

City of Scottsbluff, Nebraska

Tuesday, September 8, 2015

Regular Meeting

Item Pub. Hear.5

Council to conduct a Public Hearing at 6:05 p.m. to consider a Zone Change of Lots 6 and 7, Ridge Estates Subdivision from R-1 to Agriculture and approve the Ordinance.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: August 17, 2015

AGENDA TITLE: Council to consider Zone Change of Lots 6 and 7, Ridge Estates Subdivision from R-1 to Ag

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY:

SUMMARY EXPLANATION: The applicant(s) and property owners, Shane & Annette Aulick, have requested a rezone for lots 6 & 7, of The Ridge Estates Subdivision; these lots total approximately 4 acres and will be vacated with an ordinance to vacate which will be filed against the original final plat. These lots will be absorbed in the surrounding farmland. Mr. Aulick is planning on building an accessory structure on this land which will allow him to store his equipment closer to the cropland. The lots are currently seeded to alfalfa. The request is to allow these vacated lots to be zoned Agricultural, the lands which it will be added to are also zoned Agricultural. The property to the north is zoned R-1 and undeveloped at this time, and is also being used as cropland. Properties to the west is zoned R-1B, rural residential with properties to the east zoned R-1A single family residential. A map is attached for your review.

BOARD/COMMISSION RECOMMENDATION: At their regular meeting on August 10, 2015 the Planning Commission made positive recommendation of the rezone.

STAFF RECOMMENDATION: Staff recommends approval of the rezone

EXHIBITS				
Resolution <input type="checkbox"/>	Ordinance	Contract	Minutes X	Plan/Map X
Other (specify) _____				

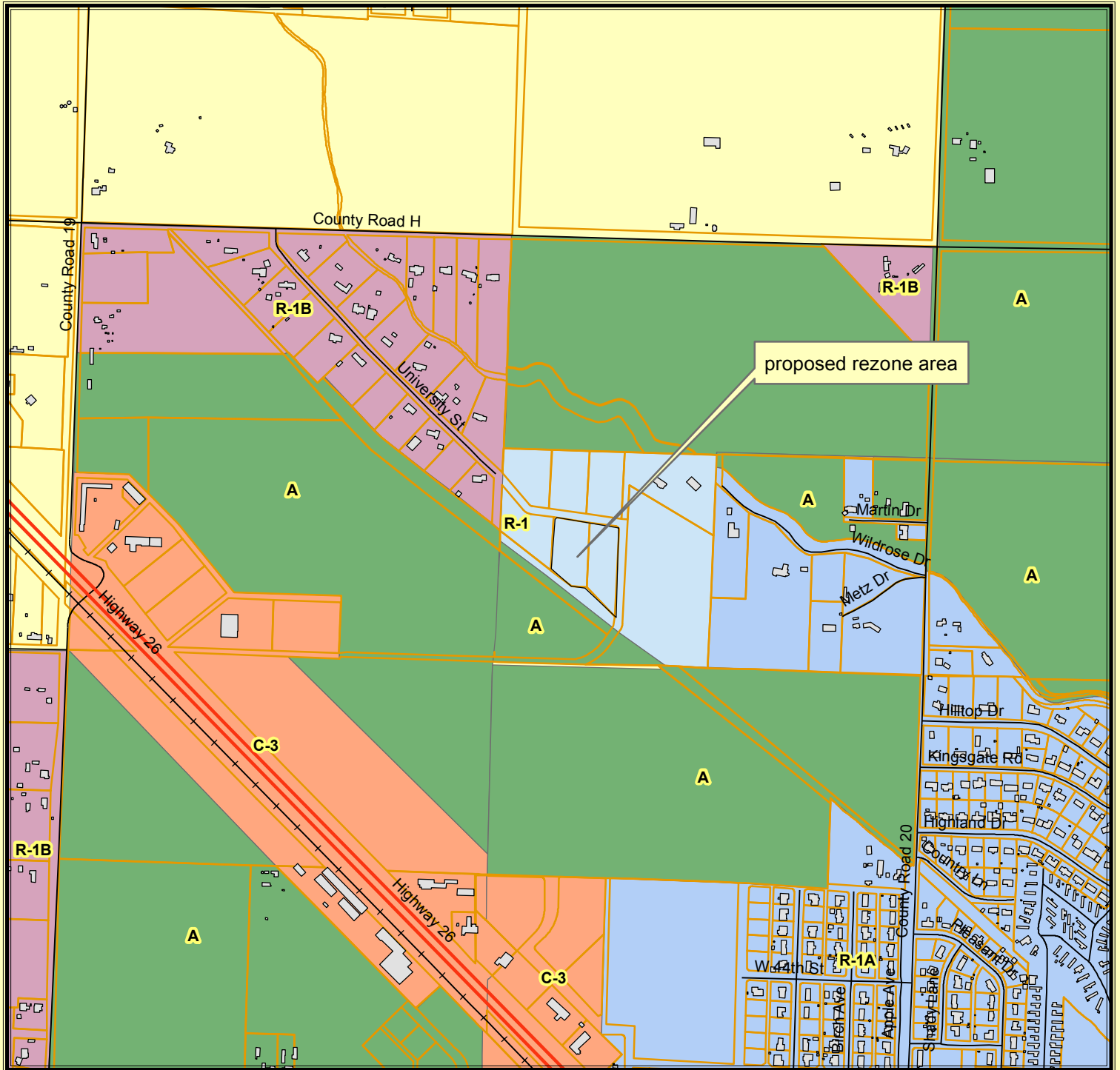
NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

Vacated Lots 6 & 7, Ridge Estates Subdivision Rezone

R-1 Residential to a -Agricultural



8/10/15



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.

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOTS 6 AND 7, THE RIDGE ESTATES SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, THENCE WESTERLY ON THE EAST-WEST CENTERLINE OF SECTION 9, ON AN ASSUMED BEARING OF N88°11'10"W, A DISTANCE OF 1908.08 FEET, THENCE BEARING N01°48'50"E A DISTANCE OF 302.51 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 7, THE RIDGE ESTATES SUBDIVISION, AS MONUMENTED BY A 5/8" REBAR, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 7, BEARING N02°50'47"E, A DISTANCE OF 534.28 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 84°39'17", A RADIUS OF 25.00 FEET, A CHORD BEARING OF N39°28'52"W AND A CHORD LENGTH OF 33.67 FEET, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE AND SAID LOT 7, A DISTANCE OF 36.94 FEET, THENCE BEARING N81°48'31"W, ON SAID NORTH LINE OF LOT 7, A DISTANCE OF 160.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, ALSO BEING THE NORTHEAST CORNER OF LOT 6, THENCE BEARING N81°48'31"W, ON THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 227.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE BEARING S02°50'47"W, ON THE WEST LINE OF SAID LOT 6 A DISTANCE OF 328.43 FEET TO THE SOUTH LINE OF SAID LOT 6, THENCE BEARING S52°00'26"E ON THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 162.16 FEET, THENCE BEARING S87°09'13"E ON SOUTH LINE OF SAID LOT 6 A DISTANCE OF 94.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE SOUTHWEST CORNER OF LOT 7, THENCE BEARING S43°34'16"E ON THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 251.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.00 ACRES, MORE OR LESS, WHICH IS CURRENTLY ZONED AS R-1 SINGLE FAMILY, WILL NOW BE INCLUDED IN THE A-AGRICULTURAL, 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 10th day of August, 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.

ATTEST:

Mayor

City Clerk

(Seal)