for several years for auto repair services, which is not a permitted use in a R1-A zoning district. A change to C-3 zoning would place the site's intended land use as an auto repair shop in compliance with the Zoning Ordinance, as motor vehicle repair is a permitted use in C-3 zoning.

The future land use map (FLUM) of the 2030 Comprehensive Plan shows a small node of neighborhood commercial uses along River Road in New Sarpy with low density residential uses between River Road and Airline Highway. Per the 2030 Comprehensive Plan, neighborhood commercial areas accommodate sales and services for the daily self-sufficiency of residents. Appropriate uses for neighborhood commercial include uses permitted in C-1 and C-2 zoning districts.



Per the applicant's description, this site has operated as an auto repair shop for nearly 50 years. It is compatible with other commercial properties fronting River Rd in the New Sarpy area including C-3 and C-2 zoned properties located south of the applicant's property. These commercial properties include River Road Self Storage, Moheng's Garage (auto repair shop), Pam & Dale's Seafood Restaurant, and Friendly Quick Stop (convenience store). See zoning map—the applicant's property is indicated by a red dot.

In order to receive a recommendation for approval, a rezoning request must meet all of the criteria of at least one of three evaluation tests. This request meets all criteria of the third test.

The site has operated as an auto repair shop in the past and is suited for continued use as an auto repair shop.

The FLUM shows neighborhood commercial as a viable land use in the area. An auto repair shop accommodates sales and services for the daily self-sufficiency of residents.

The site is compatible with the other functional commercial properties along River Road. It does not place new limits to the value of surrounding residential properties or negatively impact the character and usefulness of the adjacent residential area.

The Department recommends approval.

Mr. Gibbs: Thank you Mr. Pfeifer. This is a public hearing for PZR-2015-14. State your name and address please.

My name is Donald George. It's pretty much just like he said. It's been there for 60 years. It was Jack's Conoco for 30 years. I can go down the line all the way to the 50's. I don't know how I operated a business out of there for almost 7 years. I had a guy that I leased it to operated out of there for 2 years, he ran out in the middle of the night. I've been looking for a renter. I finally found a tenant. He came to get his permit and because it was over 6 months, roughly 8 months.

Mr. Gibbs: Any questions for Mr. George? Thank you Mr. George. This is a public hearing for PZR-2015-14. Is there anyone else in the audience that would care to speak in favor or against? Seeing none. Mr. Booth.

Mr. Booth: This is pretty straight forward, it's been used as a repair shop for all these years, we're just making it legal.

Mr. Gibbs: Thank you Mr. Booth. Any other questions or comments? Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella
NAYS: None
ABSENT: Foster, Galliano

Mr. Gibbs: That passes unanimously.
