

# **City of Scottsbluff, Nebraska**

**Monday, March 14, 2022**

**Regular Meeting**

## **Item New Bus3**

**Planning Commission to conduct a Public Hearing to consider a Preliminary Plat of Big Dog Meadows Subdivision, a tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.**

**Staff Contact: Zachary Glaubius, Planning Administrator**



## City of Scottsbluff, Nebraska Application for a Preliminary Plat Subdivision

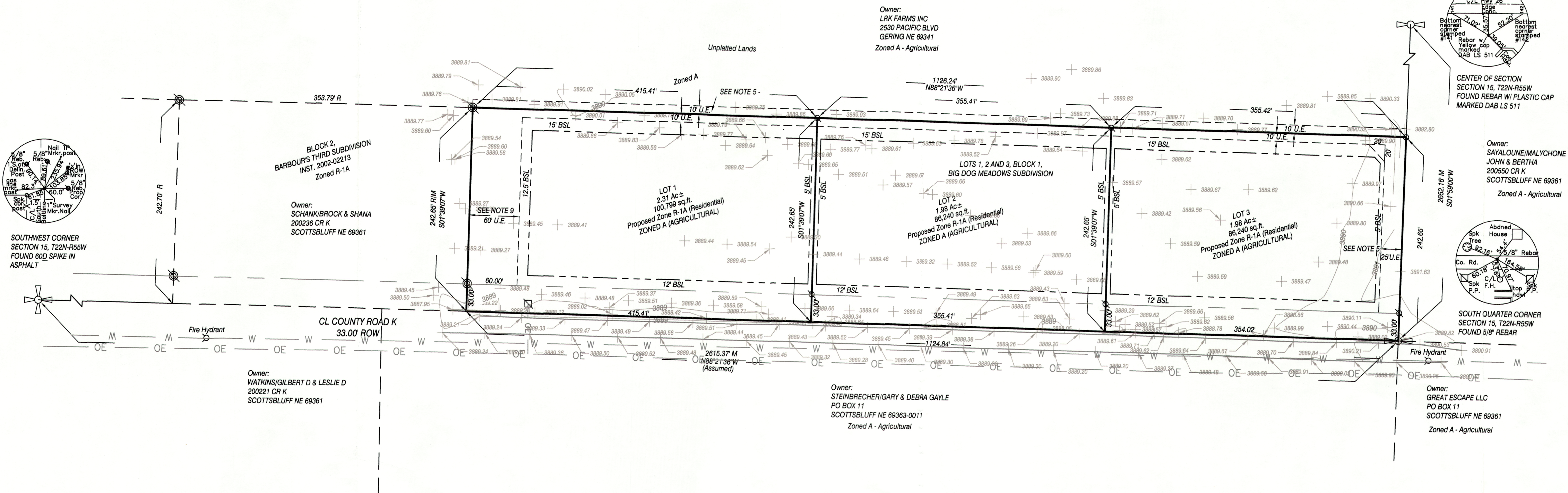
Date: February 18, 2022			<b>DO NOT WRITE IN THIS BLOCK</b>	
Address (Location): 200238-200548 CR K			Permit Number:	
Applicant's Name: LRK Farms, Inc.			Plat: Approved Denied	
Applicant's Address: 90880 CR 20			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use: Rural	Zone: Ag
Telephone: 308-631-5229	Mobile:	Email: bigdogfarms@gmail.com	Attached: Plot Plan	
Property Owner: LRK Farms, Inc.			Legal Description (in Word)	
Property Owner's Address: 90880 CR 20			\$100.00 filing fee	
City: Scottsbluff	State: NE	Zip: 69361	\$3.00 per property owner within 300-feet	
Telephone:	Mobile:	Email:	Receipt # _____	
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 6.26+- Acres	
Engineer or Surveyor Address: 818 S. Beltline Highway East			Proposed number of lots: 3	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Ag	
Telephone: 308-635-1926	Mobile:	Email: dsullivan@mcschaff.com	Proposed Use of Property: R1-A	
Location of property: CR K just east of Block 2, Barbours Third Subd.			Present Zoning: A	
<b>Please provide the following:</b> 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: <i>Joy A. Ketham Pres LRK Farms Inc.</i>			Date: 2/17/22	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243





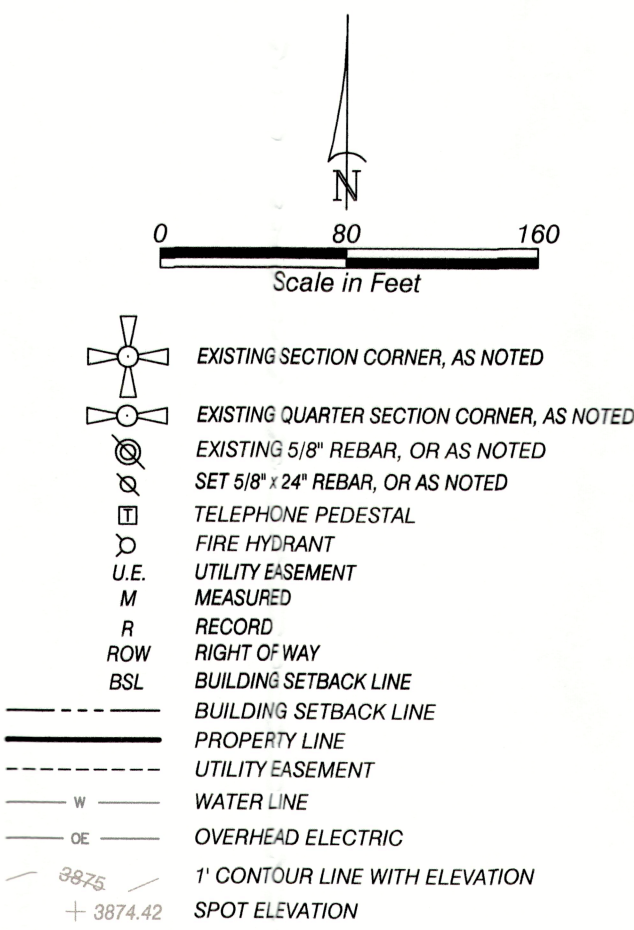
LEGAL DESCRIPTION

A Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the South Quarter Corner of Section 15, thence westerly on the south line of the Southwest Quarter of Section 15, on an assumed bearing of N88°21'36\"W, a distance of 1121.84 feet, to the point of intersection with the southeast corner of Block 2, Barbour's Third Subdivision as described in Instrument 2002-02213, thence northerly on said east line, bearing N01°39'07\"E, a distance of 242.65 feet, to the point of intersection with the northeast corner of said Block 2, Barbour's Third Subdivision, thence easterly, on a line parallel with the south line of the Southwest Quarter of Section 15, bearing S88°21'36\"E, a distance of 1126.24 feet, to the point of intersection with the east line of the southwest Quarter of Section 15, thence southerly on said east line, bearing S01°59'00\"W, a distance of 242.65 feet, to the Point of Beginning, said tract containing an area of 6.27 Acres, more or less.

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System 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 C, as shown on FIRM Map, Community Panel No. 310206-0005-C, effective date June 15, 1979.  
- Zone C refers to areas of minimal flooding.
- Zoning Information: This property is zoned R-1A (Single Family) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:  
  
Front yard setback - Garage (20), House (12), Porch (7)  
Rear yard setback - House (15), Deck (10)  
Interior Side yard setback - (5)  
Side Street Setback - 12.5  
The maximum height of building allowed - 35 feet  
  
(source: Scottsbluff Municipal Code Section 25-3-3)
- Sanitary sewer septic system will be installed in Lots 1 - 3, Block 1 in accordance with City and State regulations, until city sewer becomes available.
- This utility easement will be dedicated as an alley if and when future platting and subdivision occurs on the north side.
- There is a City waterline along the south of County Road K.
- Surface Water Drainage - Currently the lots drain from north to south towards County Road K. Improvements may be needed as lots are developed.
- All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
- This 60 foot wide utility easement will be dedicated as a City street if and when future development occurs to the north and abutting Block 2.

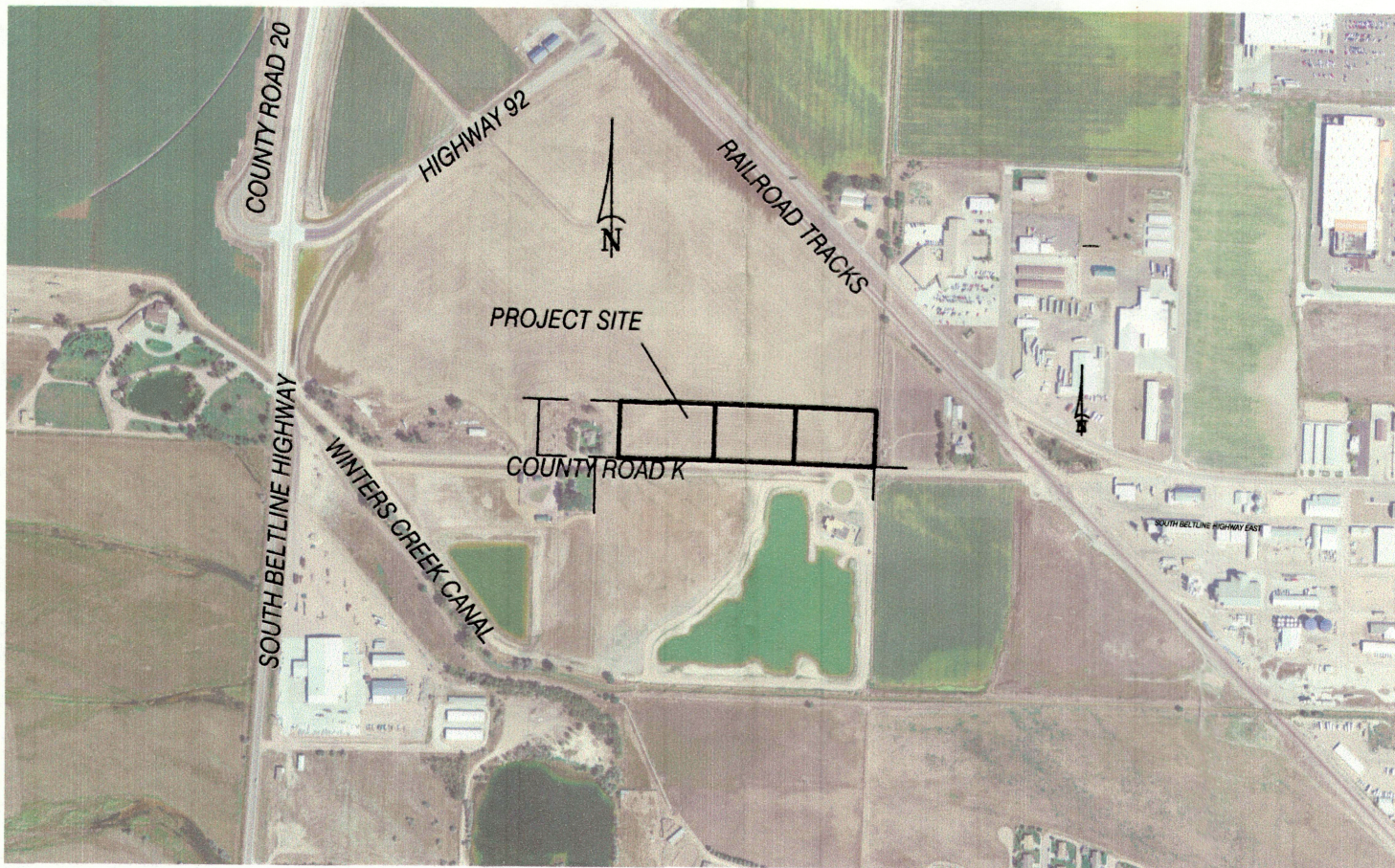


PROPOSED REZONE

LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY MAP



PROJECT: PROPOSED SUBDIVISION  
LOTS 1-3, BLOCK 1,  
BIG DOG MEADOWS SUB.  
SCOTTSBLUFF, NEBRASKA

CLIENT: LRK FARMS, INC  
JEFF KILTHAU

PROJECT NUMBER:  
RM220022-00  
PROJECT DATE:  
JANUARY 27, 2022  
PROJECT MGR:  
DPS  
PROJECT TEAM:  
DS-TD

SEAL

DATE REVISION

SHEET 1 OF 1

P.1

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



# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 1, 2022 For Hearing of: March 14, 2022



## I. GENERAL INFORMATION

**A. Applicant:** LRK Farms, Inc.  
90880 CR 20  
Scottsbluff, NE 69361

**B. Property**  
**Owner:** Same as Applicant

**C. Proposal:** Preliminary Plat of Big Dog Meadows Subdivision

**D. Legal Description:** A Tract of Land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 west of the 6<sup>th</sup> P.M.

**E. Location:** Approximately 6.26 acres along the north side of HCR K west of the BNSF Tracks

**F. Existing Zoning & Land Use:** Ag – Agricultural

**G. Size of Site:** Approximately 6.26 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	Northwest Commercial	A-Agricultural	Farm Ground
East	Residential	A-Agricultural	Single-Family Dwelling
South	Highway 26 Commercial	A-Agricultural	Single-Family Dwelling
West	Residential	R-1A Single Family Residential	Single-Family Dwelling

### B. Relevant Case History

1. N.A.

## III. ANALYSIS

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural and Long-Term Development

### B. Traffic & Access:

1. Access to the subdivision will be via CR K.

2. A street dedication is required as the subdivision would result in a block exceeding 1,320 feet.
  - i. A 60' utility easement along the western boundary of the subdivision will be dedicated as a street following development to the north.
  - ii. A contract for public improvements is being drafted which will permit the postponing of street construction until necessary.

**C. Utilities:**

1. A 24" water transmission line is located next to CR K. A loop would be necessary for the lots to be served by city water.
2. 25' utility easements are located on the west and east edges of the subdivision.
3. A 20' utility easement is located at the rear of all three lots.

**IV. STAFF COMMENTS**

- A. Per Nebraska R.S.S. 16-902, the Scotts Bluff County Planning Commission shall be given four weeks to officially comment on the location of the proposed street.
- B. The County Planning Commission received the preliminary plat on March 4, 2022.
- C. The applicant has submitted a final plat application and rezone request to change the zoning from Agricultural to R-1A Residential, which will be reviewed by P.C. at the April meeting.
- D. The minimum lot size of R-1A is 5,500 square feet.

**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 proposed lots are around 2 acres each.
2. The proposed street satisfies 21-1-2 regarding block length.
3. Utility easements are placed in accordance with 21-1-25.
4. The proposed lots and use are consistent with the surrounding neighborhood.

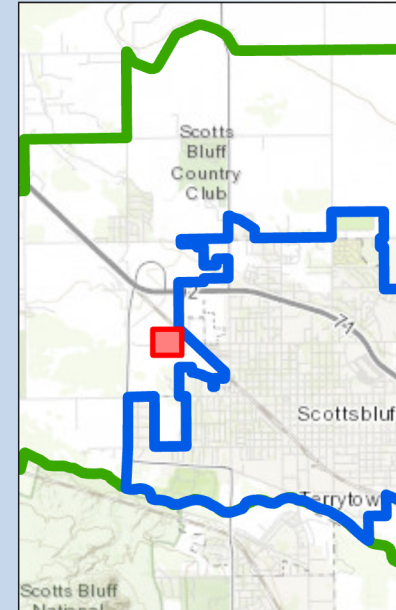
**B. Findings of Fact to Not Recommend Approval May Include:**

1. None

**VI. STAFF RECOMMENDATION**

- A. Staff recommends Planning Commission recommend the approval of the Preliminary Plat for Big Dog Meadows by the City Council on the condition that the Scotts Bluff County Planning Commission approves the location of public improvements as granted by R.S.S. 16-902.

Preliminary Plat Big Dog Meadows Sub, Blk 1, LT 1, 2, & 3



Proposed Changes

### Street Centerlines

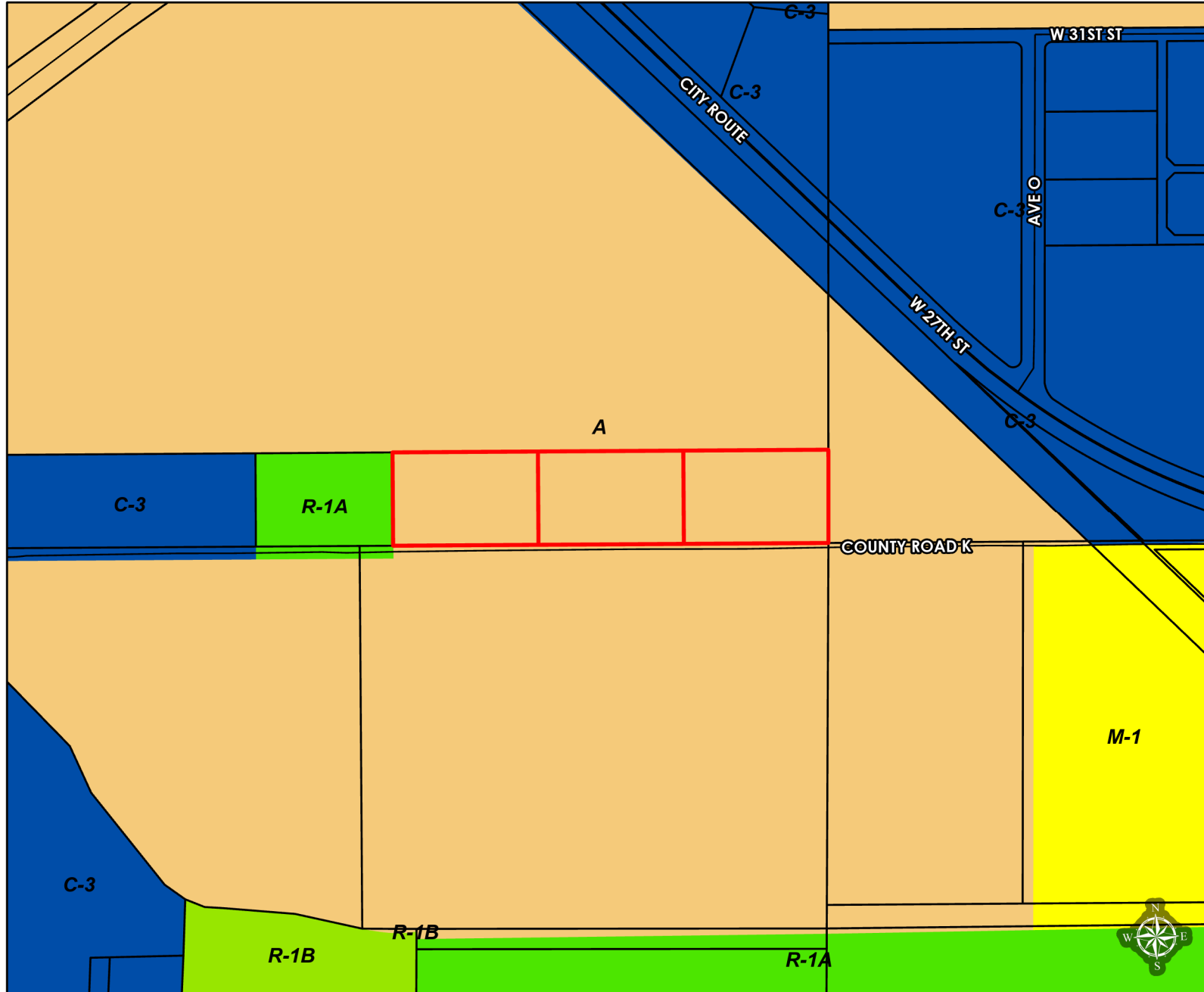
#### CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens  
City of Scottsbluff GIS  
Created on 2/28/2022  
Coordinate System:  
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

Preliminary Plat Big Dog Meadows Sub, Blk 1, LT 1, 2, & 3



- 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

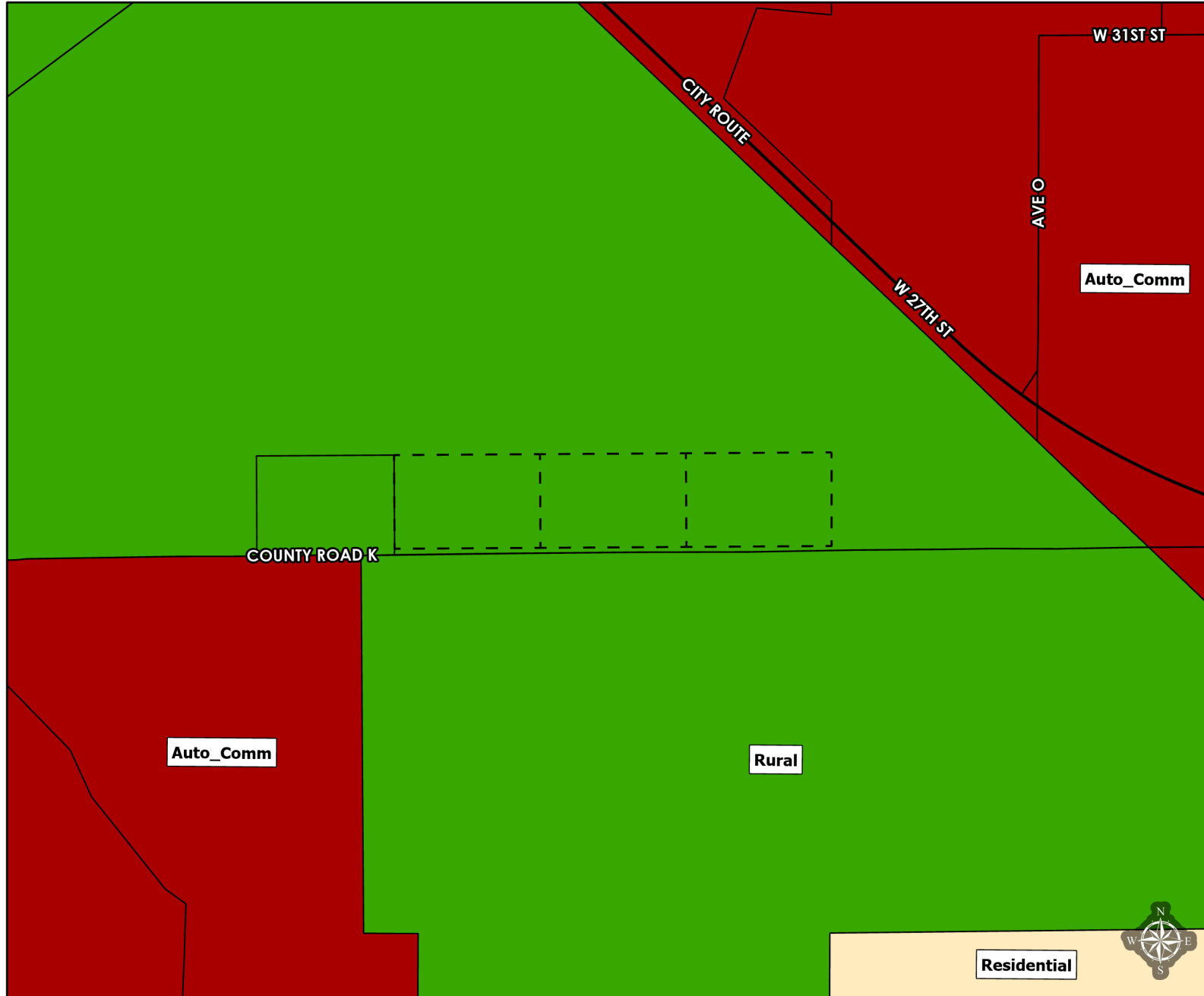
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Preliminary Plat Big Dog Meadows Sub, Blk 1, LT 1, 2, & 3



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 Surrouding Area

### Street Centerlines

#### CLASS

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- Main Road
- Residential/Rural

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Preliminary Plat Big Dog Meadows Sub, Blk 1, LT 1, 2, & 3



Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

Highway

Main Road

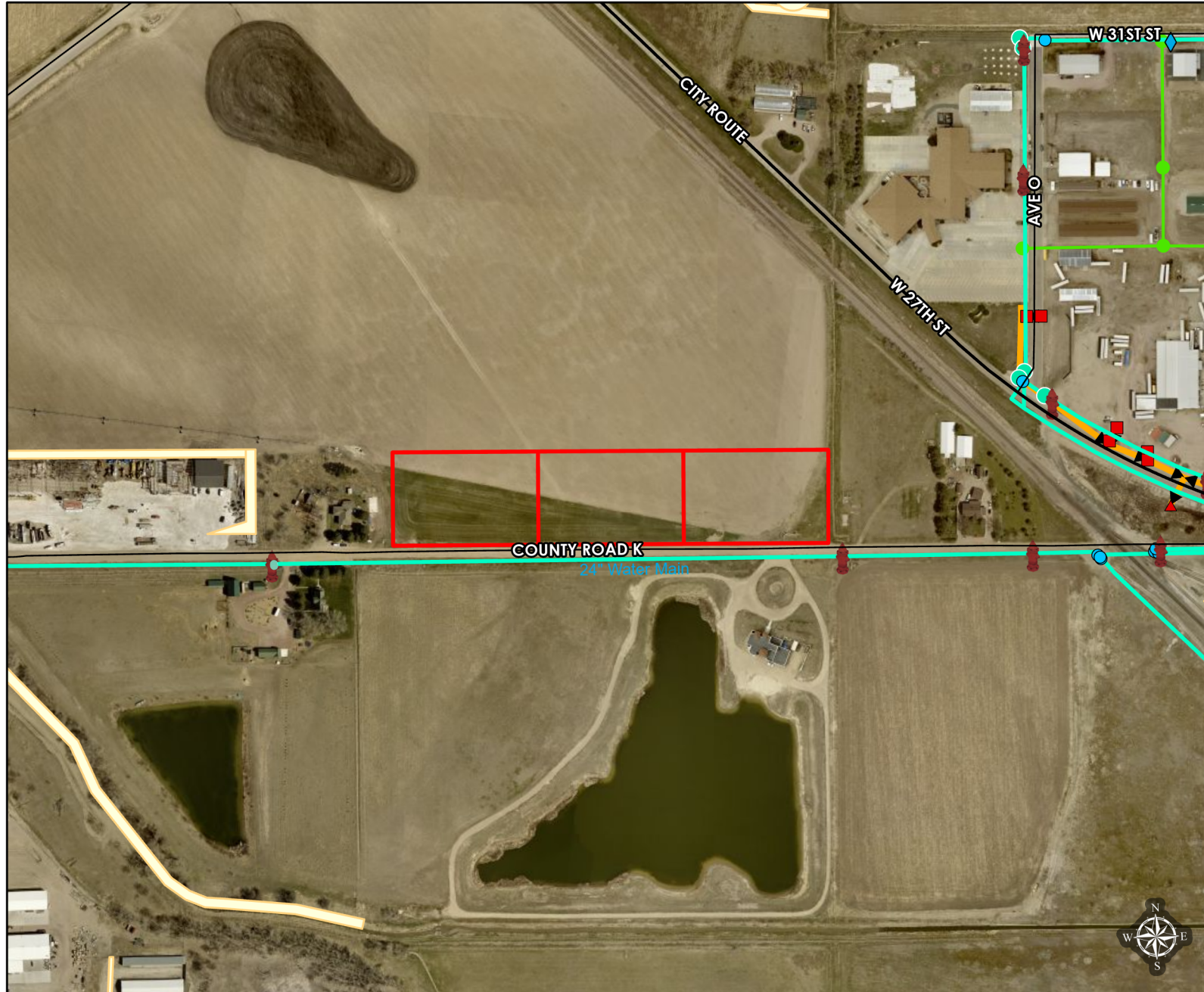
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Preliminary Plat Big Dog Meadows Sub, Blk 1, LT 1, 2, & 3



- Proposed Changes
- Street Centerlines**
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Verified\_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Easement

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