



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Monday, February 8, 2016, 6:00 PM
City Hall Council Chambers, 2525 Circle Drive

**PLANNING
COMMISSIONERS**

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve minutes of 1/11/16
- 7. NEW BUSINESS:**
 - A Rezone: From R-1A Residential to C-2 Neighborhood & Retail Commercial**
Applicant: Vaquero Ventures
Owner(s): Gaylene Whitney-Krentz & Merlin Dirks
Location: 808 E Overland, 816-818 E. Overland, 1218-20 9th Avenue
 - B 2016 One & Six Year Street Plan**
Applicant: City of Scottsbluff
Owner(s): N/A
Location: N/A
- 8. UNFINISHED BUSINESS:**
 - A Unfinished Business: Reminder NPZA/APA conference**
- 9. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

City of Scottsbluff, Nebraska
Monday, February 8, 2016
Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 1/11/16

Staff Contact: Annie Urdiales

**Planning Commission Minutes
Regular Scheduled Meeting
January 11, 2016
Scottsbluff, Nebraska**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, January 11, 2016, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 1, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Callan Wayman, Mark Westphal, Angie Aguallo, David Gompert, Henry Huber, Dana Weber, and Becky Estrada. Absent: Jim Zitterkopf. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: Item 7B Rezone request from Ag to C-2 (Neighborhood & Retail Commercial) request changed to from Ag to O & P (Office & Professional).

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of November 23, 2015 were reviewed and approved. A motion was made to accept the minutes by Gompert, and seconded by Huber. **“YEAS”:** Huber, Gompert, Chadwick, and Estrada. **“NAYS”:** None. **ABSTAIN:** Wayman, Westphal, & Aguallo. **ABSENT:** Zitterkopf. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a final plat request of Lots 1 & 2, Tracts B & C, Block 10, Five Oaks Subdivision. Baker and Associates have requested approval of a final plat for the applicant(s), C & T Holdings. The property is situated on the southwest corner of 42nd Street and Avenue G. These lots are located directly east of the Webb property which is currently being developed as Elite Health. Sewer lines to serve the two lots can be connected to existing lines along 40th Street and 42nd Street (see attached exhibit). A water line will need to be constructed between 42nd street and 40th Street for fire protection.

The sewer main along 42nd Street across from Avenue G will have to be extended, with another manhole installed on the west side of Avenue G that could then be tapped for these lots. Since there isn't anything developed to the south of Avenue G yet, for the time being it would be reasonable to complete the street to the south edge of Block 11 (the City would like to have a commitment that once 40th Street develops, Ave G will also be completed to the intersection with 40th Street, if it hasn't been completed by then). These things will be addressed in the developer's agreement.

Staff met with C & T Holding's representatives, Bill and Jim Trumbull and Baker and Associates, regarding comments from the City Consultant about the final plat, and adjustments were made. Baker and Associates will draft plans showing proof of feasibility for the sewer connection, and include it as part of

57 the developer's agreement the language for the water connection and fire protection (hydrant placement)
58 will also be addressed in the developer's agreement.

59

60 Bill Trumbull, representative, for C & T Holdings, spoke in favor of the plat; proposed lot 1 will be
61 developed first as a professional office building, the proposed developers will also purchase lot 2 and will
62 be able to have input on what and how the lot is developed in the future.

63

64 **Conclusion:** A motion was made by Westphal and seconded by Aguallo to approve the final plat of Lots
65 1 & 2, Tracts B & C, Block 10, Five Oaks Subdivision. "YEAS": Huber, Aguallo, Westphal, Wayman,
66 Chadwick, Gompert, Weber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf. Motion
67 carried.

68

69 **ITEM 7B:** The Planning Commission opened a public hearing for request to rezone Lots 1 & 2, Tracts B
70 & C, Block 10, Five Oaks Subdivision from Agricultural to O & P Office and Professional. The
71 original request was to change to C-2 Neighborhood and Retail Commercial. After some feedback from
72 the public the requested change was changed to O & P Office and Professional. The O & P zoning
73 district is a good transitional zone for this area as the properties to the north and east are residential and
74 the O & P zone is more restrictive in the permitted uses than the C-2 commercial zoning district, making it
75 a good transition from the abutting zoning districts. The C-2 property to the west is being developed as a
76 health facility and the proposed use for lot 1, will be for a professional office building as well.

77

78 Glen Vandenberg, property owner, of Townhomes to the east of Avenue G, addressed the Planning
79 Commission with concerns regarding the traffic. The townhomes and duplexes they manage see a lot of
80 traffic from the hospital. He would like to make sure this is something that is looked into before it is
81 developed by considering how traffic will flow through the area. There is a street to the east of Avenue G
82 which is a private street for the residential development. Avenue G and 40th Street are half streets and
83 unable to handle heavy traffic. Diane Vandenberg also expressed her concerns regarding the hospital
84 traffic on 40th Street and Avenue G.

85

86 Larry Gion a property owner on the corner of 40th & Avenue G, is also concerned about the traffic in this
87 area and would like to see things improved to accommodate better traffic flow. The Ag land to the
88 southwest has a hard time with the larger trucks used for the farm ground and at times drive over his
89 property to make the corner.

90

91 Mr. Trumbull addressed some of the traffic concerns, when lot 1 is developed Avenue G will be extended
92 south and when lot 2 is developed will be continued to 40th Street, the developer's agreement will have
93 language addressing both the half streets which will have to be developed before building development
94 will be approved on these lots, 40th Street will continue west to Avenue I, and curves a bit to slow traffic
95 down in this area. The development of lot 1 should have little impact on traffic. The other option to
96 develop this property would be as multi-family and multi-story development this would create more traffic
97 than a professional office. Mr. Trumbull believed that the office and professional designation would
98 create the least amount of traffic of all other options for the property. Mr. Trumbull also, indicated that the
99 Ag land may not be farmed this year with the development of Elite Health and the other professional
100 office building. With the widening of the streets and landscaping requirements the area should add to the
101 property values of the neighborhood. The intention is to enhance property values for the area.

102

103 Annie Folck, City Planner, noted that the preliminary plat for Five Oaks was approved with additional
104 access onto the subdivision from Avenue I, one will be 40th Street and the second will be to the south
105 which will be a cul-de-sac these access points have been approved by the State Highway Department.
106 Thus once the property is built out, Avenue G will no longer be the only outlet to the neighborhood. The
107 proposed O & P zone for the property will make a good transition between the residential zone to the east
108 and the C-2 zone to the west, and once the area is developed it will eliminate many of the current traffic
109 issues that result from the half street and the lack of other traffic outlets. The City recommends Lots 1 &
110 2, Tracts B & C, Block 10, Five Oaks Drive be rezoned to an O & P Office & Professional zoning district.

111

112 **Conclusion:** A motion was made by Weber and seconded by Chadwick to approve the proposed
113 rezoned for Lots 1 & 2, Tracts B & C, Block 10, Five Oaks subdivision from A – Agricultural to O & P
114 Office and Professional. “YEAS”: Weber, Westphal, Wayman, Aguillo, Chadwick, and Estrada.
115 “NAYS”: Gompert, and Huber. ABSTAIN: None. ABSENT: Zitterkopf. Motion carried.

116 **ITEM 7C:** The Planning Commission opened a public hearing for a proposed text amendment to
117 Chapter 25, Article 3, Section 25 of the zoning code dealing with miscellaneous regulations, by including
118 regulations for shipping containers. The language added is as follows:

119

120 **25-3-25(16) Shipping Containers.**

121 **A. Shipping containers defined.** For the purposes of this Chapter, a shipping container shall mean any
122 container, which may otherwise be known as a container, freight container, ISO container, shipping
123 container, high-cube container, box, C container or container van, designed to store and move materials
124 and products across various modes of the Intermodal Freight Transportation System.

125 **B. General restrictions for shipping containers:**

126 1. A shipping container may be placed in the front yard setback only if being used for moving or relocating
127 purposes.

128 2. A shipping container may not be placed within the site triangle as defined in Section 25-2-104.1 of the
129 Scottsbluff Municipal Code.

130 3. A shipping container may not exceed 8 feet in width, 9 feet in height or 40 feet in length.

131 4. A shipping container must be kept out of easements, public rights-of-way, and setbacks except as
132 otherwise provided for in this Code.

133 5. A shipping container may be placed on a lot without a permit if it is incidental to the permitted
134 construction activities on the same lot. The shipping container must be removed at the completion of the
135 construction project or expiration of the building permit.

136 **C. Residential and commercial zoning districts.** No shipping container shall be allowed, except on a
137 temporary basis for moving, in all residential and commercial zoning districts. A shipping container may
138 be allowed on a developed lot for a period of 30 days if used for moving purposes. If additional time is
139 required, the owner of the lot may apply for one 30 day extension.

140 **D. In Ag, M-1 and M-2 zoning districts,** no shipping containers shall be allowed except as provided:

141 1. A building permit is required for a shipping container which will remain on the lot for a period greater
142 than six months and used for onsite storage of material incidental to the permitted or accessory use of the
143 lot. The building permit must be procured through the Planning and Development Department of the
144 City.

145 2. A shipping container located in a front or side yard must be painted so no signage or language is
146 visible.

147 3. A shipping container may not be connected to any City utility.

148 4. A shipping container must be kept in good repair with no holes or rust.

149 5. A shipping container must be placed on a level surface with a base of rock or concrete so as to prevent
150 any settling of the shipping container while it is on the lot.

151

152 **Conclusion:** A motion was made by Westphal and seconded by Chadwick to approve the proposed
153 ordinance text amendment to Chapter 25, adding Section 25-3-25(16) definition and regulations for
154 shipping containers. “YEAS”: Gompert, Huber, Weber, Westphal, Wayman, Aguillo, Chadwick, and
155 Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Zitterkopf. Motion carried.

156

157 **ITEM 7D:** Daniel Bennet, Regional Planner with PAD and Annie Folck, City Planner, addressed the
158 Planning Commission, regarding updates to the Comprehensive Development Plan. Previous updates
159 were strategic economic development plans, and demographic trends. Since then have had some public
160 input as community participation is key to the updates of the plan. The online survey conducted had 186
161 responses, the three open houses held during parent teacher’s conferences providing a lot of good
162 feedback from the public. Focus groups included the Senior Center, Lakota Church, and Southeast
163 Scottsbluff – Guadalupe Center where Pastor Jon Sorenson was able to help with interpretation for the
164 Spanish speaking community. The Survey information and other updates are on online at the
165 Scottsbluffplanning.org website. Several of the comments asked for clean, safe neighborhoods, they like
166 the small town friendly community. We want Scottsbluff to be a place where current and future
167 generations want to pursue aspirations and see Scottsbluff as a place of opportunity. In the next ten

168 years would like to see interconnections of neighborhoods and amenities, sustainable development,
169 access to entertainment and recreation, and strong neighborhoods.

170

171 A Utility study was done, as the previous plan was lacking in utility updates, the study shows where
172 existing areas in town have existing infrastructure and could possibly develop first, the study also shows
173 where major improvements should be, along with water towers, lift stations, and treatment upgrades. This
174 gives the City a road map for future development and helps us to know where we can get the most value
175 for our investments in expanded infrastructure.

176

177 Annie F. and Daniel went through some highlights for vision development (why, how, what) and the future
178 land use maps. The new future land use map shows some new districts added, including mixed use
179 development and, Institutional (parks, hospitals, schools). This will allow more flexibility in certain areas
180 and allow for zoning codes that can reflect the unique existing or aspirational character of certain
181 neighborhoods. This information is currently posted on Scottsbluffplanning.org for the public to review.
182 The next step after the Comprehensive Plan is completed will be to look at our current zoning code and
183 see how it needs to be adjusted to allow the City to implement the vision that has been developed based
184 on public input. The implementation of the land use changes will be posted for public review and
185 feedback.

186

187 **ITEM 8: Unfinished Business:** The 2016 NPZA/APA conference is set for March 9th, 10th, and 11th in
188 Kearney, NE.

189

190 There being no further business, a motion to adjourn was made by Weber and seconded by Huber. The
191 meeting was adjourned at 7:40 p.m. “**YEAS**”: Gompert, Wayman, Westphal, Aguallo, Chadwick, Huber,
192 Weber, and Estrada. “**NAYS**”: None. **ABSTAIN**: None. **ABSENT**: Zitterkopf. Motion carried.

193

194

195 _____
195 Becky Estrada, Chairperson

196

197 Attest: _____

198 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, February 8, 2016

Regular Meeting

Item NewBiz1

Rezone: From R-1A Residential to C-2 Neighborhood & Retail Commercial

Applicant: Vaquero Ventures

Owner(s): Gaylene Whitney-Krentz & Merlin Dirks

Location: 808 E Overland, 816-818 E. Overland, 1218-20 9th Avenue

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1A currently
From:	Development Services Department	Property Size:	.828 acres ±
Date:	February 8, 2016	# Lots/Units:	
Subject:	Rezone parcel from R-1A (Residential) to C-2 (Commercial)		
Location:	Southwest corner of East Overland & 9 th Avenue		

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), Vaquero Ventures, have requested a rezone of S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.), from R-1A Residential to C-2 – Neighborhood & Retail Commercial.

These properties are currently zoned R-1A - single family residential. The residential properties along East Overland were changed to residential use in 2008 when the zoning map was updated, before that there were a few areas that were zoned Residential at the request of the property owners as the banks at that time would not approve loans for homes located within commercial zones. In checking our zoning map back to 2002 this whole corridor of East Overland from 21st Avenue to Broadway was zoned C-3 – Heavy Commercial. Also, the current Comprehensive Development Plan future land use map shows the area as light commercial.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial for the following reason(s):

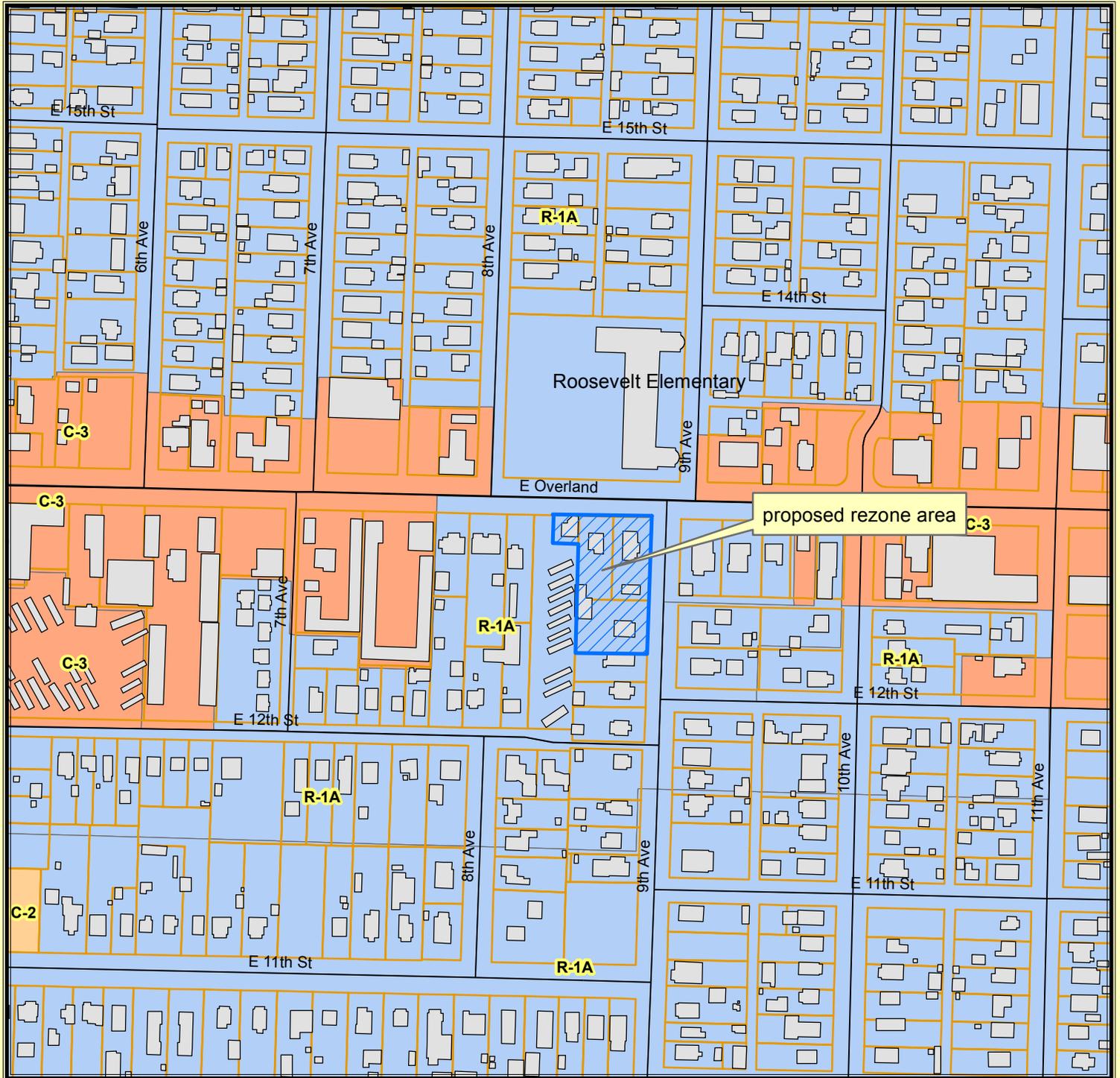
Rezone Request, Page 1

Table

Make the motion to TABLE the rezone request for the S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.). From R-1A Residential to C-2 – Neighborhood & Retail Commercial for the following reason(s):

SW Corner E. Overland & 9th Ave.

R-1A to C-2



2/8/16



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.

City of Scottsbluff, Nebraska
Monday, February 8, 2016
Regular Meeting

Item NewBiz2

2016 One & Six Year Street Plan

Applicant: City of Scottsbluff

Owner(s): N/A

Location: N/A

Staff Contact: Mark Bohl



SCOTTSBLUFF
PLANNING COMMISSION
Staff Report

To: Planning Commission
From: Development Services Department
Date: February 8, 2016
Subject: 2016 One & Six Year Street Plan
Location:

Background

The State of Nebraska Department of Transportation requires this Street plan be reviewed and approved yearly by the Planning Commission and City Council. The report after recommendation from the Planning Commission and approval from the City Council is submitted to the State.

The projects that are listed include work that is being projected for this construction season as well as other street improvement projects that go out to the next six years. The top ten are as follows:

Number one on the list this year is Avenue G from 42nd Street south 720' to 40th Street. **Number two** is 42nd St. from Hwy 71 East to Avenue G, & widen to four lanes. **Number three** is residential development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection. **Number four** - Avenue B from 27th Street north to Highway 26 total replacement with 6" concrete, new curb and gutter. **Number five** is more residential development in the Five Oak Subdivision; Mulberry from 38th Street to 40th Street. **Number six** is residential development Northridge Subdivision street network construction, Competition Avenue from Champion Avenue north to Trophy Road 700' (5th Avenue & 42nd Street). **Number seven** Sandstone Subdivision north side of 42nd Street, pave from Avenue I east to 700' to Existing Sandstone Drive. **Number eight** residential development, Northridge Subdivision street network construction, Champion Avenue from 5th Avenue east to Competition Avenue 150'. **Number 9** Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Avenue east to Competition Avenue 150'. **Number ten** extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'. Numbers eleven through 16 include more residential streets in the Northridge Subdivision, Five Oaks Subdivision, along with a few miscellaneous residential streets.

Projects in 2015 that were completed include 12th Avenue, and Winter Creek Drive in the Reganis Subdivision, Five Oaks Drive in the Five Oaks Subdivision, Hillcrest Drive in the Northern Heights Subdivision. The 2016 list and map are attached for your review.

RECOMMENDATION

Approve

Make the motion to give a POSITIVE recommendation for the 2016 One and Six Year Street Plan to the City Council subject to the following condition(s):

Deny

Make the motion to give a NEGATIVE recommendation for the 2016 One and Six Year Street Plan to the City Council for the following reason(s):

Table

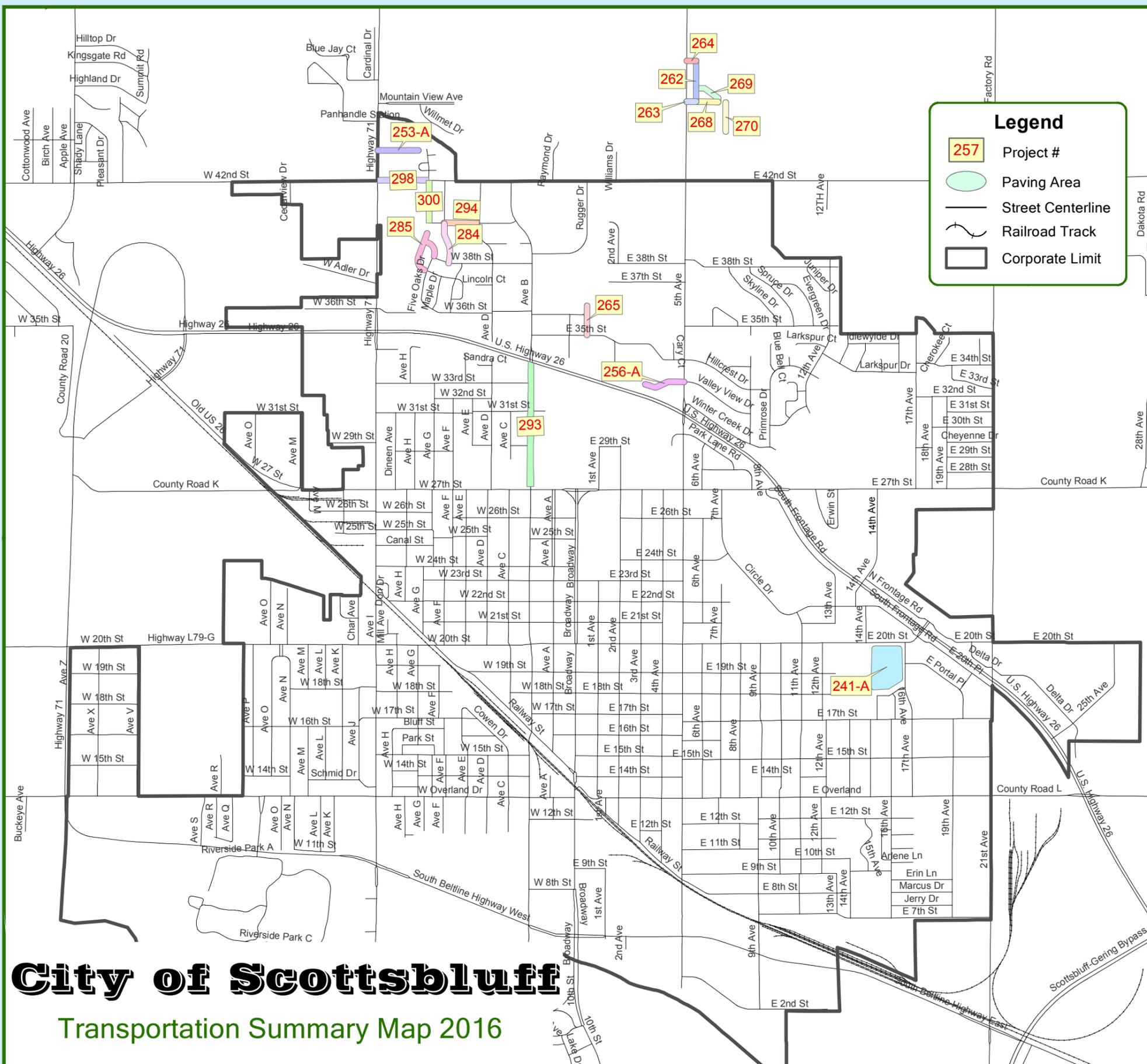
Make the motion to TABLE the 2016 One and Six Year Street Plan for the following reason(s):

SUMMARY OF 2016 ONE AND SIX YEAR PLAN

PRIORITY	PROJECT #	DESCRIPTION	ESTIMATED COST	
1	M-536 (300)	Avenue G from 42nd Street south 720' to 40th Street	\$ 80,000	ONE YEAR PLAN
2	M-536 (298)	42nd Street from Highway 71 east to Avenue G. Widen to four lane.	\$ 500,000	SIX
3	M-536 (294)	Residential Development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection	\$ 60,000	
4	M-536 (293)	Avenue B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter	\$ 1,600,000	
5	M-536 (284)	Residential development, Five Oaks street network construction, Mulberry from 38th to 40th Street.	\$ 47,000	
6	M-536 (262)	Residential development, Northridge Subdivision street network construction, Competition Ave. from Champion Ave. north to Trophy Rd. 700' (5th Avenue and 42nd Street)	\$ 88,000	YEAR
7	M-536 (253-A)	Sandstone Estates north of 42nd St. Pave from Avenue I east 700' to existing Sandstone Drive.	\$ 100,000	
8	M-536 (263)	Residential development, Northridge Subdivision street network construction, Champion Ave. from 5th Ave. east to Competition Ave., 150'	\$ 19,000	
9	M-536 (264)	Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Ave. east to Competition Ave. 150'	\$ 19,000	
10	M-536 (265)	Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'	\$ 63,000	
11	M-536 (256-A)	Valley View Drive west of 5th Avenue additional 600' paving	\$ 75,000	

12	M-536 (241-A)	Residential development, street network construction south of 20th Street & 17th Ave	\$ 180,000
13	M-536 (268)	Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive	\$ 25,000
			PLAN
14	M-536 (269)	Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue	\$ 63,000
15	M-536 (270)	Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex	\$ 63,000
16	M-536 (285)	Residential development, Five Oaks street network construction, Sagebrush to 40th Street west and 38th Street to 40th Street east.	\$ 88,000
		TOTAL FOR SIX YEAR PLAN	\$ 3,070,000

One & Six Year Plan



Legend

- 257 Project #
- Paving Area
- Street Centerline
- - - Railroad Track
- ▭ Corporate Limit

Priority	Project #	Description	Cost
1 Year	1	300 Avenue G from 42nd Street south 720' to 40th Street	\$80,000
	2	298 42nd Street from Hwy 71 east to Ave G. Widen to four lanes.	\$500,000
	3	294 Residential Development, 40th Street from Ave D to Ave F; pave 12' width 250' to intersection	\$60,000
	4	293 Ave B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter	\$1,600,000
	5	284 Residential Development, Five Oaks street network construction, Mulberry from 38th to 40th Street.	\$47,000
	6	262 Residential development, Northridge Subdivision street network construction, Competition Ave. from Champion Ave. north to Trophy Rd. 700' (5th Ave. and 42nd St.)	\$88,000
6 Year	7	253-A Sandstone Estates north of 42nd St. Pave from Ave. I east 700' to existing Sandstone Drive	\$100,000
	8	263 Residential development, Northridge Subdivision street network construction, Champion Ave. from 5th Ave. east to Competition Ave., 150'	\$19,000
	9	264 Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Ave. east to Competition Ave. 150'	\$19,000
	10	265 Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'	\$63,000
	11	256-A Valley View Drive west of 5th Avenue - additional 600' paving.	\$75,000
	12	241-A Residential development, street network construction south of E 20th Street & 17th Avenue.	\$180,000
	13	268 Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive	\$25,000
	14	269 Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue	\$63,000
	15	270 Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex	\$63,000
	16	285 Residential Development, Five Oaks street network construction, Sagebrush to 40th Street west and 38th Street to 40th Street east.	\$88,000

City of Scottsbluff

Transportation Summary Map 2016

J. Reiter - City of Scottsbluff
 Coordinate System: NAD 1983 NE State Plane FIPS 2600 (Feet).

January 25, 2016

Total: 3,070,000

City of Scottsbluff, Nebraska
Monday, February 8, 2016
Regular Meeting

Item Unfin. Biz1

Unfinished Business: Reminder NPZA/APA conference

Staff Contact: