

# **City of Scottsbluff, Nebraska**

**Monday, May 2, 2022**

**Regular Meeting**

## **Item Pub. Hear.1**

**Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Rezone of Lots 1, 2, & 3, Block 1 of Big Dog Meadows Subdivision from Agricultural to R-1A Single Family Medium Density.**

**Staff Contact: Kevin Spencer & Liz Loutzenhiser, Interim City Man**



# Scottsbluff City Zoning Map (Rezone) Application

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

## Project Information

Application Date: <b>February 18, 2022</b>		Number (Office Use Only):
Property Address: <b>200238-200548 CR K</b>		
Current Zone: <b>A-Agricultural</b>	Proposed Zone: <b>R1-A-Single Family Medium Density</b>	Acreage of Property: <b>6.26+-Acres</b>
Comprehensive Plan Designation:	Comprehensive Plan Amendment Required?	

## Applicant Information

Applicant: <b>LRK Farms, Inc.</b>		Property Owner: <b>LRK Farms, Inc.</b>	
Address: <b>90880 CR 20</b>		Telephone: <b>308-631-5229</b>	
City: <b>Scottsbluff,</b>	State: <b>NE</b>	Zip: <b>69361</b>	Alt. Telephone:

## City Development Process and Requirements

- Staff Review Time:** Approximately 4 to 5 weeks prior to the Public Hearing date.
- Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- 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
- ☐ Rezone Fees \$100.00 plus
- ☐ Cost of postage for everyone within 300 feet + \$3.00 per property owner
- ☐ Provide a list (in mailing label format) of property owners within 300 feet of the exterior boundaries of the property to be rezoned together with:
  - ☐ A map(s) that clearly show the ownership within the 300 feet

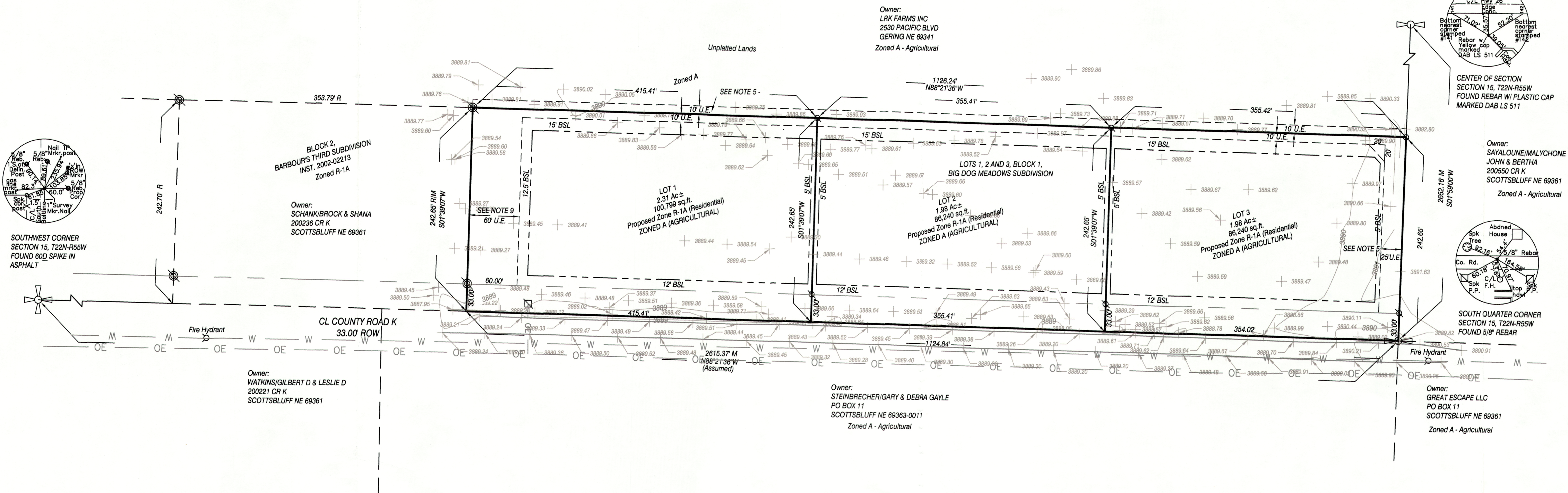
- ☐ A letter from the property owner giving permission that their property maybe rezoned.
- ☐ Legal description of the property - on disk or emailed to the City Development Service Department in Word format and a map of property to be rezoned.
- ☐ A Letter from the petitioner that the proposed use:
  - ☐ Would provide a service required by the neighborhood and/or community and be consistent with sound land use.
  - ☐ Would not be injurious to the adjacent properties or uses
  - ☐ That rezoning the property would not create special hazards or problems for the neighborhood or community
  - ☐ Would be harmonious and consistent with the plan for the area in the Comprehensive Plan
  - ☐ Why the rezone of the property should be granted.

**If any of these items are not submitted with the application City Staff 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 rezone request and either approve, approve with conditions or deny the request.





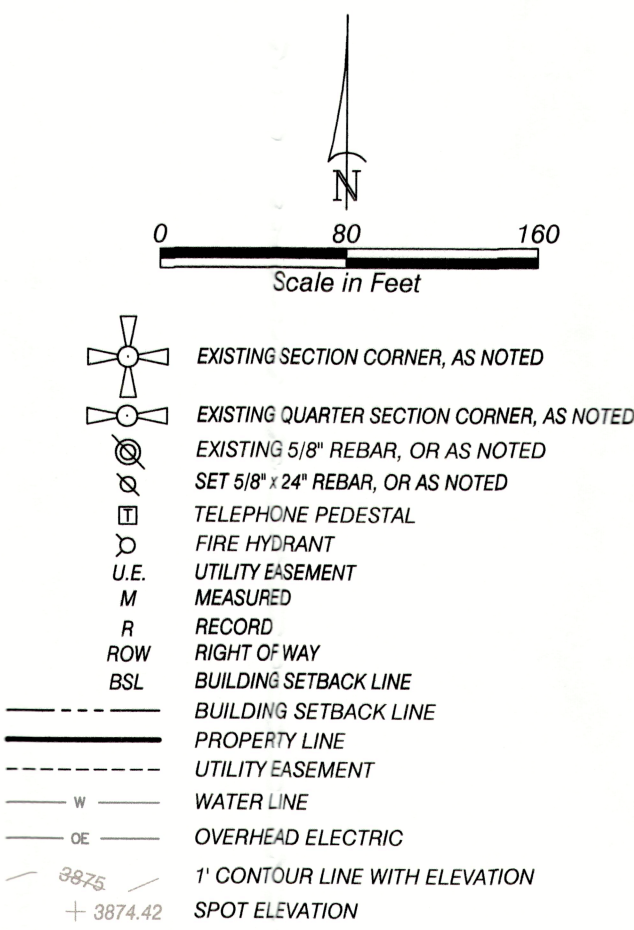
LEGAL DESCRIPTION

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.

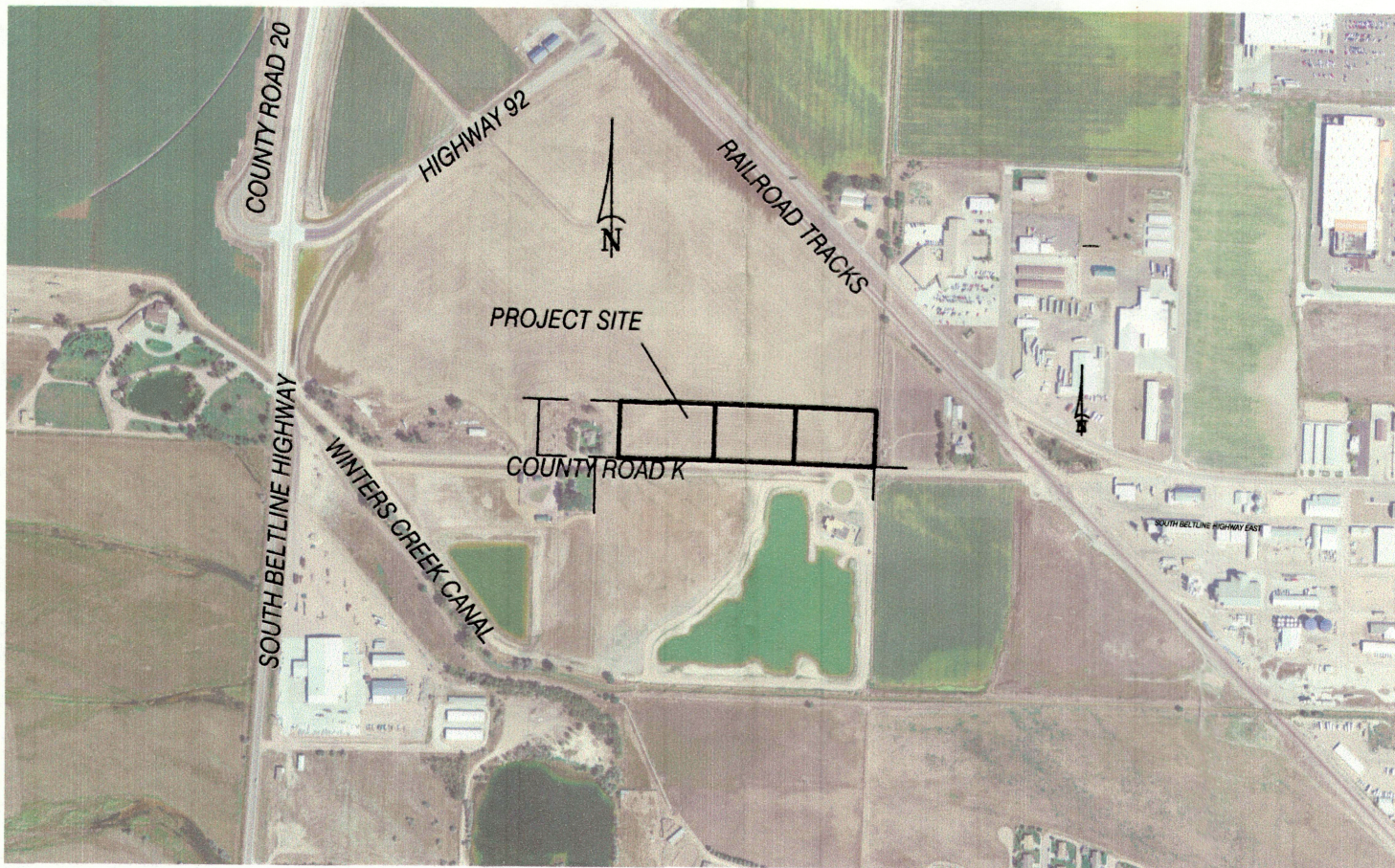


PROPOSED REZONE

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 21, 2022

For Hearing of: April 11, 2022



## I. GENERAL INFORMATION

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

**B. Property**

**Owner:** Same as Applicant

**C. Proposal:** Rezone Big Dog Meadows Subdivision Block 1, Lots 1-3, from Agricultural to R-1A Single-Family Residential

**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 CR 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. Planning Commission made a positive recommendation on the approval of the Preliminary Plat at the March 14, 2022 regular meeting.

## 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 drafted and approved 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. The rezone is an expansion of the existing R-1A District to the west.
- B. The minimum lot size of R-1A is 5,500 square feet. The proposed lots are around 2 acres.
- C. The proposed lots are in character of the neighborhood.
- D. Two acres lots can be considered a rural land use as 2 acres is the minimum size for an Agricultural Estate Dwelling Site.
- E. The area is identified as long-term development based on the feasibility and cost effectiveness of extending utilities to the area.
  - a. Sanitary sewer is approximately 800 feet at the closest point, but would have to be bored underneath the BNSF tracks.
  - b. Closest sanitary sewer on the southwest side of BNSF tracks is approximately a half-mile away near the intersection of Highway 92 and W. 20<sup>th</sup> Street.
  - c. Both are only 5 feet deep, therefore a lift station would be necessary.

**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 lots and use are consistent with the surrounding neighborhood.

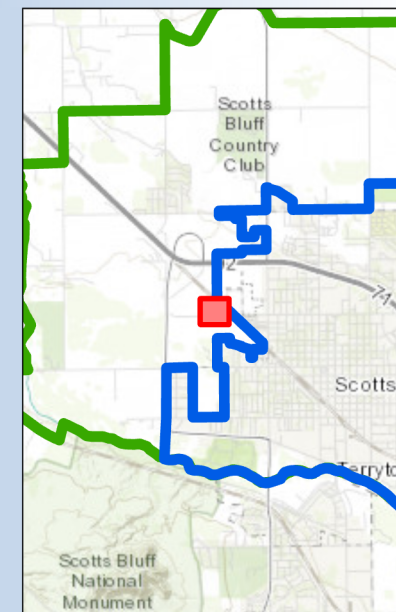
**B. Findings of Fact to Not Recommend Approval May Include:**

1. None

**VI. STAFF RECOMMENDATION**

- A. Staff recommends Planning Commission recommend the rezone of the Block 1, Lots 1-3, Big Dog Meadows from Agricultural to R-1A Single-Family Residential by the City Council on the condition that the City Council approves the associated Contract for Public Improvements.

Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



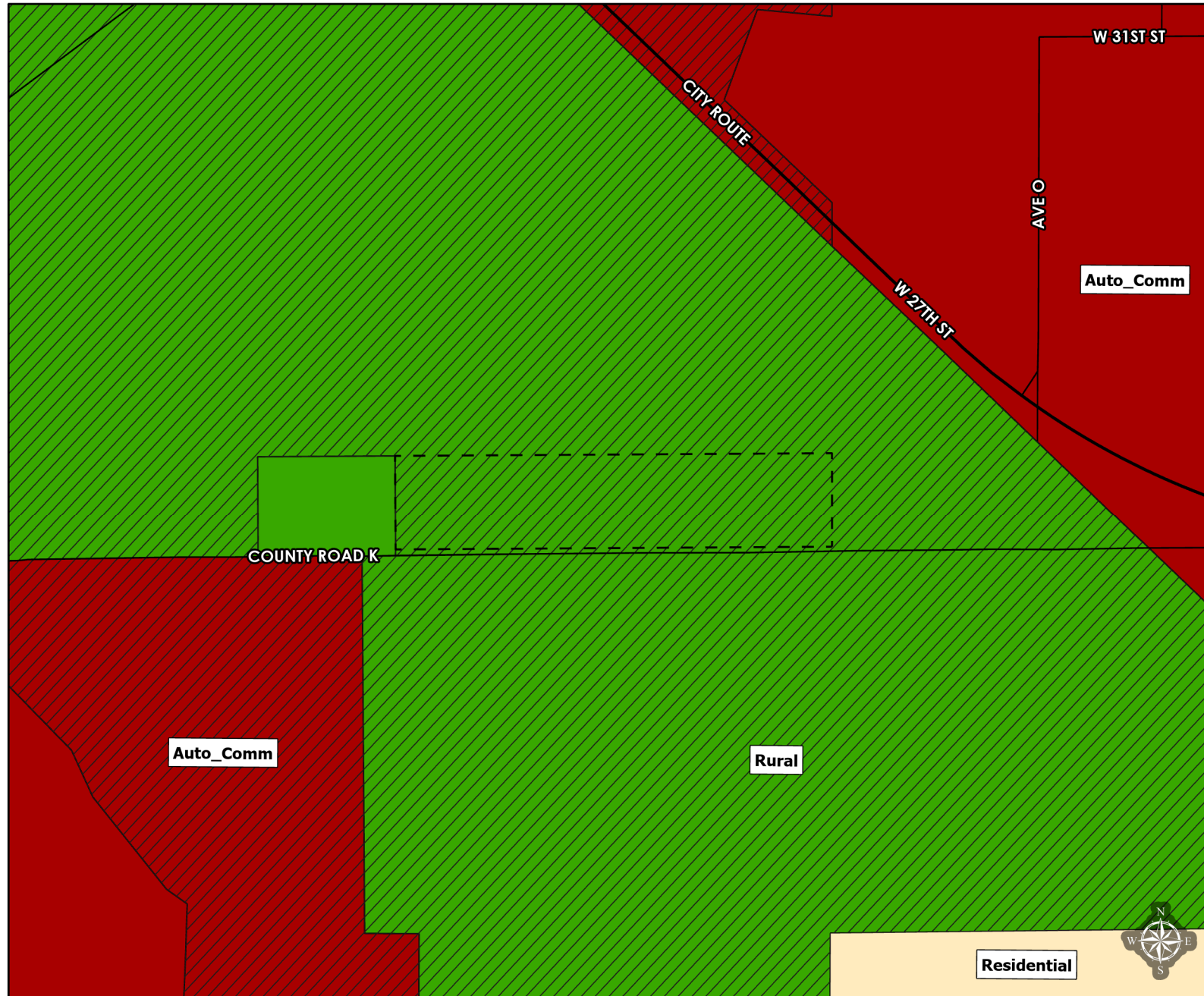
- Corporate Limits
- Extended Territory Jurisdiction
- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential

Taylor Stephens  
City of Scottsbluff GIS  
Created on 3/24/2022  
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.



Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

### 2016 Comp. Plan Land Use

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

### Street Centerlines

#### CLASS

- Highway
- Main Road
- Residential/Rural

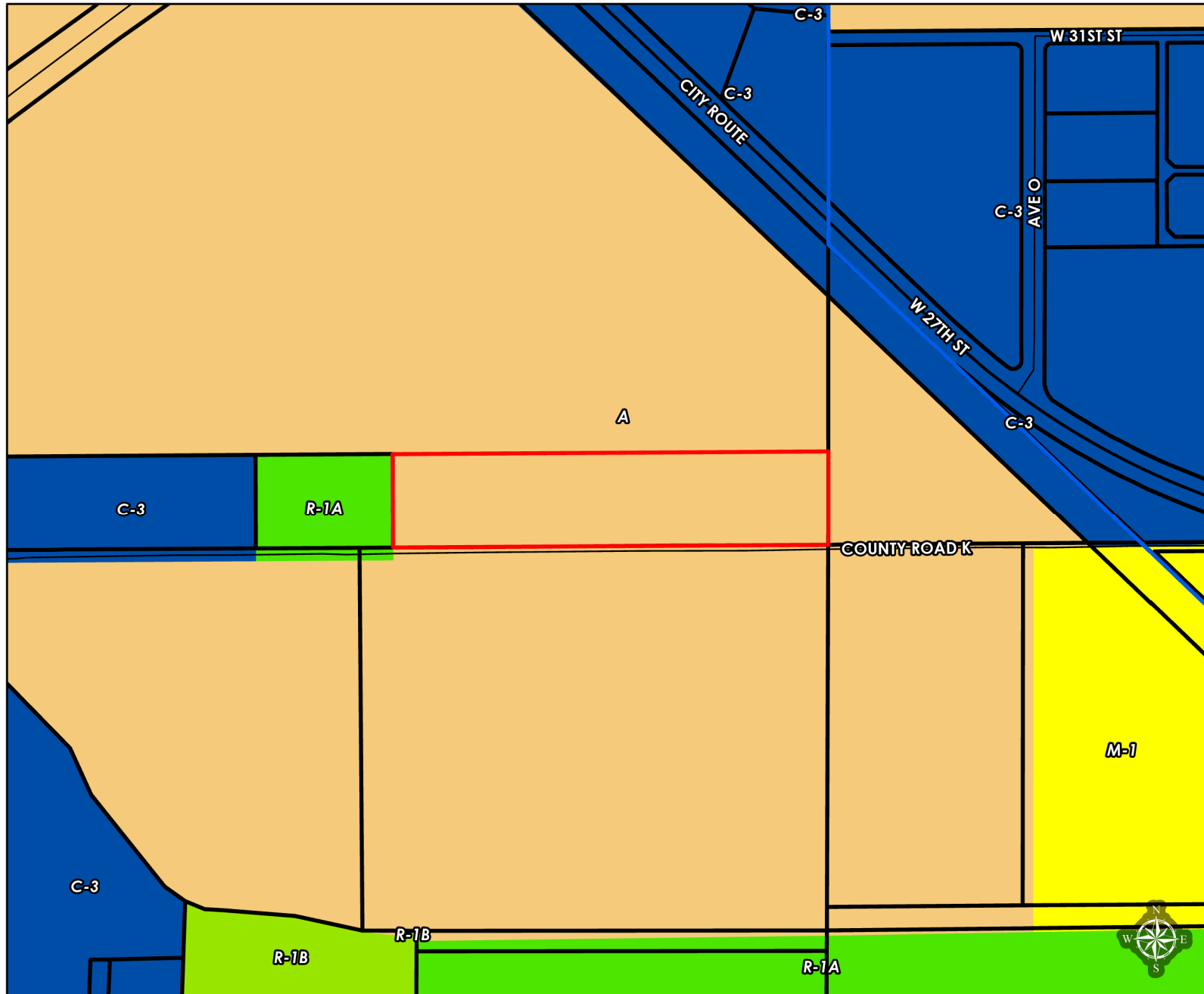
### 2016 Comp. Plan Development

- LTD
- NA
- NTD
- STD
- <all other values>

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



- Proposed Changes
- Corporate Limits
- Extended Jurisdiction
- Parcel Boundaries

### City Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

### Street Centerlines

#### CLASS

- Highway
- Main Road
- Residential/Rural

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

Building

**Street Centerlines**

**CLASS**

Highway

Main Road

Residential/Rural

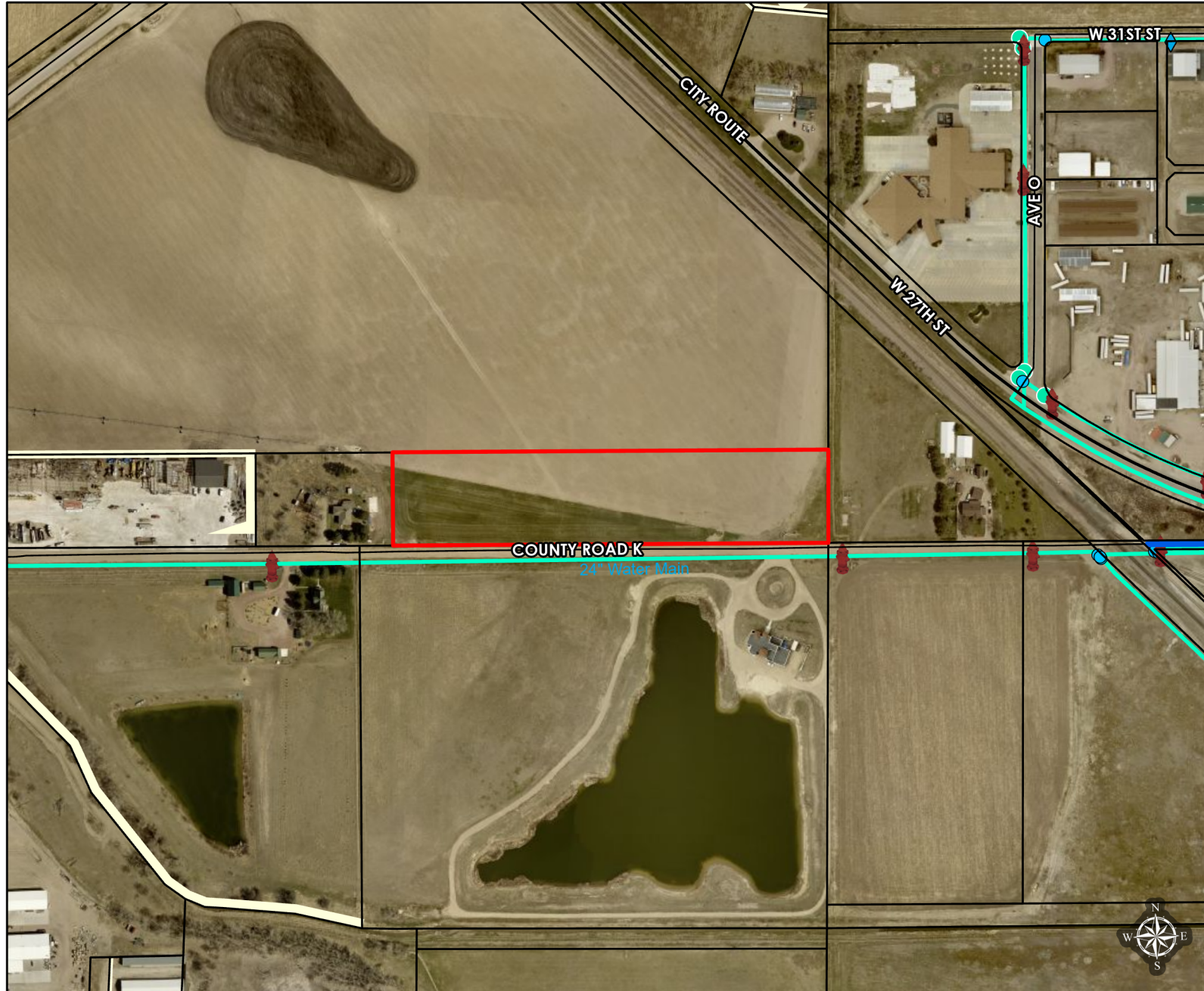
Parcel Boundaries

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Final Plat and Rezone to R-1A 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
- Easement
- GEODATA.GISMGR.Snow\_Routes
- Scotts\_Bluff\_County\_Parcels\_02142022

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