



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, February 14, 2022
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. the January 10, 2022 Meeting.
6. **New Business :**
 - B. Public Hearing - Rezone

Final Plat of Block 7, Five Oaks Subdivision situated in the Northwest Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.
 - C. Public Hearing - Tax Increment Financing

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Javier and Martha Parra for the El Torito Restaurant Project. The area to be redeveloped under the Redevelopment Plan is described as Lot 1, SKH Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a replat of Lots 1A and 2A, Hight's Addition, a Replat of Lot 1, Hight's Addition to the City of Scottsbluff and the North 134 feet of the West 125 feet of Tract 33, Goos Tracts, a tract of land located in the SW 1/4 of Section 14, Township 22 North, Range 55 West of the 6th P.M. Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID 010128468), commonly known as 2809 Avenue I, Scottsbluff, Nebraska.

Review and take action on a resolution recommending approval of the Redevelopment Plan for the El Torito Restaurant Project.
 - D. Public Hearing - Agricultural Estate Dwelling Site

Creation of AEDS situated in the Accreted Lands of Government Lot 1 of Section 20, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, commonly identified as 180821 Highway L79G; Total of 6.86 Acres.
 - E. Public Hearing - Special Use Permit

Request for Special use Permit for Auto Sales and Service at Lots 11-15A, Block 2, Terhune Subdivision, commonly identified as 1004 Avenue I.
 - F. Public Hearing - Ordinance Text Change



- Zoning Text Change to Chapter 25 Article 22 regarding Landscaping
G. Public Hearing - Ordinance Text Change

Zoning Text Change to Chapter 25 Article 3 regarding the Gateway Green Overlay Zone

7. Staff Reports:

- H. (informational only):

Discuss periodic review of Comprehensive Plan

Discuss periodic review of Subdivision and Zoning Code

Staff to update Planning Commission on implementation of new permitting software.

8. Other Business:

- I. (informational only):

9. Schedule Meeting:

- J. Confirm next meeting date of March 14, 2022

10. Adjourn