

# **City of Scottsbluff, Nebraska**

**Monday, July 6, 2015**

**Regular Meeting**

## **Item Pub. Hear.1**

**Council to conduct a public hearing as advertised for this date to consider a Zone Change of 17.11 acres, east 1/2 of the southwest 1/4 of Section 15, Scotts Bluff Co. (SE of Highway 26 and Highway 71 Overpass) from A (Agricultural) to C-3 (Heavy Commercial) and approve the Ordinance.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: July 6, 2015

**AGENDA TITLE:** Public Hearing for zone change request for unplatted Lands situated in the East half of the Southwest Quarter of Section 15, T22N, R55W of the 6<sup>th</sup> P.M. Scotts Bluff County, Nebraska. From A- agricultural to C-3 (Heavy Commercial).

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

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** Zone change request from Ramsey Trust represented by Jane Moran, property owner(s) for property described as unplatted Lands situated in the East half of the Southwest Quarter of Section 15, T22N, R55W of the 6<sup>th</sup> P.M. Scotts Bluff County, Nebraska consisting of 17.11± acres. The change in zoning is consistent with the Comprehensive Development Plan

**BOARD/COMMISSION RECOMMENDATION:** At their regular meeting of June 8, 2015 the Planning Commission made positive recommendation of the zone change for the above stated property for from A – Agricultural to C-3 Heavy Commercial.

**STAFF RECOMMENDATION:** City Council approve ordinance to rezone.

## EXHIBITS

Resolution      Ordinance x    Contract      Minutes      Plan/Map x

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** x Yes    No ☐ Further Instructions ☐

Tim Stricker,

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_

City Manager

Rev 3/1/99CClerk

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 15, THENCE SOUTHERLY ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, ON AN ASSUMED BEARING OF S01°59'21"W, A DISTANCE OF 19.17 FEET, TO THE POINT OF INTERSECTION WITH NEBRASKA DEPARTMENT OF ROADS HIGHWAY RIGHT OF WAY AS DESCRIBED IN DEED BOOK 208, PAGE 542, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ON SAID EAST LINE, BEARING S01°59'21"W, A DISTANCE OF 1266.65 FEET, THENCE BEARING N82°46'53"W, A DISTANCE OF 192.56 FEET, THENCE BEARING N44°19'57"W, A DISTANCE OF 910.02 FEET TO THE POINT OF INTERSECTION WITH NEBRASKA DEPARTMENT OF ROADS HIGHWAY RIGHT OF WAY AS DESCRIBED IN DEED BOOK 208, PAGE 542, THENCE NORTHEASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°51'36", A RADIUS OF 848.94 FEET, A CHORD BEARING OF N24°29'06"E AND A CHORD LENGTH OF 661.51 FEET, THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE AND SAID NDOR RIGHT OF WAY, A DISTANCE OF 679.50 FEET, THENCE BEARING N01°33'18"E, ON SAID RIGHT OF WAY, A DISTANCE OF 4.94 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 26, AS DESCRIBED IN NEBRASKA DEPARTMENT OF ROADS HIGHWAY RIGHT OF WAY DEED BOOK 208, PAGE 542, THENCE EASTERLY ON THE SOUTH LINE OF SAID RIGHT OF WAY, BEARING S88°26'42"E, A DISTANCE OF 596.85 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 17.11 ACRES, MORE OR LESS, WHICH IS CURRENTLY ZONED AS A-AGRICULTURAL, WILL NOW BE INCLUDED IN THE C-3 HEAVY COMMERCIAL, AND REPEALING PRIOR SECTION 25-1-4.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this 20<sup>th</sup> day of April, 2015.

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)



