

City of Scottsbluff, Nebraska

Monday, October 10, 2022

Regular Meeting

Item New Bus4

**Planning Commission to conduct a public hearing to consider the
Plat Vacation of Part of Lots 1, 2, 3, and Part of Lot 1A, Block 10,
Imperial Addition, commonly identified as 1501 E. Overland Drive**

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 29, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. **Applicant:** City of Scottsbluff

B. **Property**

Owner: Kiowa Creek Land & Cattle Company Inc.

C. **Proposal:** Vacate Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3 Lot 10, Imperial Subdivision.

D. **Legal Description:** An addition to the City of Scottsbluff situated in the Southwest Quarter of the Southeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

E. **Location:** 501 E. Overland

F. **Existing Zoning & Land Use:** C-3 Heavy Commercial

G. **Size of Site:** Approximately 25,753 square feet

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	Residential	R-1A Single Family	Single-Family Dwellings
East	East Overland	C-3 Heavy Commercial	Businesses
South	East Overland	C-3 Heavy Commercial	Businesses
West	East Overland	C-3 Heavy Commercial	Businesses

B. **Relevant Case History**

1. Lot 1B was vacated and Orphan Motors Subdivision was platted in September 2022.

III. STAFF COMMENTS

- A. The County Register of Deeds requested further vacation of the land. The City of Scottsbluff has agreed to further vacate the land to unplatted land.

IV. FINDINGS OF FACT

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

1. The vacating of Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3, Block 10 is for record keeping purposes and will not affect the property owner.
2. The Scotts Bluff County Register of Deeds requested this vacation.

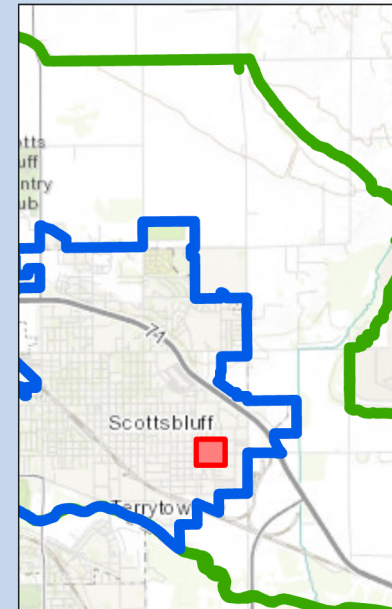
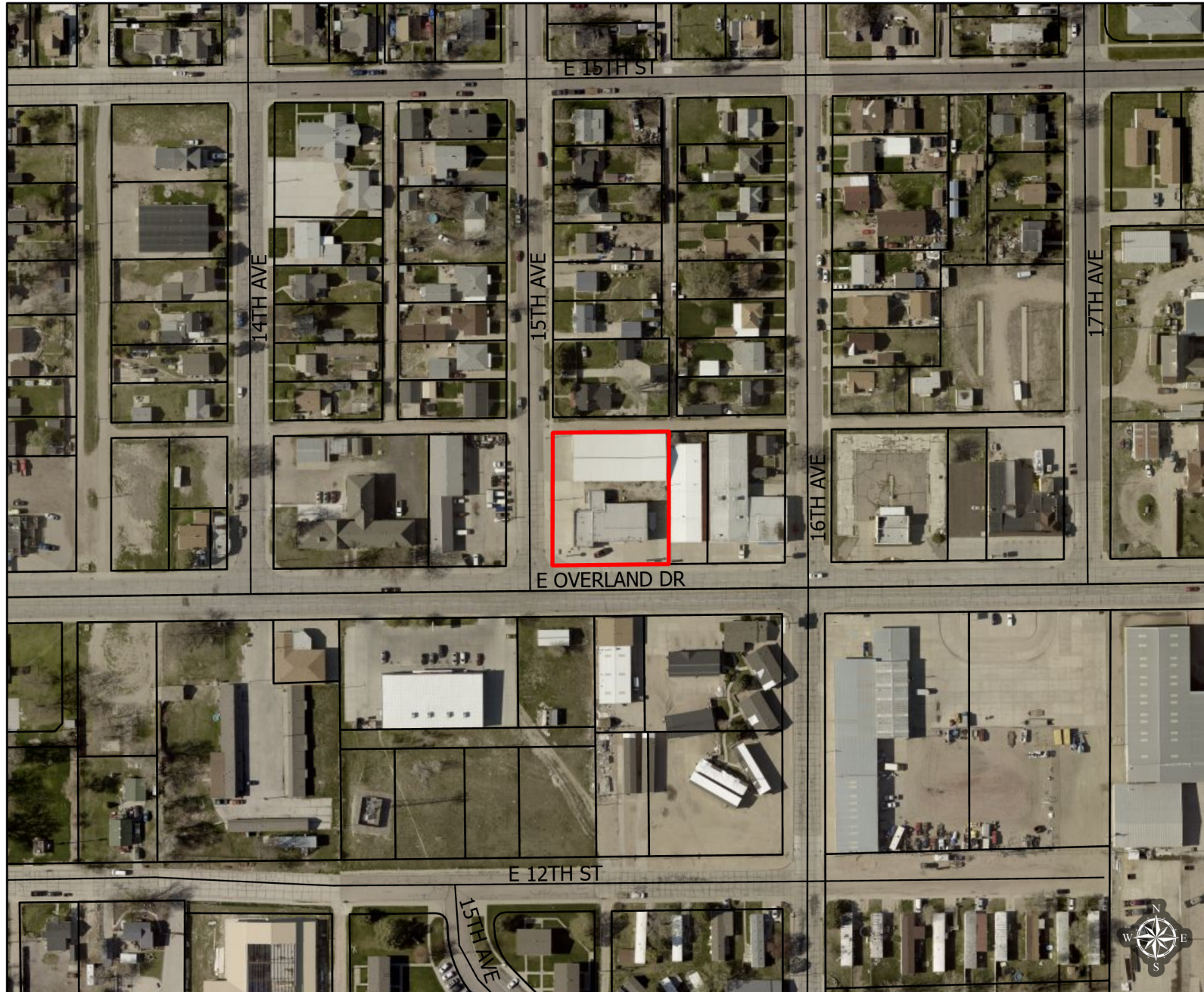
B. Findings of Fact to Not Recommend Approval May Include:

1. None

V. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3, Block 10, Imperial Subdivision.

Plat 1501 E Overland Dr



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

Taylor Stephens
City of Scottsbluff GIS
Created on 7/5/2022
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.