



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, November 8, 2021
6:00 PM

- 1. Roll Call:**
- 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 south wall of the council chambers.
- 3. Notice of Changes in the Agenda by the City Manager:** Additions may not be made to this agenda less than 24-hours before the beginning of the meeting unless added under item 4 of this agenda.
- 4. 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.
- 5. Approval of the Planning Commission Minutes From:**
 - A October 11, 2021 Meeting.**
- 6. New Business :**
 - A Public Hearing-Preliminary Plat**

Preliminary Plat of Lot 4a, Block 2, Cottonwood Glen, a replat of Lots 2 and 4, Block 2, Cottonwood Glen, situated in the Southeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.
 - B Public Hearing-Final Plat**

Final Plat of Lot 4a, Block 2, Cottonwood Glen, a replat of Lots 2 and 4, Block 2, Cottonwood Glen, situated in the Southeast Quarter of section 17, Township 22 North, Range 55 west of the 6th P.M., Scotts Bluff County, Nebraska.
 - C Public Hearing-Ordinance Text Change**

Zoning Text Change of Chapter 25, Article 3, relating to R-1 District special permit uses permitting horses or other livestock used solely for non-business recreation of the occupier on lots comprising two acres or more, in the quantity of one animal per each whole acre.
 - D Gateway Green Overlay Zone Site Plan Review**

Review of the site plan for Tidal Wave Car Wash at 3310 Avenue I located in the Gateway Green Overlay Zone.
 - E Planning Commission Rules**

Review and consider updating Planning Commission Rules.
- 7. Staff Reports:**
 - A (informational only):**
- 8. Other Business:**
 - A (informational only):**

2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294



9. Schedule Meeting:

A Confirm next meeting date of December 13, 2021.

10. Adjourn

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City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item Appr. Min.1

October 11, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
October 11, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, October 11, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the City, on October 1, 2021. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Henry Huber, Dana Weber, Angie Aguillo, Becky Estrada, Callen Wayman "Absent": Anita Chadwick, Dave Gompert, Jim Zitterkopf, Mark Westphal, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Taylor Stephens, GIS Analyst, Tom Schingle, Fire Chief, and Kent Hadenfeldt, City Attorney.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the September 13 2021 meeting were reviewed. Conclusion, a motion was made by Wayman and seconded by Estrada to approve the minutes from September 13, 2021 meeting conditional on the revision to correctly show Wayman as absent. "Yeas": Huber, Wayman, Estrada, Weber, Aguillo, "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 6 Chairman Weber opened the public hearing at 6:04 PM for the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store – West Project at Lots 11, 12, and 13, Hight's Addition, also known as 823, 827, 831, and 837 W. 27th Street.
- 7 City Attorney Kent Hadenfeldt stated the applicant was not present at the meeting. Hadenfeldt stated the applicant spoke with Deputy City Attorney John Selzer earlier that afternoon about an update to the redevelopment plan, however the update did not have any bearing on the Planning Commission's review. Hadenfeldt presented the redevelopment plan. Hadenfeldt stated the plan is to redevelop the lots on the northeast corner of W. 27th Street and Avenue I. Hadenfeldt stated that the existing buildings would be demolished and a new convenience store and gas station would be built. Hadenfeldt stated that one of the changes from today to the plan is an increase in size of the building from 4,500 sq. ft. to 7,500 sq. ft. Hadenfeldt stated the purpose of the Planning Commission's review is to determine whether the plan is in compliance with the comprehensive plan. Hadenfeldt stated that the city attorney's office finds the plan to be in compliance with the City's comprehensive plan. Weber asked Hadenfeldt if he was at the meeting on behalf of the City of Scottsbluff. Hadenfeldt stated for the record that his firm does represent the applicant, but Hadenfeldt stated that he was present on behalf of the city and planning commission. Wayman asked Glaubius if the project is located in the blighted and

substandard area of the city, and Glaubius confirmed. Weber informed the Planning Commission that a sample resolution for the approval of the 26 Group, LLC redevelopment plant was in the agenda packet. Weber closed the public hearing at 6:07 PM. Wayman made a positive recommendation for the approval of the redevelopment plan. Huber asked Hadenfeldt if the developer was applying for TIF money. Hadenfeldt stated that the development would use tax increment financing to fund the improvements. Huber asked if this is the same developer of the existing Essential Fuels convenience store and gas station on Highway 26 and E. Overland Drive. Hadenfeldt stated it was. Huber asked if there were any restrictions on how much TIF money a developer could receive. Hadenfeldt stated that there is no pool of money for TIF. Hadenfeldt stated that the developer will improve the property and continue to pay property taxes on the base property value. Hadenfeldt stated that the amount of the difference between the base property value and improved property value would go towards paying a bond to pay for the improvements. Huber stated that he understood this, but did not understand how a developer can get TIF in one part of the city and also another part of the city. Wayman asked Huber if Huber was asking if there was a cap on TIF. Wayman and Hadenfeldt stated that only 35% of the city can be considered blighted and substandard. Hadenfeldt stated that TIF can be granted until there are no blighted areas remaining in the city, and it is an incentive for developers to improve blighted areas and remove the areas from blighted districts. Huber asked how big was the notification area for this project. Glaubius stated that TIF projects are only advertised through public notice and no letters are mailed out to nearby property owners. Hadenfeldt stated that only rezoning requires the city to mail out letters to nearby property owners. Huber stated that signs were put up in other areas as a reference to the Item 7C rezone. Huber stated that he spoke to several people who lived within two blocks of this development, and they were not aware of the project. Hadenfeldt stated that the only time notification letters are sent out is if there is a zoning code change or zoning map change. Aguallo stated that this property had previously been used as a gas station. Hadenfeldt stated that gas stations are permitted in the C-2 district. Wayman and Aguallo stated that the use of the property was not changing. Huber stated that not all of the property was used as a gas station since there was a laundromat there too. Wayman stated that a gas station is still a permitted use in the C-2 district. Hadenfeldt stated the nearby property owners would not be notified as there is no change to the zoning. Huber stated that he thought the property owners should have been notified, and Hadenfeldt stated it was not a requirement to notify them. Weber asked Hadenfeldt if there should be any conditions added to the motion due to the changes to the redevelopment plan. Hadenfeldt stated that the changes to the redevelopment plan did not affect the Planning Commission review. Wayman stated that per the plan there would be \$2.88 of private funds for every TIF dollar, and Hadenfeldt stated that the developer is investing a significant amount of their own money into the project. Conclusion: Motion by Wayman, seconded by Aguallo to make a positive recommendation on the approval of the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West Project. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 8 Chairman Weber opened the public hearing at 6:14 PM for the Redevelopment Plan for BDS2C, LLC Flyover Brewing Company Expansion Project located at Lot 22, Main Street Addition, also known as 1820 Broadway.
- 9 Hadenfeldt stated the co-owner Andrea Margheim was present at the meeting. Margheim stated that the property is located next to the existing brewery. Margheim stated the expansion will provide employee offices, production space, and expansion of the dining room. Margheim stated that the TIF eligible expenses for the project were concrete work, roof work, and

engineering fees. Margheim stated the expansion will allow the brewery to hold events and expand production. Weber stated that the redevelopment shows most of the funding for the project will be private. Margheim stated that the project will mostly be private funded and will also be receiving LB840 funding. Weber closed the public hearing at 6:16 PM. Conclusion: Motion by Wayman, seconded by Estrada to make a positive recommendation on the approval of the Redevelopment Plan for BDS3C, LLC Flyover Brewing Company Expansion Project. "Yeas": Wayman, Estrada, Weber, Aguallo, Huber "Nays" None "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 10 Chairman Weber introduced Item 7A & 7B regarding the preliminary and final plats for Lots 1 and 2, Block 3, West Nebraska Express Subdivision. Weber asked Hadenfeldt if the public hearing for both the preliminary and final plat could be held concurrently. Hadenfeldt stated they could. Weber opened the Public Hearing at 6:18 PM. Representative for the applicant Greg Schilz with MC Schaff and Associates informed the Planning Commission that the owners of 24-7 Fitness desire to purchase the building they rent. Schilz stated there will be a 14-foot utility easement between the two buildings on Lot 1 and 2 as well as a 15' access easement on the northwest corner of Lot 2. Schilz stated they were seeking positive approval on the plats. Aguallo asked if the applicant wanted to purchase the front building. Schilz stated the owner of 24-7 will purchase the entire building in which they are located. Weber asked if there were any other comments, and there were none. Weber closed the public hearing at 6:19 PM. Weber asked for a motion. Conclusion: Motion by Estrada to make a positive recommendation to City Council regarding the preliminary and final plat of Lots 1 and 2, Block 3, West Nebraska Express, seconded by Wayman. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 11 Weber introduced Item 7C & 7D regarding the preliminary and final plats for Block 1, BF Properties. Weber opened the public hearing at 6:20 PM. Representative for the applicant Greg Schilz with MC Schaff and Associates stated that Brian Frank and Henkel Ag agreed on a subdivision of 6 acres to Henkel, who had improved the land. Schilz stated that the new lot would need to be rezone from A-Agricultural to C-3 Heavy Commercial district. Schilz stated that there is an extension of SID 4A on the east side of the property. Weber closed the public hearing at 6:21 PM. Weber asked if there were any questions and for a motion. Weber asked Hadenfeldt if there was a notification to the nearby property owners. Hadenfeldt stated that the nearby property owners would have received notification letters as there is a rezone. Glaubius confirmed notification letters had been mailed out. Aguallo stated that it appeared no property owners were concerned as none had attended the meeting. Weber stated that there was already commercial activity there. Schilz stated that there is C-3 on both sides of the residential area. Wayman asked if the SID referred to the sewer connection, and Schilz stated it was. Conclusion: Motion by Estrada, seconded by Huber to make a positive recommendation to City Council regarding the preliminary and final plats for Block 1, BF Properties. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 12 Weber introduced Item 7E regarding the rezone request for Block 1, BF Properties from A-Agricultural to C-3 Heavy Commercial. Aguallo asked if the Planning Commission was the final say on the approval of a rezone. Hadenfeldt stated that the Planning Commission would need to make a positive recommendation, and City Council would have to approve an ordinance on the rezone. The public hearing for the rezone was held concurrently with the preliminary and final plat public hearing for the subdivision. Conclusion: Motion by Aguallo, seconded by Wayman to make a positive recommendation on the approval of the rezone request for Block 1, BF Properties to the City Council. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber

“Abstained”: None, “Absent”: Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 13 Weber introduced Item 8 regarding officer elections. Estrada nominated Weber for chairman and Aguillo, Wayman, and Huber agreed. Weber accepted the nomination. Motion by Estrada, seconded by Huber to elect Weber to chairman. Aguillo asked who the previous vice-chairman was. Estrada stated it was Anita Chadwick. Huber nominated Estrada to vice-chairman, seconded by Weber. Estrada accepted the nomination. Conclusion: Motion by Estrada, seconded by Huber to elect Weber as Planning Commission Chairman “Yeas”: Wayman, Estrada, Weber, Aguillo “Nays” Huber “Abstained”: None, “Absent”: Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried. Conclusion: Motion by Huber, seconded by Weber to elect Estrada as Planning Commission Vice-Chairman. “Yeas”: Wayman, Estrada, Weber, Aguillo “Nays” Huber “Abstained”: None, “Absent”: Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 14 Weber introduced Item 9 regarding staff reports. Weber asked Glaubius if there were any staff reports. Glaubius stated he intended to bring the Planning Commission rules to the next meeting for the Planning Commission to review and potentially revise.
- 15 Weber introduced Item 10 regarding scheduling the next Planning Commission meeting on November 8, 2021.
- 16 Adjournment: Motion by Wayman, seconded by Estrada to adjourn the meeting at 6:26 PM.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item New Bus1

Public Hearing-Preliminary Plat

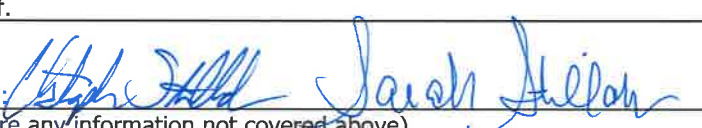
Preliminary Plat of Lot 4a, Block 2, Cottonwood Glen, a replat of Lots 2 and 4, Block 2, Cottonwood Glen, situated in the Southeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

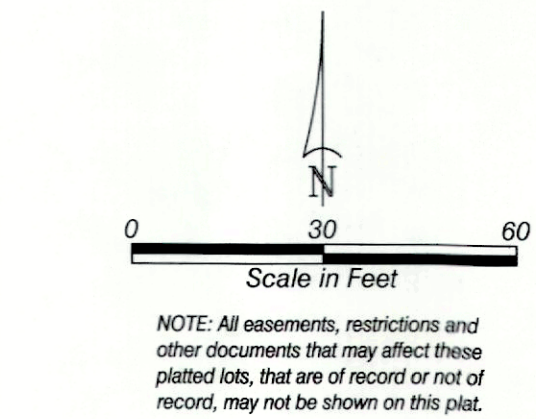
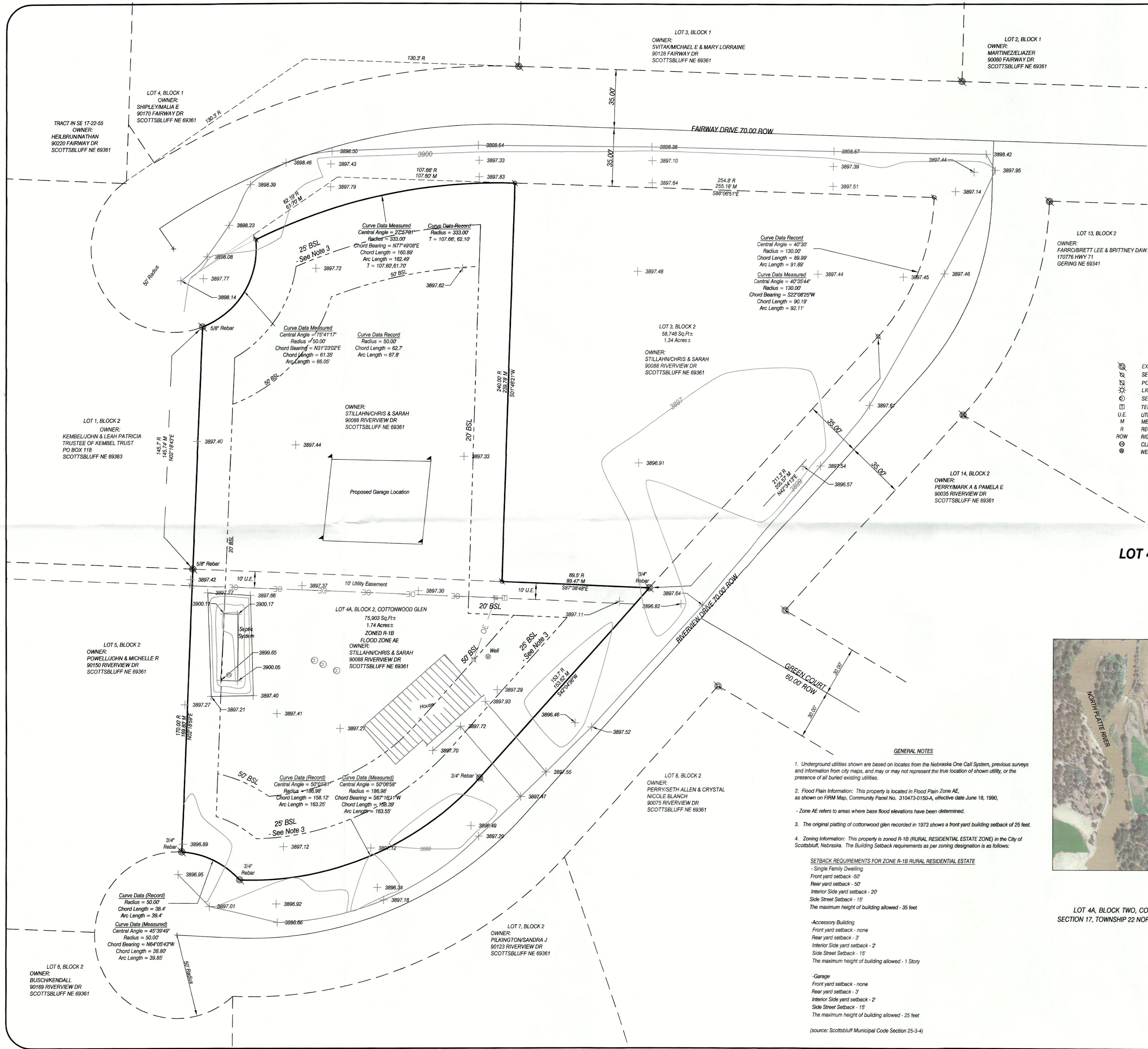
Staff Contact: Zachary Glaubius, Planning Administrator



City of Scottsbluff, Nebraska

Application for a Preliminary Plat Subdivision

Date: 10/8/2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 90088 Riverview Drive Scottsbluff, NE 69361			Permit Number:	
Applicant's Name Chris & Sarah Stillahn			Plat Approved Denied	
Applicant's Address: 90088 Riverview Drive			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-641-8197	Mobile:	Email: stillahn@gmail.com	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: Chris & Sarah Stillahn				
Property Owner's Address: 90088 Riverview Drive				
City: Scottsbluff	State: Nebraska	Zip: 69361		
Telephone: 308-641-8197	Mobile:	Email: stillahn@gmail.com		
Engineer or Surveyor: Dustin Beaudette			Total Acreage: 1.74 acres	
Engineer or Surveyor Address: 818 South Beltline Hwy East			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: residential	
Telephone: 308-635-1926	Mobile:	Email: dbeaudette@mcschaff.com	Proposed Use of Property: residential	
Location of property: West of intersection of Fairway Dr. and Riverview Dr. Scottsbluff			Present Zoning: R-1B	
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 abstractor)				
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: 10/12/21	
Remarks: (Insert here any information not covered above)				

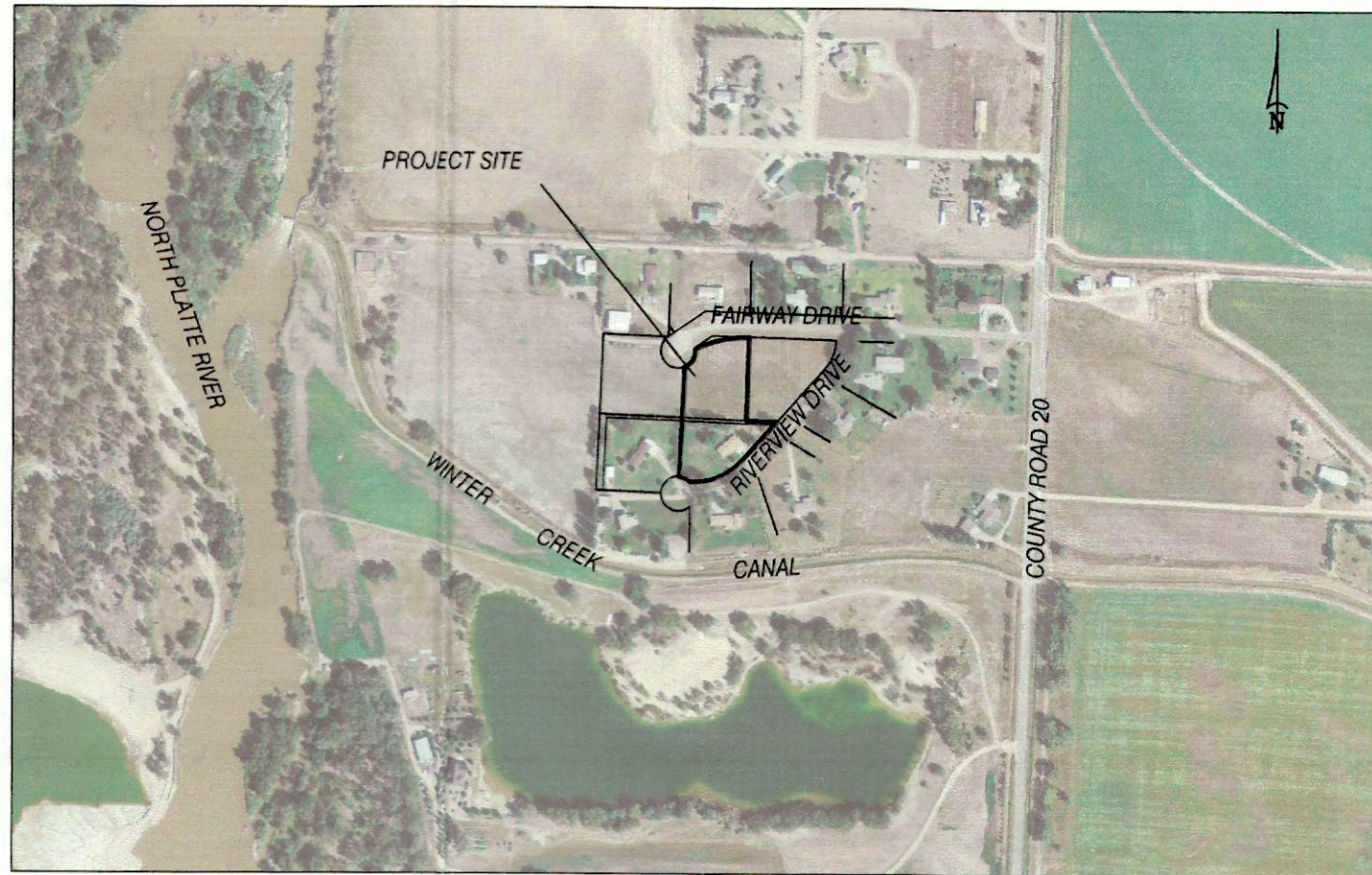


- LEGEND**
- | | |
|-----------------------------------|--------------------------------|
| EXISTING 5/8" REBAR, OR AS NOTED | BUILDING SETBACK LINE |
| SET 5/8" x 24" REBAR, OR AS NOTED | PROPERTY LINE |
| POWER POLE | UTILITY EASEMENT |
| LIGHT POLE | SANITARY SEWER LINE |
| SEPTIC SYSTEM STRUCTURES | WATER LINE |
| TELEPHONE PEDESTAL | GAS LINE |
| MEASURED | OE OVERHEAD ELECTRIC |
| UTILITY EASEMENT | UE UNDERGROUND ELECTRIC |
| RECORD | UT UNDERGROUND TELEPHONE |
| RIGHT OF WAY | 1" CONTOUR LINE WITH ELEVATION |
| CLEANOUT | SPOT ELEVATION NGVD 1929 DATUM |
| WELL | |

PRELIMINARY PLAT

LOT 4A, BLOCK 2, COTTONWOOD GLEN
A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN

AN ADDITION SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP
LEGAL DESCRIPTION

LOT 4A, BLOCK TWO, COTTONWOOD GLEN, A REPLAT OF AN ADDITION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA,

- GENERAL NOTES**
- Underground utilities shown are based on locations 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 Zone AE, as shown on FIRN Map, Community Panel No. 310473-0150-A, effective date June 18, 1990.
- Zone AE refers to areas where base flood elevations have been determined.
 - The original platting of cottonwood glen recorded in 1973 shows a front yard building setback of 25 feet.
 - Zoning Information: This property is zoned R-1B (RURAL RESIDENTIAL ESTATE ZONE) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

SETBACK REQUIREMENTS FOR ZONE R-1B RURAL RESIDENTIAL ESTATE
- Single Family Dwelling
Front yard setback - 50'
Rear yard setback - 50'
Interior Side yard setback - 20'
Side Street Setback - 15'
The maximum height of building allowed - 35 feet

- Accessory Building
Front yard setback - none
Rear yard setback - 3'
Interior Side yard setback - 2'
Side Street Setback - 15'
The maximum height of building allowed - 1 Story

- Garage
Front yard setback - none
Rear yard setback - 3'
Interior Side yard setback - 2'
Side Street Setback - 15'
The maximum height of building allowed - 25 feet

(source: Scottsbluff Municipal Code Section 25-3-4)

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

PROJECT: LOT 4A, BLOCK 2, COTTONWOOD GLEN SUB. SITUATED IN THE NEQ OF THE SEQ OF SECTION 17, T22N-R55W OF 6TH P.M. SCOTTS BLUFF COUNTY, NE

CLIENT: CHRIS STILLAHN

PROJECT NUMBER: RM210266-00
PROJECT DATE: SEPT 8, 2021
PROJECT MGR: DPS
PROJECT TEAM: DB-TD

SEAL

DATE	REVISION

SHEET 1 OF 1
PRE-1

LEGAL DESCRIPTION

LOT 4A, BLOCK 2, COTTONWOOD GLEN, A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN, an addition situated in the Southeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

SURVIVORSHIP WARRANTY DEED

Chris Stillahn and Sarah Stillahn, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **Chris Stillahn and Sarah Stillahn, a married couple**, GRANTEES, hereby conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lots Two (2) and Three (3), Block Two (2), COTTONWOOD GLEN, an addition situated in the SE1/4 of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

GRANTOR covenant with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated 11/11/2021

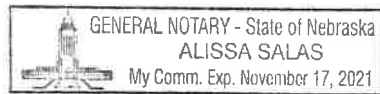

Chris Stillahn


Sarah Stillahn

STATE OF Nebraska

COUNTY OF Scotts Bluff

The foregoing instrument was acknowledged before me this 1 day of November, 2021 by **Chris Stillahn and Sarah Stillahn, a married couple**.




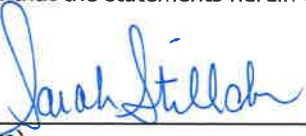

Notary Public

SB0007356

Please Return recorded document to:
Nebraska Title Company
1620 Avenue A
Scottsbluff, NE 69361



City of Scottsbluff, Nebraska Application for a Final Plat Subdivision

Date: 10/8/2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 90088 Riverview Drive Scottsbluff, NE 69361			Permit Number:	
Applicant's Name Chris & Sarah Stillahn			Plat Approved Denied	
Applicant's Address: 90088 Riverview Drive			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-641-8197	Mobile:	Email: stillahn@gmail.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: Chris & Sarah Stillahn				
Property Owner's Address: 90088 Riverview Drive				
City: Scottsbluff	State: Nebraska	Zip: 69361		
Telephone: 308-641-8197	Mobile:	Email: stillahn@gmail.com		
Engineer or Surveyor: Dustin Beaudette			Total Acreage: 1.74 acres	
Engineer or Surveyor Address: 818 South Beltline Hwy East			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: residential	
Telephone: 308-635-1926	Mobile:	Email: dbeaudette@mcschaff.com	Proposed Use of Property: residential	
Location of property: West of intersection of Fairway Dr. and Riverview Dr. Scottsbluff			Present Zoning: R-1B	
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: 10/12/21	
Remarks: (Insert here any information not covered above)				

SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of **LOT 4A, BLOCK 2, COTTONWOOD GLEN, A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN**, an addition situated in the Southeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska,

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 11th DAY OF OCTOBER, 2021.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dustin L. Beaudette
Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799



OWNER'S STATEMENT

We, the undersigned, being the owners of Lots 2 and 4, Block 2, Cottonwood Glen, an addition situated in the Southeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as **LOT 4A, BLOCK 2, COTTONWOOD GLEN, A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN**, AN ADDITION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate these easements shown for the use and benefit of the public.
Dated this 12th day of October, 2021.

Owners:

Christopher Stillahn
By Christopher Stillahn, Husband

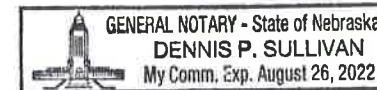
Sarah Stillahn
By Sarah Stillahn, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Christopher Stillahn, Husband, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 12th DAY OF October, 2021.



Dennis P. Sullivan
Notary Public

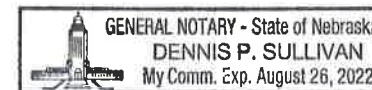
My Commission Expires August 26, 2022

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Sarah Stillahn, Wife, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 12th DAY OF October, 2021.



Dennis P. Sullivan
Notary Public

My Commission Expires August 26, 2022

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 4A, BLOCK 2, COTTONWOOD GLEN, A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN, AN ADDITION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this _____ day of _____, 2021.

Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

LOT 4A, BLOCK 2, COTTONWOOD GLEN
A REPLAT OF LOTS 2 AND 4, BLOCK 2, COTTONWOOD GLEN

**SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA**

The survey plat depicts several lots and their boundaries. LOT 4, BLOCK 1 is at the top left. LOT 3, BLOCK 1 is at the top right. LOT 2, BLOCK 1 is further right. LOT 3, BLOCK 2 is in the middle right. LOT 4A, BLOCK 2, COTTONWOOD GLEN is in the center. LOT 1, BLOCK 2 is on the left. LOT 5, BLOCK 2 is at the bottom left. A TRACT IN SE 17-22-55 is also shown. The plat includes various curves (Curve 1 through Curve 7) with their respective radii, central angles, arc lengths, chord bearings, and chord lengths. It also shows easements (Utility Easement, Right of Way), rebar locations, and drive rights of way (FAIRWAY DRIVE, RIVERVIEW DRIVE, GREEN COURT). A north arrow and a scale bar (0 to 120 feet) are provided.

LOT 4, BLOCK 1

LOT 3, BLOCK 1

LOT 2, BLOCK 1

TRACT IN SE 17-22-55

LOT 3, BLOCK 2
58,746 Sq.Ft±
1.34 Acres±

LOT 4A, BLOCK 2, COTTONWOOD GLEN
75,903 Sq.Ft±
1.74 Acres±

LOT 1, BLOCK 2

LOT 5, BLOCK 2

Curve 1
Arc = 92.11'

Curve 2
Arc = 163.55'

Curve 3
Arc = 39.85'

Curve 4
Arc = 66.05'

Curve 5
Arc = 162.49'

Curve 6
Arc = 251.54'

Curve 7
Arc = 141.47'

5/8" Rebar

10' Utility Easement

10' U.E.

FAIRWAY DRIVE 70.00' ROW

RIVERVIEW DRIVE 70.00' ROW

GREEN COURT 60.00' ROW

Scale in Feet

LEGEND

- EXISTING 3/4" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR W/ CAP, OR AS NOTED
- U.E. UTILITY EASEMENT
- M MEASURED
- R RECORD
- ROW RIGHT OF WAY

Curve 1 Data Measured
Central Angle = 40°35'44"
Radius = 130.00'
Chord Bearing = N22°08'25"E
Chord Length = 90.19'
Arc Length = 92.11'

Curve 1 Data Record
Central Angle = 40°30'
Radius = 130'
Tangent = 45'

Curve 2 Data Measured
Central Angle = 50°06'58"
Radius = 186.98'
Chord Bearing = S67°16'11"W
Chord Length = 158.39'
Arc Length = 163.55'

Curve 2 Data Record
Central Angle = 50°01'31"
Radius = 186.98'
Tangent = 87.2'

Curve 3 Data Measured
Central Angle = 45°39'49"
Radius = 50.00'
Chord Bearing = N64°05'43"W
Chord Length = 38.80'
Arc Length = 39.85'

Curve 3 Data Record
Radius = 50'
Arc Length = 39.4'

Curve 4 Data Measured
Central Angle = 75°41'17"
Radius = 50.00'
Chord Bearing = N31°23'02"E
Chord Length = 61.35'
Arc Length = 66.05'

Curve 4 Data Record
Radius = 50'
Arc Length = 67.8'

Curve 5 Data Measured
Central Angle = 27°57'31"
Radius = 333.00'
Chord Bearing = N77°49'08"E
Chord Length = 160.89'
Arc Length = 162.49'
Tangent = 107.82', 62.10'

Curve 5 Data Record
Radius = 333'
Tangent = 107.66', 62.1'

Curve 6 Data Measured
Central Angle = 35°45'43"
Radius = 403.00'
Chord Bearing = S73°55'25"W
Chord Length = 247.48'
Arc Length = 251.54'

Curve 6 Data Record
Central Angle = 35°49'58"
Radius = 403'
Tangent = 103.3'

Curve 7 Data Measured
Central Angle = 40°31'42"
Radius = 200.00'
Chord Bearing = N22°10'25"E
Chord Length = 138.54'
Arc Length = 141.47'

Curve 7 Data Record
Central Angle = 40°30'
Radius = 200'
Tangent = 73.8'

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown.

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown.

JOB# RM210266-00

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 22, 2021

For Hearing of: November 8, 2021



I. GENERAL INFORMATION

- A. Applicant:** Chris and Sarah Stillahn
90088 Riverview Drive
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to consolidate Lots 2 and 4 into Lot 4A to have area for an accessory structure (garage).
- D. Legal Description:** Lot 4A, Block 2, Cottonwood Glen
- E. Location:** 90088 Riverview Drive in the City of Scottsbluff Extra-Territorial Jurisdiction (ETJ)
- F. Existing Zoning & Land Use:** R-1B -Floodplain and single- family dwelling

Size of Site: Approximately 1.74 Acres

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	Rural	R-1B Rural Residential Estate	Single-Family Dwelling
East	Rural	R-1B Rural Residential Estate	Single-Family Dwelling
South	Rural	R-1B Rural Residential Estate	Single-Family Dwelling
West	Rural	R-1B Rural Residential Estate	Single-Family Dwelling

B. Relevant Case History

1. Cottonwood Glen was platted in 1973.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural.
- B. Traffic & Access:**

1. Current access to the existing lots is via frontage along Fairway Drive and Riverview Drive.

C. Utilities:

1. The subdivision is located in the ETJ and is not required to be connected to City utilities per Chapter 21.
2. The existing 10 foot utility easement will remain on the lot.

IV. STAFF COMMENTS

- A. The proposed Lot 4A does not meet the minimum area requirements of the R-1B District. The minimum area for an R-1B Lot is 3 acres and the proposed lot is 1.74 acres.
- B. While the existing lots and proposed lots are not in conformance with the R-1B District, they are in conformance with the lot sizes of the surrounding neighborhood.

V. FINDINGS OF FACT

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

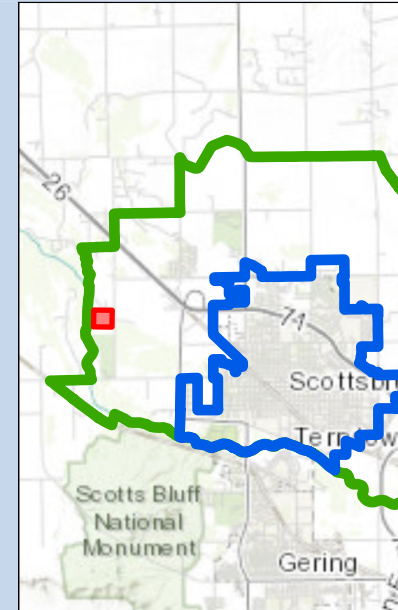
1. The Comprehensive Plan identifies the area as rural and the area will remain rural
2. The replat will result in an existing lot becoming closer to compliance.

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

1. Lot 4A does not meet the 3 acres minimum area of the R-1B Rural Residential Estate District.

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend the approval of the Preliminary and Final Plat of Lot 4A, Block 2, Cottonwood Glen to City Council.



Proposed Changes

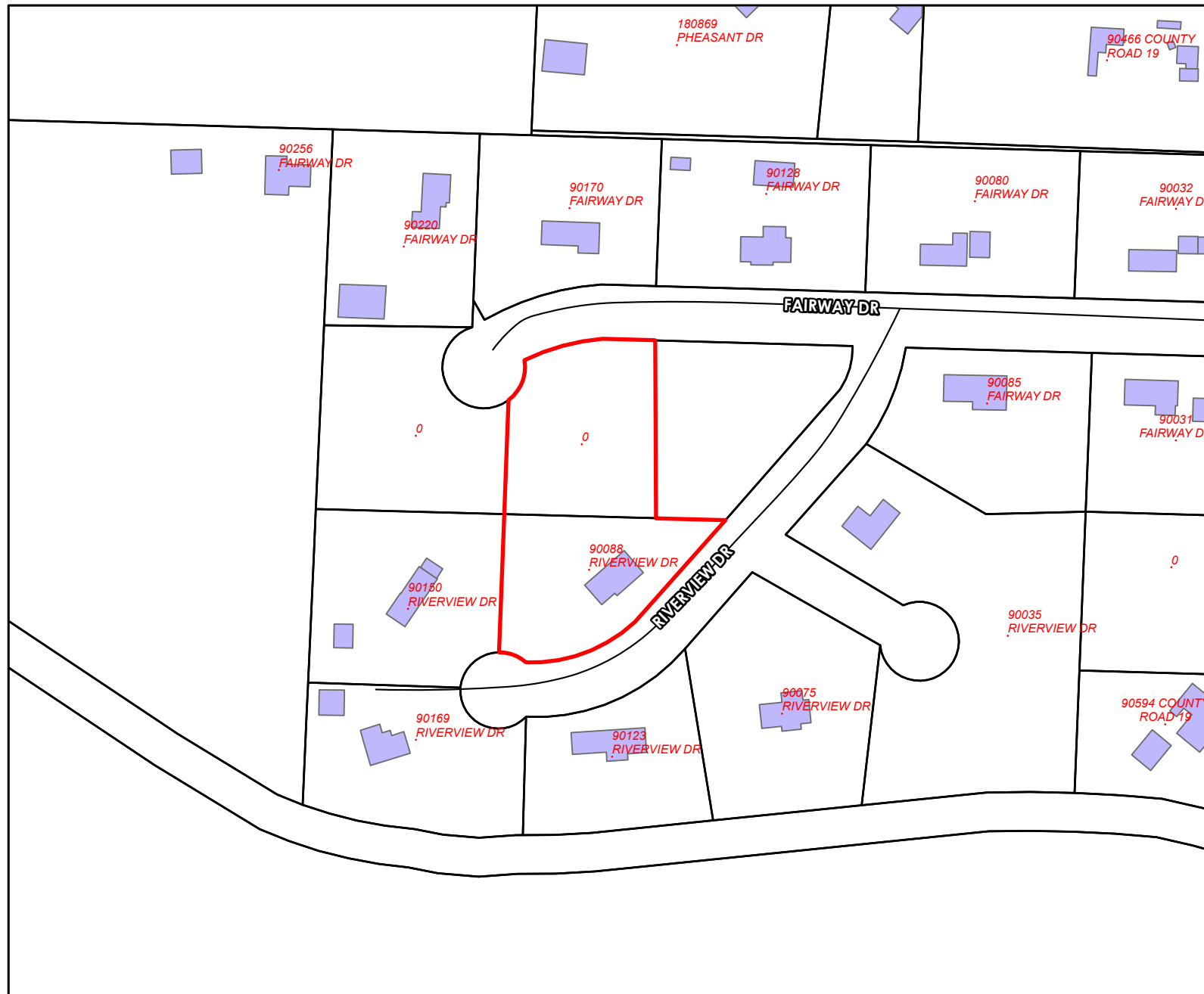
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on October 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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City of Scottsbluff GIS
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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

GEODATA.GISMGR.Corporate_Limits

GEODATA.GISMGR.Extended_Jurisdiction

Street Centerlines

CLASS

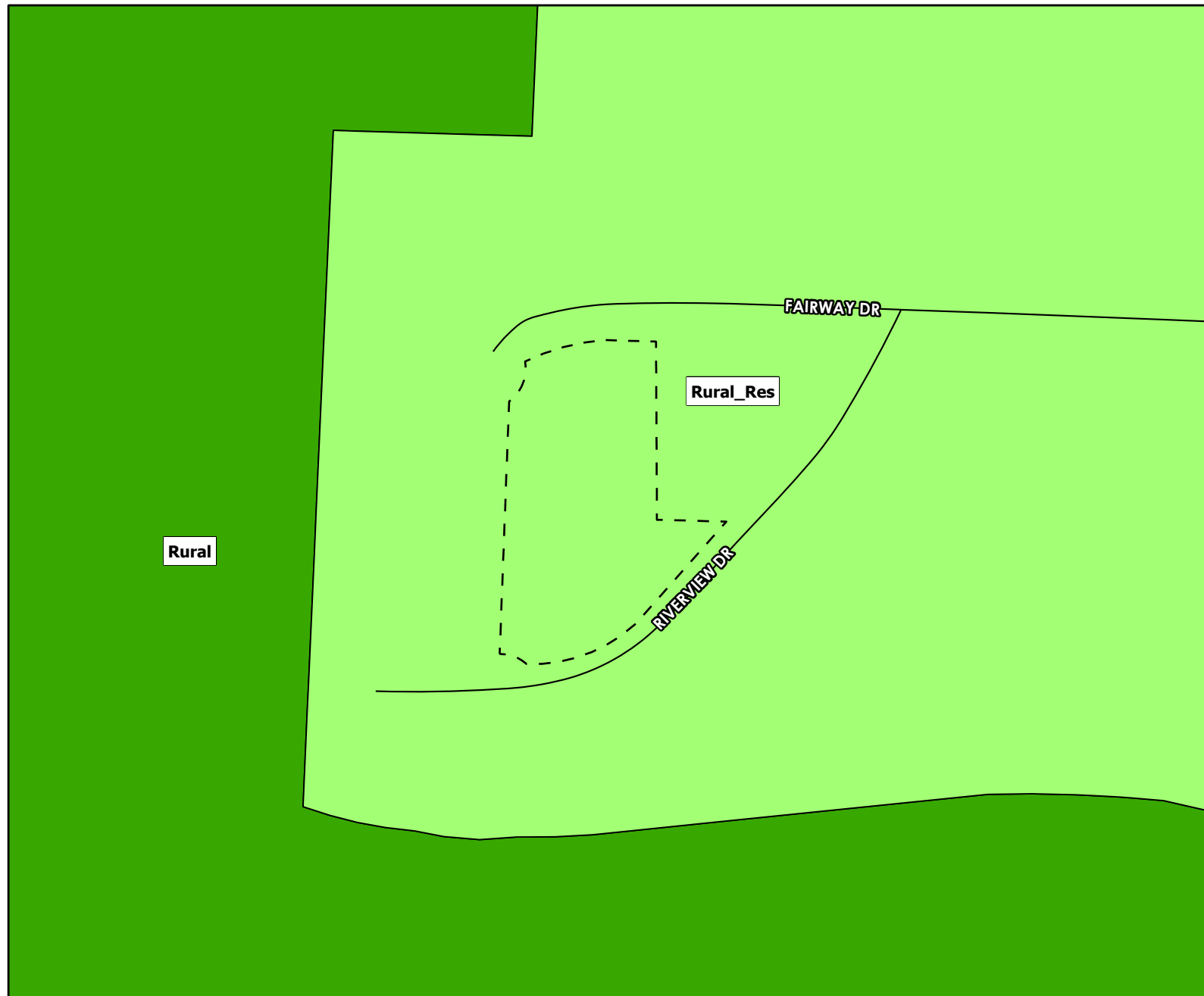
Highway

Main Road

Residential/Rural

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospiat 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

- Highway
- Main Road
- Residential/Rural

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City of Scottsbluff GIS
Created on October 28, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item New Bus2

Public Hearing-Final Plat

Final Plat of Lot 4a, Block 2, Cottonwood Glen, a replat of Lots 2 and 4, Block 2, Cottonwood Glen, situated in the Southeast Quarter of section 17, Township 22 North, Range 55 west of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item New Bus3

Public Hearing-Ordinance Text Change

Zoning Text Change of Chapter 25, Article 3, relating to R-1 District special permit uses permitting horses or other livestock used solely for non-business recreation of the occupier on lots comprising two acres or more, in the quantity of one animal per each whole acre.

Staff Contact: Zachary Glaubius, Planning Administrator



Scottsbluff City Zoning Text Change Application

2525 Circle Drive, Scottsbluff, NE 69361
Telephone (308) 630-6243 Fax (308) 630-6204
www.scottsbluff.org

Project Information

Application Date:

October 6, 2021

Number (Office Use Only):

Comprehensive Plan Designation:

Residential

Comprehensive Plan Amendment Required?

No

Brief description of text change request:

Add a Special Permit Use to Zone R-1 Single Family to allow a limited number of horses or other livestock used solely for nonbusiness recreation on lots comprising 2 acres or more.

Applicant Information

Applicant:

Jane D Fliesbach

Property Owner:

Jane D Fliesbach

Address:

210087 Williams Dr

Telephone:

719 649-1538

City:

Scottsbluff

State:

NE

Zip:

69361

Alt. Telephone:

City Development Process and Requirements

- 1. Staff Review Time:** Approximately 3 to 4 weeks prior to the Public Hearing date. Notice to the newspaper must be mailed out 2 ½ weeks prior to the meeting date.
- 2. Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- 3. City Council:** Held the first and third Mondays of each month at 6:00 p.m.

All meetings are held in the City Council Chambers at 2525 Circle Drive in Scottsbluff.

REQUIREMENTS

- ☐ Pre-application meeting with City Planner
- ☐ Zoning Ordinance Text Change Fees \$100.00 plus cost of public hearing notice

- ☐ Desired Text Change - on disk or emailed to the City Development Service Department in Word format and any other supporting documentation.
- ☐ A Letter and/or packet from the petitioner that the proposed text change:
 - ☐ Would provide a service needed by the city and/or residents of the community and will be consistent with sound land use principles.
 - ☐ The text change will not be injurious to adjacent properties or uses throughout the city or environment.
 - ☐ Will the proposed text change create special hazards or problems.
 - ☐ Would the proposed text change be harmonious and consistent with the Comprehensive Plan.
 - ☐ Why the proposed text change is needed.

If any of these items are not submitted or answered with the application the City maintains the right to return the application as incomplete.

Rezone Process

After staff receives a completed application the staff will write a report to the Planning Commission including their recommendation. The Planning Commission will then hold a public hearing (which must be noticed in newspaper 10 days prior to the hearing) pertaining to the Zone Change and either recommend supporting the zone change or not to the City Council. After the Planning Commission the City Council will also hold a public hearing on the text change request and either approve, approve with conditions or deny the request.

City of Scottsbluff, Nebraska
2525 Circle Drive
Scottsbluff, NE 69361

RE: Jane D. Fliesbach - Zoning Text Change Application

Dear Friends:

I own property located at 210087 Williams Drive, Scottsbluff, Nebraska which is presently my home. A map of the area which includes my property accompanies this letter. The lot I own is located north of 42nd Street and east of Williams Drive. My lot comprises approximately 2.75 acres. It has been owned by my family since the 1950s.

My property has been, and still is, outside of the Scottsbluff city limits. Horses have been kept on the property from time to time. I recently learned that at some point my property was zoned R-1 Single Family and that the keeping of horses is not allowed. Although my property is zoned R-1 it is bordered on the north and east by property presently zoned Agricultural.

I am requesting a "Zoning Text Change" to add as a Special Permit Use to R-1 Single Family Zone under Section 25-3-2 of the Scottsbluff Municipal Code the following language:

Special Permit Uses:

13. Livestock-Horses and other livestock used solely for non-business recreation of occupier are permissible on lots comprising two (2) acres or more, in the quantity of one (1) animal per each whole acre. Shelters for such animals shall be situated not less than fifty (50) feet from the property line and not less than fifty (50) feet from a residence on another lot or tract.

This language is similar to the Special Permit Use presently allowed under Section 25-3-4 for R-1b Rural Residential Estate Zone.

The Scottsbluff Municipal Code indicates the intent of the R-1 Single Family Zone is to "Provide for low density residential areas where the predominant uses are single family detached houses". This is almost identical to the intent of the R-1b Rural Residential Estate which is to "Provide for low density residential areas with larger lot sizes where the predominant uses are single family detached dwellings." (Emphasis added.)

My requested Zoning Text Change for R-1 Zone limits its application to lots "comprising two (2) acres or more". Consequently it would only apply to lot sizes in Zone R-1 that are comparable with the lot sizes contemplated in Zone R-1b, where the Special Permit Use is presently allowed.

Scottsbluff's zoning jurisdiction extends two miles outside of the city limits. Because of the City's Comprehensive Plan, many areas that are essentially rural, both inside and outside the city limits, are zoned R-1. The R-1 zoning prevents a special permit from being issued to allow the keeping of horses even though a lot size is large and such use is compatible the character of the adjoining property.

I am requesting a Zoning Text Change to give the City the flexibility to issue a special permit to allow the keeping of a limited number of horses or other livestock used for non-business recreation of the occupier, on an R-1 zoned lot which is 2 acres or greater in size, where such use is otherwise appropriate.

The proposed text change:

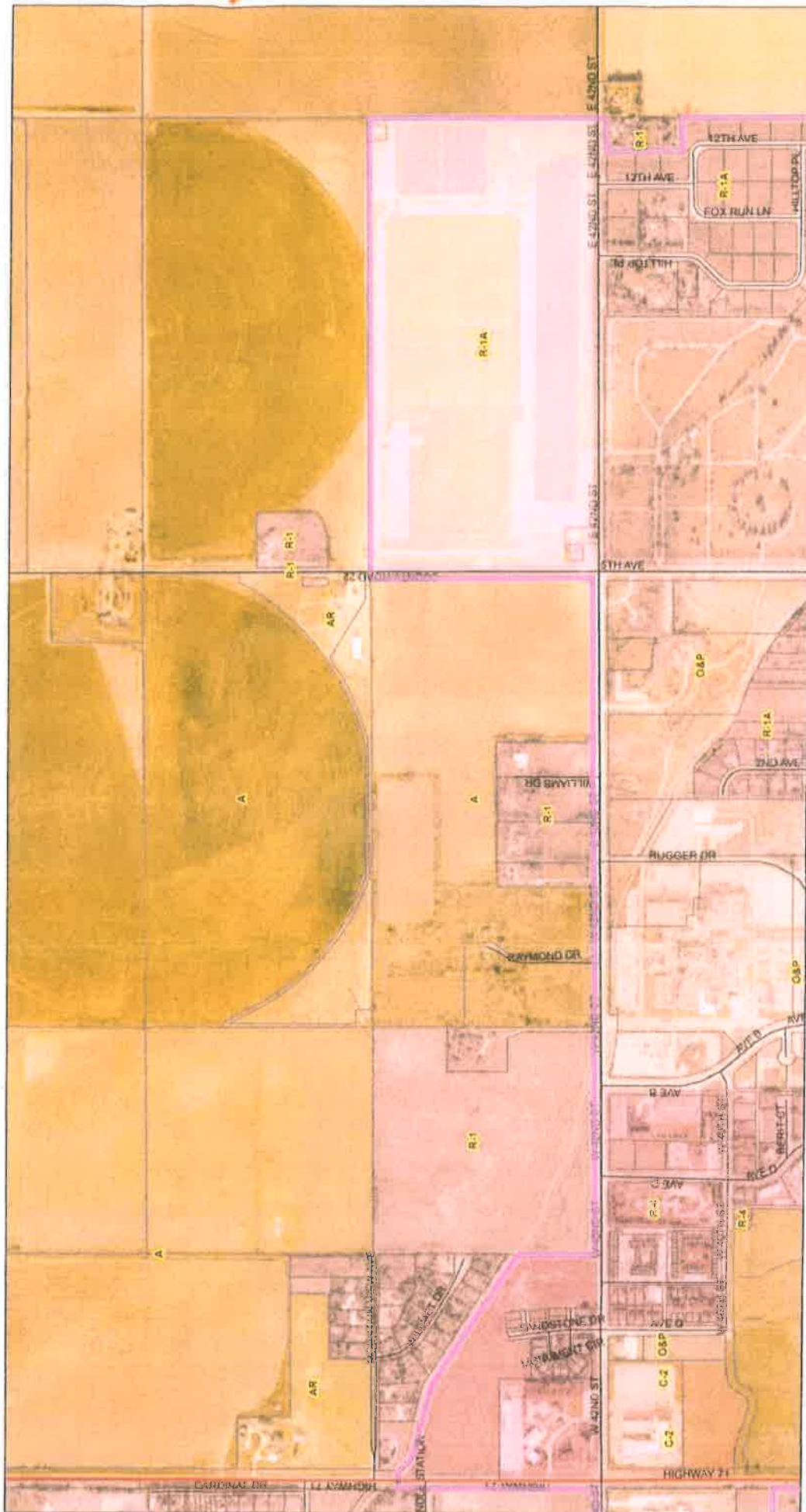
1. Would provide a service to residents of the community by allowing the property owned by a resident to be used in a way that is consistent with its character and compatible with the surrounding property.
2. Would not be injurious to adjacent properties or uses throughout the city or environment. The proposed use still requires a "special permit". If such use would be injurious to others or would otherwise not be appropriate, the request for the special permit could be denied.
3. Will not create any special hazards or problems.
4. Will be consistent with the present Comprehensive Plan.
5. Is needed to allow property to be lawfully used and enjoyed to its fullest extent where such use is consistent with its character and compatible with the surrounding property.

Thank you.

Sincerely

Jane D. Fliesbach
210887 Williams Drive
Scottsbluff, NE 69361
Cell# 719-649-1538

City of Scottsbluff Map



September 23, 2021

1:9,028



Exhibit:
 Jame D. Fiesbach
 Zoning Text Change Application

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 25, 2021

For Hearing of: November 8, 2021



I. GENERAL INFORMATION

- A. **Applicant:** Jane Fliesbach
210087 Williams Drive
Scottsbluff, NE 69361
- B. **Property**
Owner: Same as Applicant
- C. **Proposal:** Add language permitting horse and livestock in the R-1 Single Family District for lots comprising of 2 acres or more by special permit

II. BACKGROUND INFORMATION

- A. **History**
 - 1. Staff met with Jane Fliesbach to discuss rezoning the property located 210087 Williams Drive to R-1B to permit horses.
 - 2. Staff directed her to pursue a zoning text amendment as a spot zone is not permitted and rezoning along the corporate limit lines to a rural zone is counterintuitive.
 - 3. Staff and applicant agreed it would be in the best interest of the public to utilize the existing special use permit process for horses found in the R-1B Rural Residential Estate District.

III. NEW SPECIAL PERMIT USE

- A. **25-3-2 R-1 Single Family District**
 - 1. C. Special Permit Use
 - 2. 11. Livestock-Horses and other livestock used solely for non-business recreation of occupier are permissible on lots comprising two (2) acres or more, in the quantity of one (1) animal per each whole acre. Shelters or such animals shall be situated not less than fifty (5) feet from the property line and not less than fifty (50) feet from a residence on another lot or tract.

IV. STAFF COMMENTS

- A. The 2-acre area minimum limits the applicable lots that can potentially have horses/livestock.
- B. This change would affect 9 lots within the corporate limits. Of these 9, one is the cemetery, one is the college, two are churches, and two are HOA common areas.
- C. This change would affect 8 lots in the extra territorial jurisdiction (ETJ).
- D. As per Code 25-13-3, The Planning Commission may issue a special permit for the use of a lot, tract of land, building, or structure in circumstances and a manner authorized by other Articles of this Chapter if the Commission finds the proposed use:

- a. Provides a service required by the neighborhood or community and is consistent with sound principles of land use
 - b. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures
 - c. Will not create special hazards or problems for the area in which it is located
 - d. Is related to and harmonious with the general plan for the area in which it is located, as indicated by this Chapter
 - e. Otherwise is in accordance with the intents and purposes of this Chapter(25). The Commission may make the use which is authorized in the special permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this Chapter.
- E. Staff finds this zoning text amendment to be reasonable as it is the same as the R-1B District.

V. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission make a positive recommendation to City Council to add the proposed special permit use of livestock/horses to Chapter 25 Article 3 Section 2.

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item New Bus4

Gateway Green Overlay Zone Site Plan Review

Review of the site plan for Tidal Wave Car Wash at 3310 Avenue I located in the Gateway Green Overlay Zone.

Staff Contact: Zachary Glaubius, Planning Administrator



SITE DEVELOPMENT PLANS FOR TIDAL WAVE AUTO SPA SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Prepared for
NEW POTATO CREEK HOLDINGS, LLC

PROJECT DATA

OWNER/DEVELOPER: NEW POTATO CREEK HOLDINGS, LLC
3708 WEST SWANN AVENUE, SUITE 200
TAMPA, FLORIDA 33609
(813) 690-3759

24HR CONTACT: JOHN LAPOINTE
(813) 690-3759

PROJECT LOCATION: 3310 AVENUE I, SCOTTSBLUFF,
NEBRASKA 69361

TAX MAP & PARCEL: 010339906

ZONING CLASSIFICATION: C-2 COMMERCIAL - GG-O
GATEWAY GREEN OVERLAY ZONE

AREA OF PROJECT: 1.37 ACRES
IMPERVIOUS AREA: 0.87 ACRES
DISTURBED AREA: 1.7 ACRES

PROPOSED USE: AN AUTOMATED TUNNEL CAR WASH

TOTAL BUILDING AREA: 3,437 S.F.

PARKING SPACES REQUIRED: 7

PARKING SPACES PROVIDED: 25

LEGEND

PROPERTY

EXISTING PROPOSED

PROPERTY LINE/RIGHT OF WAY
(IRON ROD, IRON PIPE, CONCRETE MONUMENT)

EASEMENT

BUILDING SETBACK LINE

UTILITIES

EXISTING PROPOSED

SANITARY SEWER

WATER MAIN W/ METER, BACKFLOW PREVENTOR

FIRE DEPT. CONNECTION, FIRE HYDRANT, AND VALVE

OVERHEAD POWER

OVERHEAD TELEPHONE

UNDERGROUND POWER

UNDERGROUND TELEPHONE

UNDERGROUND CABLE

UNDERGROUND GAS

TOPOGRAPHY

EXISTING PROPOSED

CONTOURS, SPOT ELEVATION

DITCH, SWALE

STORM DRAINAGE W/ FLARED END SECTION

GRATE INLET, CURB INLET & STORM MANHOLE

LANDSCAPE

EXISTING PROPOSED

WOODS LINE

TREE (EXISTING, REMOVE, PRESERVE)

PAVEMENT HATCHING

EXISTING PROPOSED

ASPHALT PAVING

CONCRETE PAVING

GRAVEL PAVING

UNPAVED ROAD/PATH

UNPAVED WALKWAY

DEMOLITION

HATCHING



\\2021\21-6463 BW THAS AVENUE I SCOTTSBLUFF, NE\DWG\21-6463C_COLDING 10/1/2021 10:15 AM

Scottsbl

FIRE DEPARTMENT NOTES:

- NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). IFC 505.1
- A BUILDING INFORMATION SIGN MUST BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IFC J101.1.
- VERIFY ELECTRICAL/MECHANICAL/EQUIPMENT ROOM(S) IS(ARE) CORRECTLY IDENTIFIED WITH PROPER SIGNAGE IN ACCORDANCE WITH IFC 604.3.1.
- AFTER PROJECT COMPLETION, ALL BRANCH CIRCUIT BREAKERS/DISCONNECTING MEANS MUST BE PROPERLY LABELED AS TO THEIR CURRENT LOCATION/FUNCTION. IFC 604.3.1.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, MAINTAINED, AND INSPECTED IN ACCORDANCE WITH NFPA 10.
- CONTRACTOR MUST MAINTAIN AN APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE. IFC 105.4.6.
- ANY ADDITION OR ALTERATION OF APPROVED PLANS OR SPECIFICATIONS SHALL BE APPROVED IN ADVANCE BY THE AHJ, AS EVIDENCED BY THE ISSUANCE OF A NEW OR AMENDED PERMIT. IFC 105.4.5.
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241 (2013 ED.), STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND IFC CHAPTER 33.
- STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS AND GASSES DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF IFC 33XX.
 - LESS THAN 60 GAL WITHIN 50FT OF THE STRUCTURE
 - STORAGE AREAS FREE OF DEBRIS AND MARKED WITH "NO SMOKING" SIGNS
 - APPROVED SAFETY CONTAINERS ONLY
- ELECTRICAL WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, NATIONAL ELECTRICAL CODE.
- EQUIPMENT USING GAS AND RELATED GAS PIPING SHALL BE IN ACCORDANCE WITH NFPA 54, NATIONAL FUEL GAS CODE.
- THE PREFIRE PLAN SHALL INCLUDE PROVISIONS FOR ON-SITE VISITS BY THE FIRE AGENCY. [241:7.2.3.3].
- PLEASE PROVIDE MINIMUM 48 HOURS' NOTICE FOR INSPECTION REQUESTS BY CALLING 308-630-6227.
- INSPECTOR TO DETERMINE COMPLIANCE WITH EXISTING CONDITIONS.
- IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IFC-107.2.1

TRAFFIC CONTROL NOTE:

- THE CONTRACTOR SHALL COORDINATE WITH WALMART AND PROVIDE A TRAFFIC CONTROL PLAN TO BOTH THE CITY AND WALMART IF ANY IMPAIRMENT TO NORMAL TRAFFIC FLOW IS EXPECTED FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

GENERAL NOTES:

- IT IS THE INTENT OF THE OWNER TO CONSTRUCT AN AUTOMATED TUNNEL CAR WASH WITH THE ASSOCIATED PARKING AND INFRASTRUCTURE AND THE REQUIRED UTILITIES NEEDED TO CONSTRUCT AN AUTOMATED TUNNEL CAR WASH.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SCOTTSBLUFF STANDARDS & SPECIFICATIONS AND/OR NEBRASKA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED AND DO NOT BIND THE ENGINEER IN ANY WAY.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON GROUND MARKINGS BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VISIBLE EVIDENCE OF UTILITY STRUCTURES OBSERVED DURING THE COURSE OF THE FIELD SURVEY IS SHOWN HEREON.
- PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO PROPERTY WHEN SUCH ABUTTING FACILITIES ARE NOT SHOWN ON THE PLANS AND EXISTENCE IS UNKNOWN TO THEIR THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
- IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, AND/OR GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
- FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL.
- ALL STORM PIPES SHALL BE HDPE UNLESS OTHERWISE SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- ALL DISTURBED EARTH AREAS, NOT DESIGNATED TO BE PAVED, SHALL BE GRASSED WITH TEMPORARY SEEDING OR PLANTED WITH PERMANENT VEGETATION
- AN EXISTING CONDITIONS / TOPOGRAPHICAL SURVEY OF THIS PARCEL WAS PERFORMED BY BAKER & ASSOCIATES INC. ON 08/25/2021.
- REPORTS:
 - A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GEOSERVICES, LLC.
 - AN ENVIRONMENTAL ASSESSMENT HAS BEEN PERFORMED BY GEOSERVICES, LLC.
 - NO ACM SURVEY HAS BEEN PERFORMED BY EMC ENGINEERING SERVICES, INC.
- THE TOTAL ACREAGE OF THE AREA OF THE PROJECT IS ±1.37 ACRES
THE TOTAL DISTURBED ACREAGE OF THE PROJECT IS: ±1.7 ACRES
- THE PROJECT IS LOCATED AT 3310 AVENUE I, SCOTTSBLUFF, NEBRASKA 69361
- IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- ALL PROPOSED PAVEMENT ELEVATION SHOWN (EX. +312.57) ARE PROPOSED ASPHALT OR CONCRETE FINISH GRADE AND NOT TOP OF CURB UNLESS OTHERWISE NOTED.
- ALL STRIPING AND SIGNS SHALL BE IN CONFORMITY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- THERE ARE NO WETLANDS OR STATE WATERS WITHIN 200 FEET OF PROJECT SITE. THERE ARE NO IMPAIRED STREAM SEGMENTS WITHIN ONE MILE OF THE PROJECT SITE.THE PROJECT RECEIVING WATER IS WINTERS CREEK CANAL.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "B" AS PER FLOOD INSURANCE RATE MAP FOR CITY OF SCOTTSBLUFF, NEBRASKA AS SHOWN ON PANEL 5 OF 10 ON MAP NUMBER 3102060005C, WITH AN EFFECTIVE DATE OF 6/15/1979. ZONE "B" DENOTES AREAS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD.

PROJECT POINTS OF CONTACT

THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:

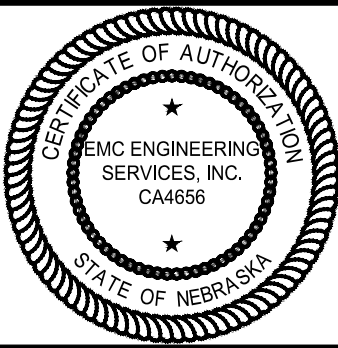
ENGINEER OF RECORD:
CHRISTOPHER E. BRAZELL, PE
EMC ENGINEERING SERVICES INC.
3575 MACON ROAD, SUITE 15
COLUMBUS, GEORGIA 31907
PHONE: (706) 565-5985
CHRIS_BRAZELL@EMC-ENG.COM

PROJECT MANAGER:
DUSTIN E. MCLENDON, PE
EMC ENGINEERING SERVICES, INC.
349 MARGIE DRIVE, SUITE 220
WARNER ROBINS, GEORGIA 31088
PHONE: (478) 333-4110
DUSTIN_MCLENDON@EMC-ENG.COM

DEVELOPER/OWNER :
NEW POTATO CREEK HOLDINGS, LLC
3708 WEST SWANN AVENUE, SUITE 200
TAMPA, FLORIDA 33609
PHONE: (813) 690-3759
FAX: (813) 874-1700
JLAPOINTE@BRIGHTWORKRE.COM

TWENTY-FOUR HOUR CONTACT RESPONSIBLE
FOR EROSION AND SEDIMENT CONTROL:
JOHN LAPOINTE
(813) 690-3759

NO.	REVISION DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	09/30/2021



EMC ENGINEERING SERVICES, INC.
349 Margie Drive, Suite 220
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CIVIL
MARINE
ENVIRONMENTAL

ALBANY • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE • SC
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

GENERAL NOTES

TIDAL WAVE AUTO SPA
3310 AVENUE I
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
Prepared for:
NEW POTATO CREEK HOLDINGS, LLC

PROJECT NO.:	21-6463
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	B&A
SURVEY DATE:	08/25/2021
CHECKED BY:	CEB
SCALE:	N/A
DATE:	09/30/2021

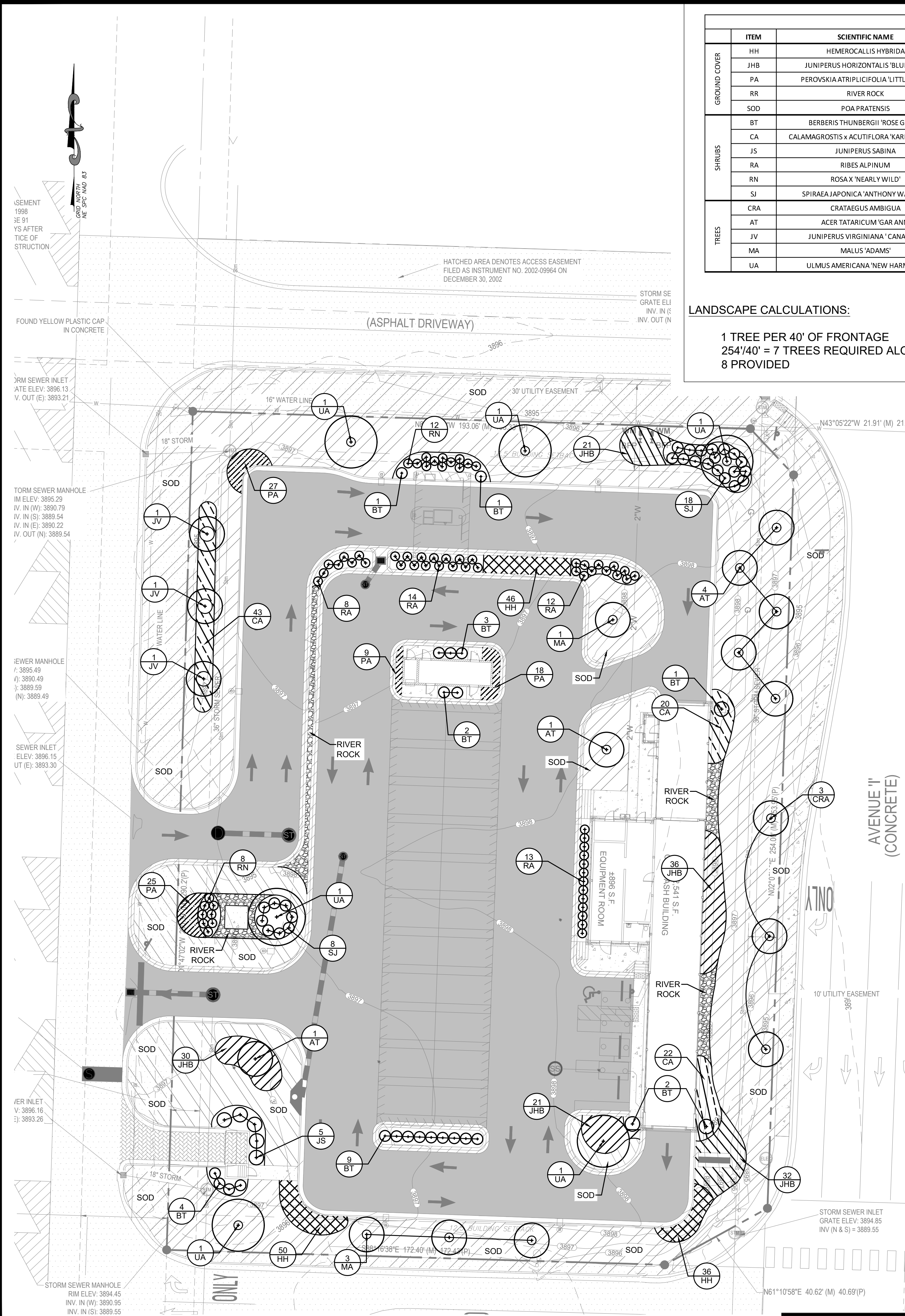
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OF 22

1/2021/21-6463 BW THMS AVENUE I SCOTTSBLUFF, NE.DWG\21-6463-SC-BUILDING 10/1/2021 10:16 AM

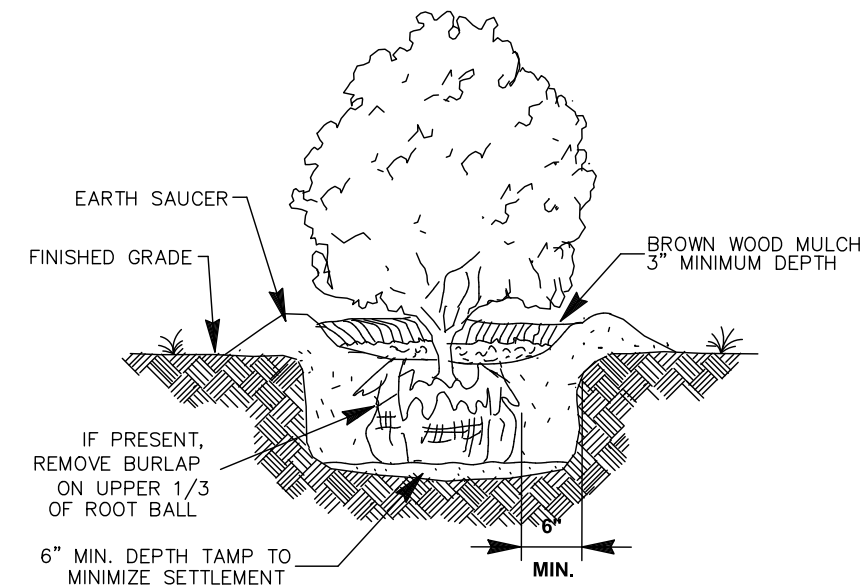
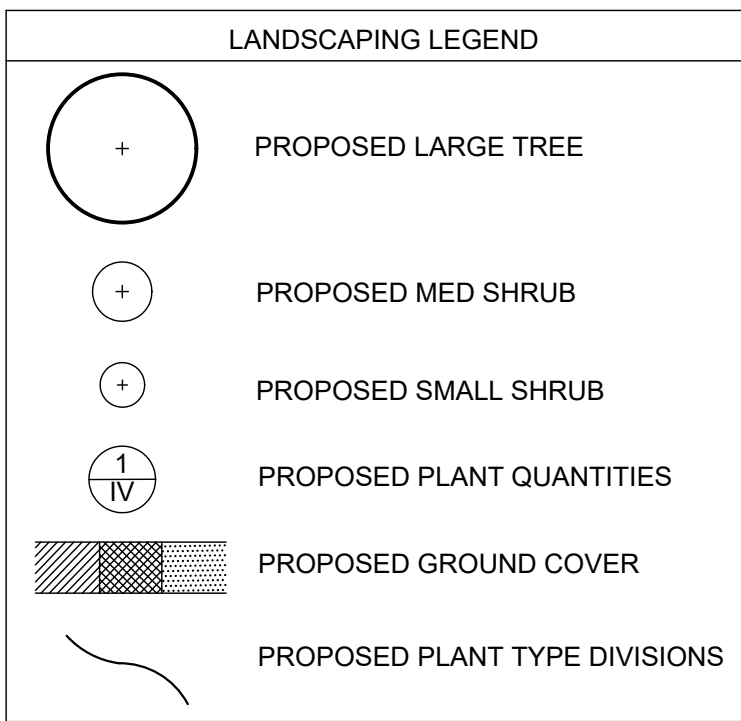
Scottsbluff



PLANT SCHEDULE						
	ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING
GROUND COVER	HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	132	1 GAL	2' O.C.
	JHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	140	3 GAL	3' O.C.
	PA	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	79	1 GAL	2' O.C.
	RR	RIVER ROCK	RIVER ROCK	56	SQ. YD.	2" - 6" DIA
	SOD	POA PRATENSIS	KENTUCKY BLUEGRASS	2,893	SQ. YD.	
SHRUBS	BT	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY FLOW BARBERRY	23	3 GAL	4' O.C.
	CA	CALAMAGROSTIS x ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	85	1 GAL	3' O.C.
	JS	JUNIPERUS SABINA	SAVIN JUNIPER	5	3 GAL	5' O.C.
	RA	RIBES ALPINUM	ALPINE CURRANT	47	3 GAL	3' O.C.
	RN	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	20	3 GAL	3' O.C.
TREES	SJ	SPIRAEA JAPONICA 'ANTHONY WATERER'	JAPANESE SPIRAEA	18	3 GAL	3' O.C.
	CRA	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	3	1.5"	AS SHOWN
	AT	ACER TATARICUM 'GAR ANN'	"HOT WINGS" TATARIAN MAPLE	6	1.5"	AS SHOWN
	JV	JUNIPERUS VIRGINIANA 'CANAERTII'	EASTERN RED CEDAR	3	1.5" / 6' MIN.	AS SHOWN
	MA	MALUS 'ADAMS'	ADAMS CRABAPPLE	4	1.5"	AS SHOWN
	UA	ULMUS AMERICANA 'NEW HARMONY'	AMERICAN ELM	6	2" - 2.5"	AS SHOWN

LANDSCAPE CALCULATIONS:

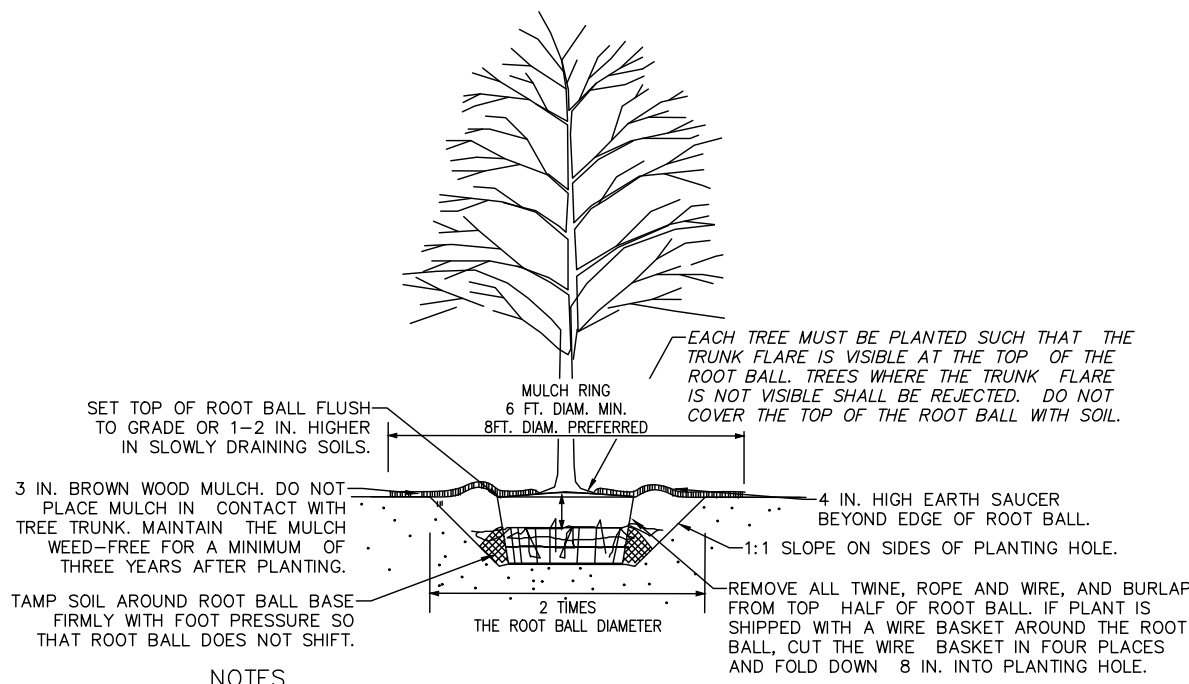
1 TREE PER 40' OF FRONTAGE
254'/40' = 7 TREES REQUIRED ALONG STREET FRONTAGE AVENUE 'I'
8 PROVIDED



NOTES

- CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE



NOTES

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

TREE PLANTING
NOT TO SCALE

SITE INFORMATION:

ADDRESS: 3310 AVENUE I, SCOTTSBLUFF, NEBRASKA 69361

PROPERTY AREA: ±1.37 ACRES

PROPERTY ZONING: C-2 COMMERCIAL - GG-O GATEWAY GREEN OVERLAY ZONE

BUILDING SETBACKS:
FRONT: 0'
SIDE: 12.5'
REAR: 0'

LANDSCAPE SETBACK:
FRONT: 0'
SIDE: 0'
REAR: 0'

LANDSCAPE NOTES:

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED.
- ALL PLANT BEDS SHALL HAVE 3" OF BROWN WOOD MULCH WITH EDGING AS REQUIRED.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
- NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
- SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
- AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL CITY OF SCOTTSBLUFF CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- GUARANTEE:**
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
- CONTRACTOR TO INSTALL LANDSCAPING AROUND SIGN IN ACCORDANCE WITH APPROVED SIGNAGE PACKAGE.

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).

LANDSCAPE GRADING NOTES:

- CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- TILL SOIL TO A DEPTH OF 4" MINIMUM.
- REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

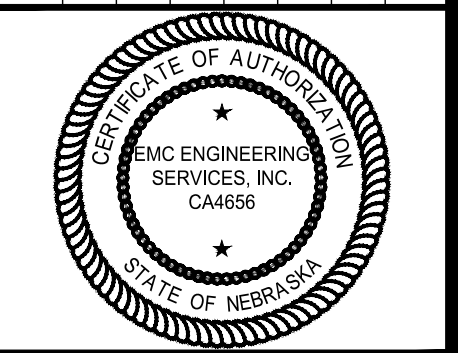
LAWN SEEDING AND SODDING NOTES:

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/3 TO 1/2 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

HATCH LEGEND:



NO.	REVISION DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	09/30/2021



GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
349 Maple Drive, Suite 220
Warner Robins, GA 31088
Ph: (478) 333-4110
Fax: (229) 439-7979
warnerrobins@emc-eng.com
www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE • SCOTTSBLUFF • SAVANNAH • STATESBORO • THOMAS • VALDOSTA • WARNER ROBINS

LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
3310 AVENUE I
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Prepared for:
NEW POTATO CREEK HOLDINGS, LLC

PROJECT NO.:	21-6463
DRAWN BY:	DEM
DESIGNED BY:	DEM
SURVEYED BY:	B&A
SURVEY DATE:	08/25/2021
CHECKED BY:	CEB
SCALE:	1" = 20'
DATE:	09/30/2021

SHEET
L1.0
OF 22

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 25, 2021

For Hearing of: November 8, 2021



I. GENERAL INFORMATION

- A. Applicant:** New Potato Creek Holdings, LLC
3708 West Swann Avenue, Suite 200
Tampa, Florida 33609
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Construct an automatic Car Wash at 3310 Avenue I. Property is located in the Gateway Green Overlay Zone and therefore requires Planning Commission approval.
- D. Legal Description:** Lot 2A, Block 1, Frank Friedlan Addition Replat
- E. Location:** 3310 Avenue I (vacant frontage lot east of Walmart)
- F. Existing Zoning & Land Use:** C-2 – GG-O and vacant

Size of Site: Approximately 1.37 Acres

II. BACKGROUND INFORMATION

A. Planning Commission Review

1. Development action within the GG-O Zone must submit plans to the Planning Commission for review and approval. (25-3-22.1)

B. Staff Review

1. EMC Engineering Services submitted the plan set on September 16, 2021.
2. Plans have been reviewed by the following departments/individuals:
 - i. Development Services
 - ii. Public Works
 1. Transportation
 2. Water
 3. Wastewater
 4. Stormwater
 - iii. Engineering
 - iv. Fire
3. All requested and required revisions have been met prior to the Planning Commission meeting.

C. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
-----------------------------	-----------------------------	----------------------------	-------------------------

North	Northwest Commercial	C-2 Neighborhood Commercial	Commercial Strip Mall
East	Northwest Commercial	C-2 Neighborhood Commercial	Avenue I & Commercial Strip Mall
South	Northwest Commercial	C-2 Neighborhood Commercial	Taco John's
West	Northwest Commercial	C-2 Neighborhood Commercial	Wal-Mart

III. ANALYSIS

A. C-2 Requirements

1. Principle Permitted Uses

- i. Automated or coin-operated car washes are principle permitted uses in the C-2 District.

B. GG-O Requirements

1. Signs

- i. Sign plans will be submitted at a later date by a different contractor
- ii. Note 9 on Sheet C4.0 lists the requirement of one 25' pole sign allowed per development

2. Lighting

- i. Lighting will not intrude on adjacent properties and roads.

3. Overhead Lines

- i. No overhead lines present on-site

4. Parking Lot Design

- i. Off-street parking is provided. Minimum required is 7, and 25 are provided.
- ii. Parking area is behind the carwash.

5. Landscaping and Screening Standards

- i. Note 10 states an underground irrigation system shall be installed per GG-O requirement.
- ii. Note 2 states planting beds shall have 3" of mulch.
- iii. Note 3 states that soil amendments will be used.
- iv. Dumpster will be screened with a wall and shrub plantings.
- v. Ground equipment will be screened perennials, shrubs, and trees.
- vi. No outdoor storage is proposed.

6. Buffer Yards

- i. Not applicable as site does not abut any residentially zoned properties.

7. Landscaping

- i. 8 trees are required along the Avenue I frontage and 8 are proposed.
- ii. All trees will have the required mulch ring.
- iii. Plant material will not obstruct the view from any driveways.
- iv. Drainage for the site will be to underground detention chambers.
- v. Proposed trees and shrubs meet the minimum size requirements.

8. Minimum Species Diversity

- i. Proposed plant list meets the GG-O Diversity Requirements

9. Use of Approved Species

- i. All proposed trees are approved GG-O species.

IV. STAFF COMMENTS

- A. The applicant's engineer has worked with city staff to ensure the development meets all code requirements.
- B. Access to the car wash will be via already established access easements on the Walmart parcel.

V. FINDINGS OF FACT

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

- 1. The Site Plan for the Tidal Wave Car Wash meets the requirements of 25-3-22.1 regarding the GG-O Gateway Green Overlay Zone

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

- 1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend the approval of the development action for the Tidal Wave Carwash at 3310 Avenue I.

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item New Bus5

Planning Commission Rules

Review and consider updating Planning Commission Rules.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 25, 2021

For Hearing of: November 8, 2021



I. GENERAL INFORMATION

- A. At the October 11, 2021 Planning Commission Meeting, Planning Administrator Zachary Glaubius stated he would bring the Planning Commission rules to the next meeting for review and to update.
- B. These rules are “administrative,” and not found in the Municipal Code. Thus, no ordinance changes are required.

II. REQUESTED CHANGES

A. Article 1 Objectives

- 1. Update Chapter 18 to Chapters & 19 of Nebraska Revised State Statutes

B. Article 2 Section 5

- 1. Revise last line “Secretary need not be a member of the Commission” to “The City Manager shall designate a city employee to serve as secretary to the Planning Commission per Code 6-2-53.”

C. Article 4 Meetings

- 1. Current rules call for meetings to be held on both the 2nd and 4th Mondays of each month.
- 2. Staff proposes changing this to only the 2nd Monday of each month. Meeting twice a month can be a burden to both staff and commission members. A review of other large Nebraska communities shows that the majority meet once a month
 - i. Meets Once a Month: Bellevue, Columbus, Fremont, Grand Island, Hastings, Kearney, Norfolk, North Platte, Omaha, Papillion, Sidney
 - ii. Meets Twice a Month: Beatrice, Gering, La Vista, Lincoln

D. Article 4a Section 2

- 1. Section 2 requires the Secretary to mail a copy of the public notice to each member.
- 2. Staff proposes removing this requirement. A Planning Commission meeting will be expected every second Monday of the month.
- 3. It should be noted that City Council does not receive paper copies of the agenda packet, but are emailed it.

III. STAFF RECCOMENDATION

- A. Staff recommends the proposed changes to the Rules of the Planning Commission.

RULES OF THE
CITY PLANNING COMMISSION OF THE
CITY OF SCOTTSBLUFF, NEBRASKA

Article 1

OBJECTIVES

The objectives and purposes of the Planning Commission of Scottsbluff, Scotts Bluff County, Nebraska, are those set forth in Chapter 18, Article 13, Nebraska Revised Statutes and amendments and supplements thereto and those powers and duties delegated to the Planning Commission by the City Council by ordinance from time to time in accordance with the above mentioned enabling law.

Article 2

OFFICERS AND THEIR DUTIES

Section 1. The officers of the Planning Commission shall consist of a Chairman, Vice-Chairman and a Secretary.

Section 2. The Chairman shall preside at all meetings and hearing of the Planning Commission and shall have the duties normally conferred by parliamentary usage of such officers.

Section 3. The chairman shall be one of the members of the Commission. He or She shall have the privilege of discussing all matters before the Commission and to vote thereon.

Section 4. The Vice-Chairman shall act for the Chairman in his or her absence. He or She shall be a member of the Commission.

Section 5. The Secretary shall keep the minutes and records of the Commission, prepare the agenda of regular and special meetings with the Chairman, provide notice of meetings to Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Commission and such other duties as are normally carried out by the Secretary. The Secretary need not be a member of the Commission.

Article 3

ELECTION OF OFFICERS

Section 1. Nomination of officers shall be made from the floor at the annual organization meeting which shall be held on the 2nd Monday in October in each year and the elections shall follow immediately thereafter.

Section 2. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected and shall serve for one year or until his or her successor shall take office.

Section 3. Vacancies in offices shall be filled immediately by regular election procedure.

Article 4

MEETINGS

Section 1. Meetings will be held on the 2nd and 4th Mondays of each month in the Council Chambers at City Hall. Meetings will begin at 6:00 p.m. If a quorum be present, a meeting may be adjourned by a vote of a majority of all of the members of the Commission, to a late hour or date and hour. In the absence of a quorum, the Chairman may adjourn the meeting to another hour of date and hour.

Section 2. A majority of the membership of the Commission shall constitute a quorum and the number of votes necessary to transact business shall be a majority of the entire membership of the Commission. Voting shall be by roll call. A record of the roll call vote shall be kept as a part of the minutes.

Section 3. Special meetings may be called by the Chairman. It shall be the duty of the Chairman to call such a meeting when requested to do so in writing by a majority of the members of the Commission. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered except by unanimous consent of the Commission. The secretary shall notify all members of the Commission in writing not less than five (5) days in advance of such special meeting.

Section 4. All meetings at which official action is taken shall be open to the general public.

Article 4a

MEETINGS

Section 1. Notice of Meetings: The Secretary shall cause notice of each meeting of the Commission to be published in the Scottsbluff Star Herald one (1) time not less than three (3) days prior to the day on which the meeting is to be held.

Section 2. Simultaneously with publication the Secretary shall cause a copy of the Notice to be delivered to each member by U.S. Mail or hand delivery, to the usual place of the residence of the member within the City or at such other place within the City as the member shall previously have authorized in writing on file in the office of the Secretary.

Section 3. The Notice shall state whether the meeting is a regular or special meeting, and the date, hour and place of the meeting. If the meeting is a regular meeting the notice also shall

state that an agenda of the meeting kept continually current is available for public inspection at the office of the Secretary, but that other business may be transacted at the meeting if all of the members of the City Planning Commission are present and consent thereto and if, in addition, the Commission determines the business to be of an emergency nature. If the meeting is a special meeting, the notice shall state, in addition, the purpose of the meeting.

Section 4. There shall be filed in the office of the Secretary attached to a copy of each notice that has been published and delivered as provided in Sections 1 and 2 an affidavit of publication signed by an employee of the publisher having personal knowledge thereof and a certificate of the Secretary showing delivery of all copies are provided in Section 2.

Section 5. An agenda of a forthcoming meeting of the Commission kept continually current by the Secretary shall be available for public inspection at the office of the Secretary from the time when notice of the meeting if all of the members of the City Planning Commission are present and consent thereto and if, in addition, the Commission determines the business to be of an emergency nature.

Section 6. Subsequent to the meeting, there shall be filed in the office of the Secretary attached to the original agenda and, as the case may be, any additions hereto or other changes therein which were made prior to the meeting, a certificate of the Secretary identifying the original agenda and any additions thereto or other changes therein which were made prior to the meeting, and stating that the agenda as thus changed was kept continually current and available for public inspection in the office of the Secretary.

Article 5

COMMITTEES

Section 1. The following standing committees may be appointed by the Chairman:

- a. Subdivision
- b. Future Land Use
- c. Streets and Utilities
- d. Central Business District
- e. Public Facilities
- f. Public Relations
- g. Comprehensive Plan
- h. Zoning Committee

Section 2. The standing committees shall be appointed for one year and shall consist of 3 members. Vacancies shall be filled immediately by the Chairman of the Planning Commission.

Section 3. Special committees may be appointed by the Chairman for purposes and terms which the Commission approves.

Section 4. The Chairman shall designate one member of each committee to act as its Chairman.

Article 6

HEARINGS

Section 1. In addition to those required by law, the Commission may at its discretion hold public hearings when it decides that such hearings will be in the public interest. A public hearing will be held on preliminary subdivision plats.

Section 2. Upon application of a preliminary plat, a public hearing shall be set by the planning director, notice thereof be published, and the applicants shall notify surrounding affected property owners by mail of the public hearing at least ten days before the public hearing.

Section 3. The Planning Commission may require any application for a permit to notify all affected adjacent or surrounding property owners of the public hearing and its purpose at least one week (7 days) prior to the public hearing.

Article 7

AMENDMENTS

These rules may be amended by a two-thirds vote of the entire membership of the Planning Commission.

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item Staff Rep1

(informational only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item Old Bus.1

(informational only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 8, 2021

Regular Meeting

Item Meet1

Confirm next meeting date of December 13, 2021.

Staff Contact: