

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Pub Hear1

Preliminary Plat

Preliminary Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



I. GENERAL INFORMATION

- A. Applicant:** 21st Century Land, LLC
619 E. South Beltline Highway
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to replat Block 3, West Nebraska Express Subdivision, into two separate lots and add utility easement and access easement
- D. Legal Description:** Block 3, West Nebraska Express (to be replatted as Lots 1 and 2, Block 3, West Nebraska Express Subdivision)
- E. Location:** 615 & 619 South Beltline Highway
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial. Two buildings are located at this site. The buildings are used as offices and a fitness gym.
- G. Size of Site:** Approximately 4.63 Acres | Proposed Lot 1: 58,720 sq. ft. | Proposed Lot 2: 143,522 sq. ft.

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Commercial	C-3 Heavy Commercial	BNSF Railroad
East	Commercial	C-3 Heavy Commercial	Commercial Storage and Contractor's Shop
South	Commercial	M-1 Light Manufacturing and Industrial	Self-Storage Facility, Vehicle Sales & Repair
West	Commercial	C-3 Heavy Commercial	Office Building, Trucking Company

B. Relevant Case History

1. The Blighted and Substandard Designation for this site was approved by City Council in 1994.
2. Block 3, West Nebraska Express Subdivision was platted October 10, 1994.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial (Commercial)

B. Traffic & Access:

1. Current access to Block 3 is frontage along S. Beltline Highway.
2. The accesses above will remain for the proposed Lot 1.
3. The proposed Lot 2 will also be accessible via a 15' wide access easement is proposed for access from Block 2. Both Block 2 and Lot 2, Block 3 will remain owned by the same owner.

C. Utilities:

1. The current lot has access to water, and sewer.
2. Proposed Lot 1 will have access to water and sewer.
3. Proposed Lot 2 will have access to water and sewer.

IV. STAFF COMMENTS

A. The proposed Lot 2 does not follow 21-1-24 as due to the diagonal property line in the northwest corner. Applicant has stated the reasoning for the unique property line is for access. The access easement is to justify the non-perpendicular lot line.

B. As this is a new subdivision, sidewalks are required per Code 21-1-36.

C. A 14' wide utility easement will be located between the two buildings.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as commercial and the lots will remain C-3.
2. The 15' wide access easement will provide access from Lot 2 to Block 2.
3. No minimum lot size requirement for C-3 Zone.

B. Findings of Fact to Not Recommend Approval May Include:

1. Lot 2 does not meet 21-123 regarding inside lot lines being perpendicular to a straight street line.

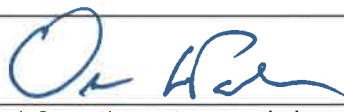
VI. STAFF RECOMMENDATION

A. Staff recommends Planning Commission recommend approval of the Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision.



City of Scottsbluff, Nebraska


Application for a Preliminary Plat Subdivision

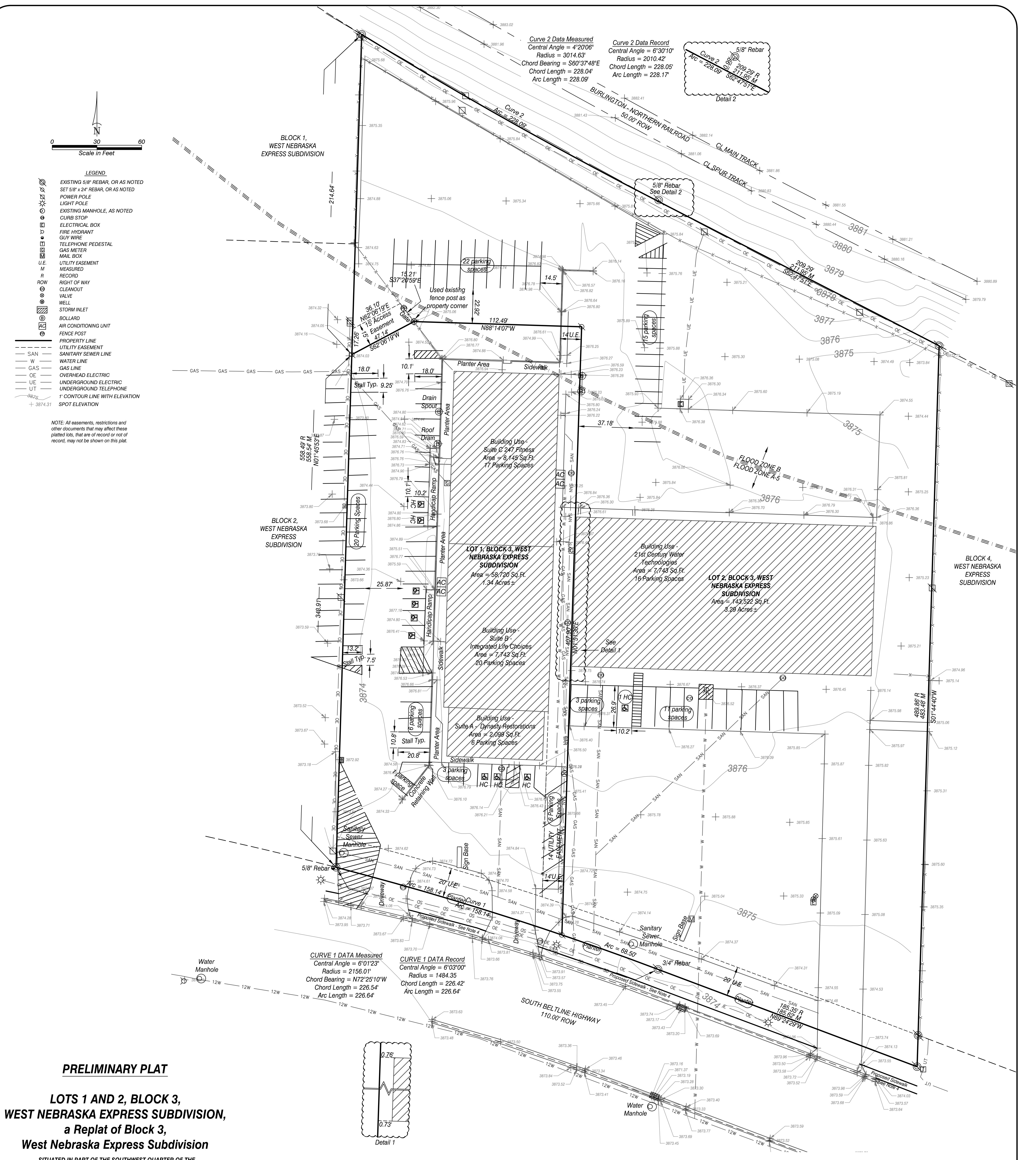
Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat Approved _____ Denied _____	
Applicant's Address: 615 & 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage:	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property: On E. South Beltline approximately 1 block east of 5th & Beltline on the north side.			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Applicant's Address: 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage: 4.36+- Acres	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property:			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



PRELIMINARY PLAT

LOTS 1 AND 2, BLOCK 3,
WEST NEBRASKA EXPRESS SUBDIVISION,
a Replat of Block 3,
West Nebraska Express Subdivision

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System, previous surveys and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zones A-5 and Zone B, as shown on FIRMS Map, Community Panel No. 310206-0010-C, effective date June 15, 1979.
 - Zone A-5 refers to areas of 100-year flood, base flood elevations and flood hazard factors determined
 - Zone B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
- Zoning Information: This property is zoned C-3 (Heavy Commercial) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

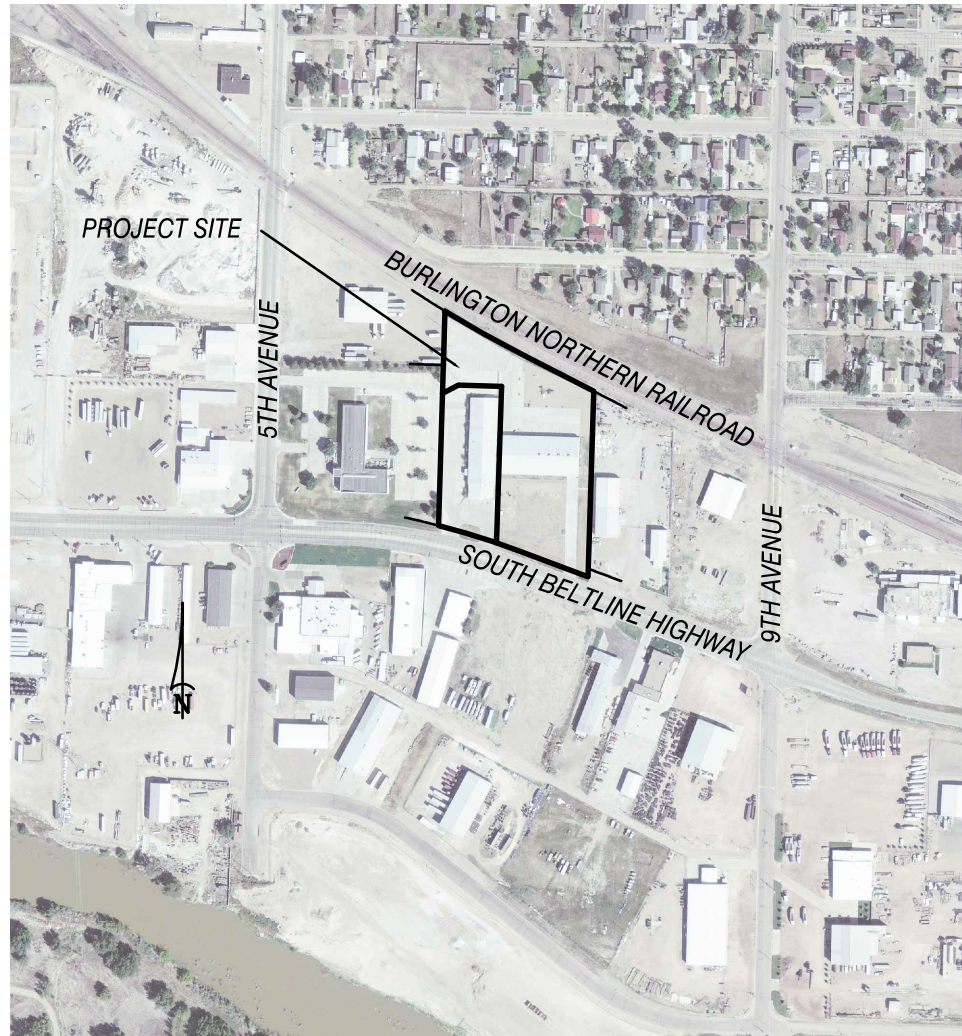
SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)

Front yard setback - None
Side street setback - 12.5 feet
Rear yard setback - None
Side yard setback - None

The maximum height of building allowed - 35 feet
(source: Scottsbluff Municipal Code Section 25-3-15)
- A 5 foot sidewalk will need to be constructed along the north side of South Beltline Highway in accordance with City and ADA requirements.
- Parking Requirements - as per City Ordinance 25-5-1.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, WEST NEBRASKA EXPRESS SUBDIVISION, a Replat of Block 3, West Nebraska Express Subdivision SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

SHEET 1 OF 1 P-1	DATE	
	REVISION	

SEAL

PROJECT NUMBER RM10203-00
PROJECT DATE: JULY 27, 2021
D.P.'S: PROJECT TEAM:
CS/D

PROJECT: LOTS 1&2, BLOCK 3,
REPLAT OF BLOCK 3,
WEST NEBRASKA
EXPRESS SUBDIVISION
IN SW 1/4 OF NW 1/4
SECTION 25, T22N-R55W

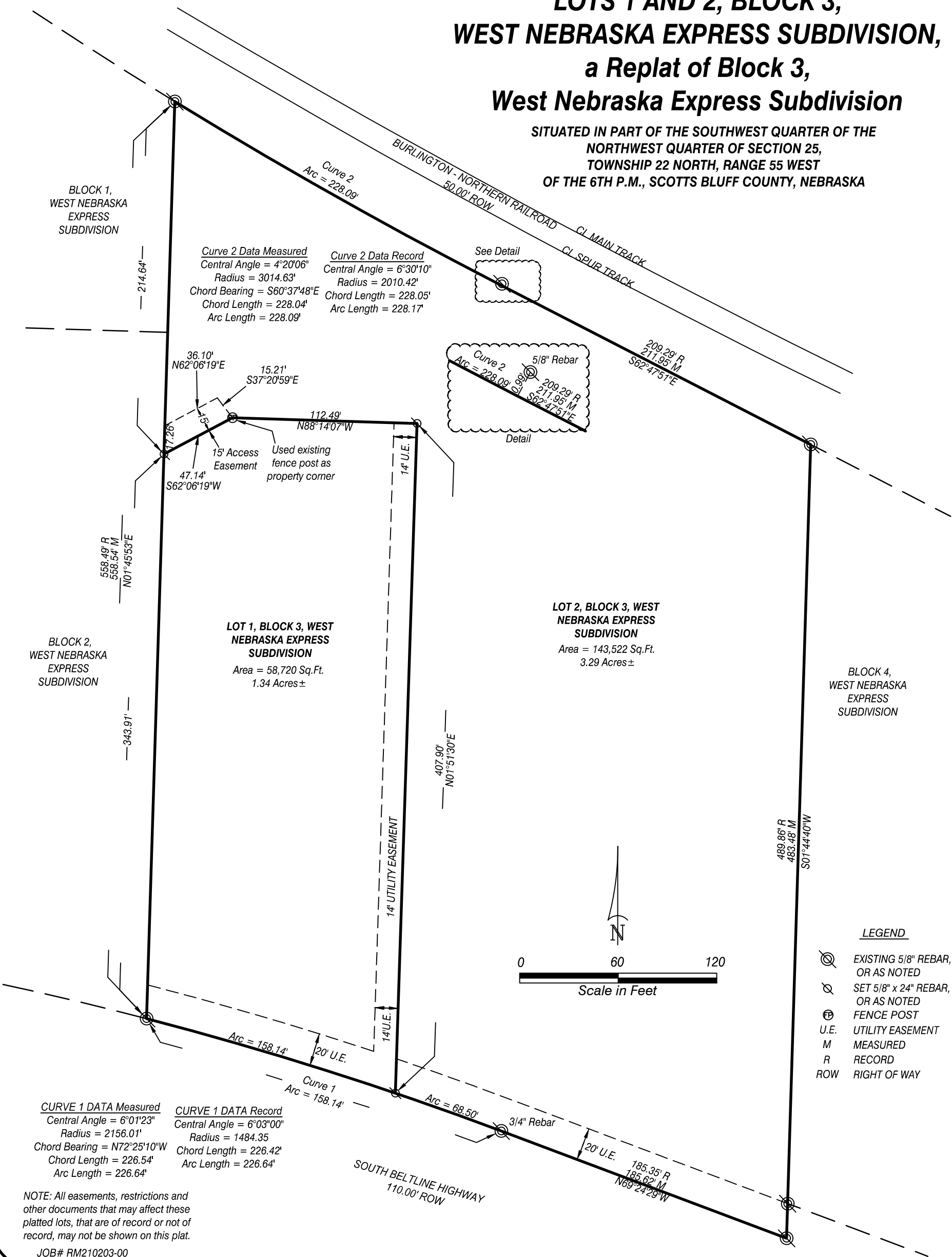
CLIENT: 21ST CENTURY
PROPERTIES, LLC

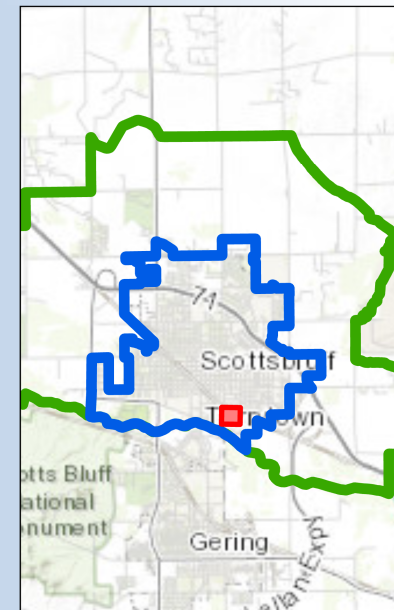
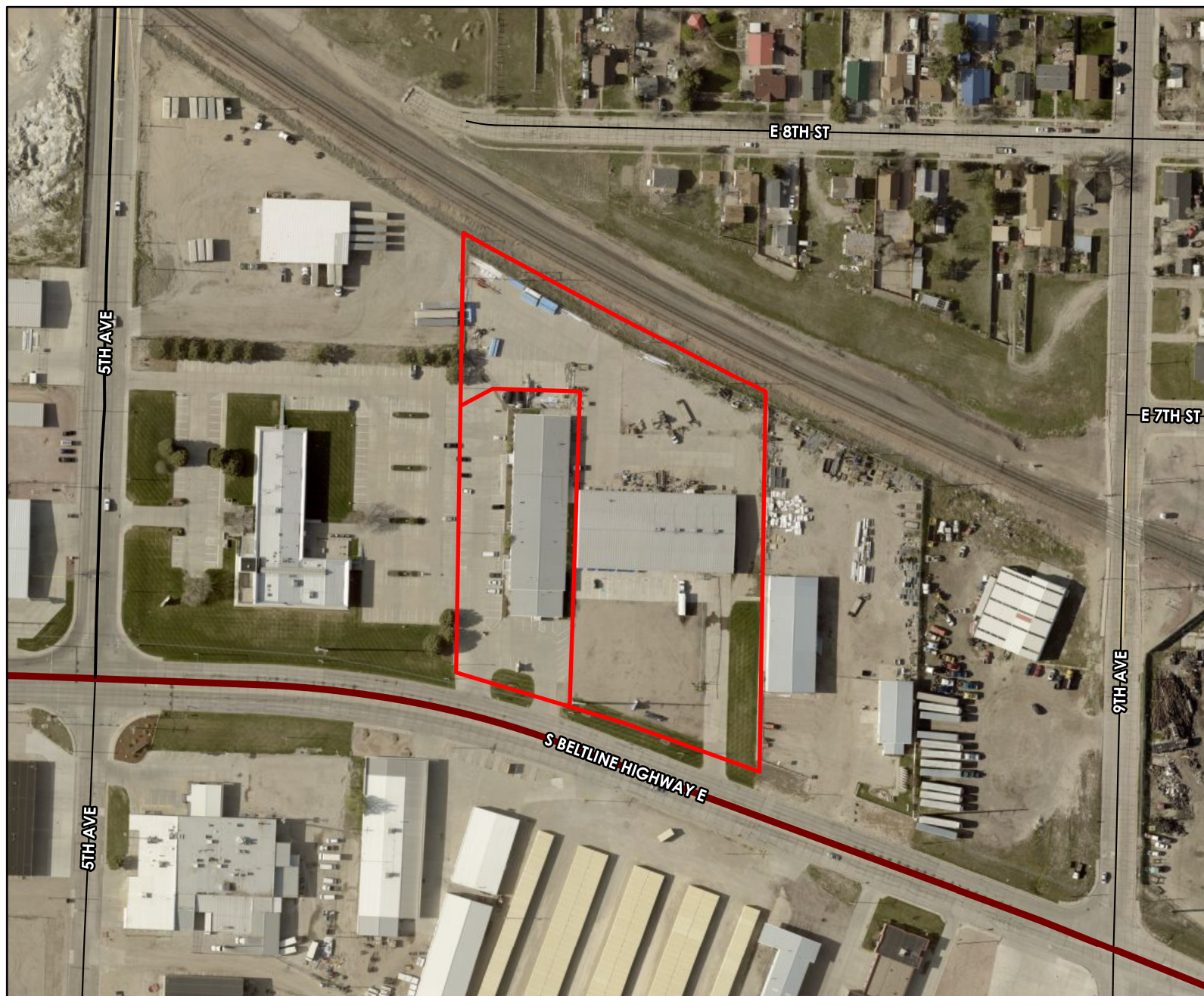
M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

FINAL PLAT
LOTS 1 AND 2, BLOCK 3,
WEST NEBRASKA EXPRESS SUBDIVISION,
a Replat of Block 3,
West Nebraska Express Subdivision

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane 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.



Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

Highway

Main Road

Residential/Rural

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Proposed Changes

Parcel Boundaries

Zoning

A

AR

C-1

C-2

C-3

M-1

M-2

O&P

PBC

R-1

R-1A

R-1B

R-4

R-6

Street Centerlines

CLASS

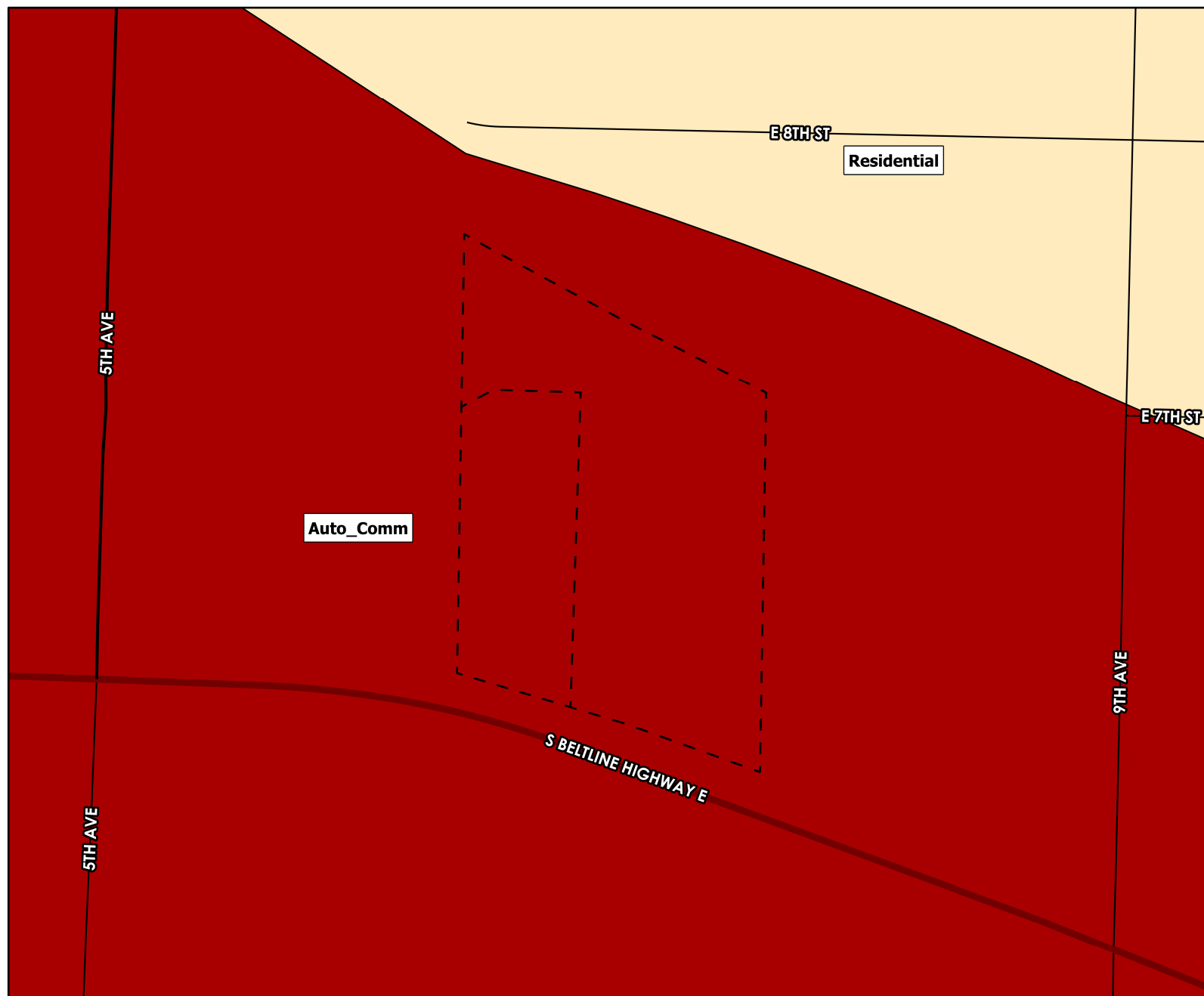
Highway

Main Road

Residential/Rural

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

Street Centerlines

CLASS

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Proposed Changes

Easement

◆ Water Curbstop

● Water Valve

● Water Manhole

■ Fire Hydrants

— Water Lines

● Verified_Manhole

— Wastewater Lines

▲ Outfall

■ Stormwater Inlet

● Stormwater Manhole

→ Stormwater Arc

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