

City of Scottsbluff, Nebraska

Monday, June 12, 2023

Regular Meeting

Item Pub Hear1

Planning Commission to conduct a Public Hearing to consider the Final Plat of Lot 24A, Hillerege Addition, commonly identified as 240364 Karubos Road

Staff Contact:

City of Scottsbluff, Nebraska
Development Services Department

Application for Approval of Subdivision of Real Estate
Amended Plat

1. Name of Subdivision: Lot 24A, Hillerege Addition
2. Applicant: Jay L. & Patricia M. Weitzel 308-631-9407
Name Telephone Number
240364 Karubos Road Scottsbluff, NE 69361
Address City/State Zip
3. Name of Property Owner: _____
Name (Owner of Record ONLY) Telephone Number

Address City/State Zip
4. Engineer or Land Surveyor: MC Schaff & Associates 308-635-1926
Name/Firm Telephone Number
818 S. Beltline Highway East Scottsbluff, NE 69361
Address City/State Zip
5. Coordinator: _____
Name Telephone Number

Address City/State Zip
6. Location: 240364 Karubos Road situated on the north side of the street between 240398 Karubos Road and 240340 Karubos Road.
7. Legal Description: See Attached
8. Brief written description of Amended Plat: combining the south 150' of the west 68' of the East 136' of Lot 24 and the east 136' of Lot 24, Hillerege Addition, except the south 150' of the west 68' and the west 61' of the east 136' of the north 491.6' of Lot 24.
Number of Lots 1 Total Acreage 1.33 +-
Present Zoning Classification R-1B Present Use of Property R-1B
Purpose of Subdivision of Land combine 2 parcels
9. Attached:
 Copy of Amended Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format)
 Legal Description if not listed above
 Filing Fee - \$50.00 Rcpt _____
 Letter of transmittal
10. The undersigned hereby acknowledges 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 3410 and amendments thereto have been met and submits this application for approval subject to the requirements of said ordinances.
11. Signature Jay L. Weitzel Patricia Weitzel
(If signature is other than the property owner, please attach owner's proof of acknowledgment and approval of application)

5-3-2023

Date Received

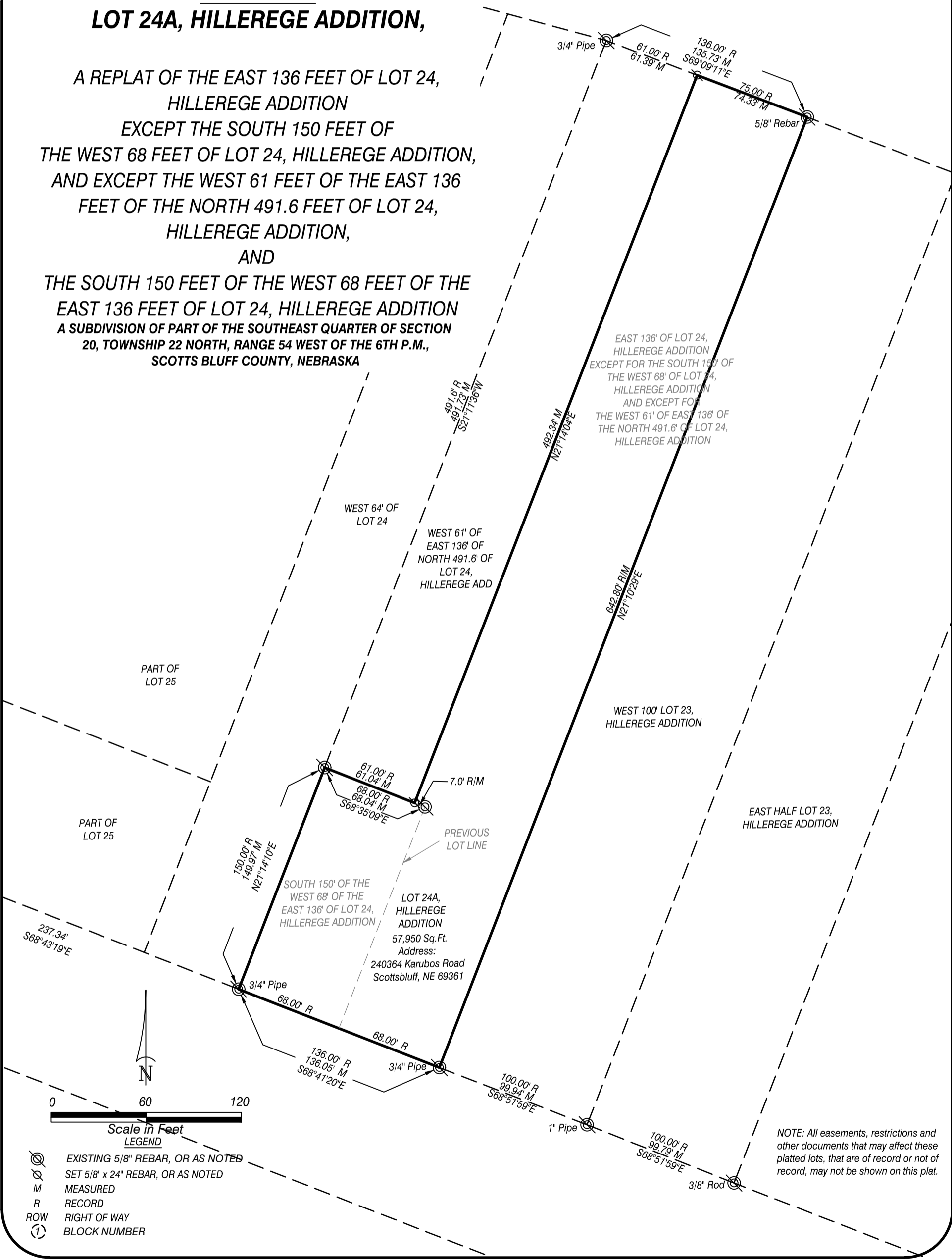
Zachary Glabick

Checked for compliance

Development Services Department
1818 Avenue A, Scottsbluff, NE 69361
(308) 630-6254

FINAL PLAT
LOT 24A, HILLEREGE ADDITION,

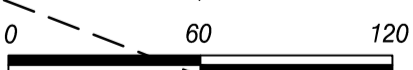
A REPLAT OF THE EAST 136 FEET OF LOT 24,
HILLEREGE ADDITION
EXCEPT THE SOUTH 150 FEET OF
THE WEST 68 FEET OF LOT 24, HILLEREGE ADDITION,
AND EXCEPT THE WEST 61 FEET OF THE EAST 136
FEET OF THE NORTH 491.6 FEET OF LOT 24,
HILLEREGE ADDITION,
AND
THE SOUTH 150 FEET OF THE WEST 68 FEET OF THE
EAST 136 FEET OF LOT 24, HILLEREGE ADDITION
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION
20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



EAST 136' OF LOT 24,
HILLEREGE ADDITION
EXCEPT FOR THE SOUTH 150' OF
THE WEST 68' OF LOT 24,
HILLEREGE ADDITION
AND EXCEPT FOR
THE WEST 61' OF EAST 136' OF
THE NORTH 491.6' OF LOT 24,
HILLEREGE ADDITION

LOT 24A,
HILLEREGE
ADDITION
57,950 Sq.Ft.
Address:
240364 Karubos Road
Scottsbluff, NE 69361

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 on this plat.



Scale in Feet
LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- M MEASURED
- R RECORD
- ROW RIGHT OF WAY
- BLOCK NUMBER

SURVEYOR'S CERTIFICATE

I, DENNIS P. SULLIVAN, NEBRASKA REGISTERED LAND SURVEYOR NO. 562, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOT 24A, HILLEREGE ADDITION, A REPLAT OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION EXCEPT THE SOUTH 150 FEET OF THE WEST 68 FEET OF LOT 24, HILLEREGE ADDITION, AND EXCEPT THE WEST 61 FEET OF THE EAST 136 FEET OF THE NORTH 491.6 FEET OF LOT 24, HILLEREGE ADDITION, AND THE SOUTH 150 FEET OF THE WEST 68 FEET OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562

OWNER'S STATEMENT

We, the undersigned, being the owners of the the East 136 feet of Lot 24, Hillerege Addition except the South 150 feet of the West 68 feet of Lot 24, Hillerege Addition, and except the West 61 feet of the East 136 feet of the North 491.6 feet of Lot 24, Hillerege Addition, and the South 150 feet of the West 68 feet of the East 136 feet of Lot 24, Hillerege Addition, a Subdivision of part of the Southeast Quarter of Section 20, Township 22 North, Range 54 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 24A, HILLEREGE ADDITION, A REPLAT OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION EXCEPT THE SOUTH 150 FEET OF THE WEST 68 FEET OF LOT 24, HILLEREGE ADDITION, AND EXCEPT THE WEST 61 FEET OF THE EAST 136 FEET OF THE NORTH 491.6 FEET OF LOT 24, HILLEREGE ADDITION, AND THE SOUTH 150 FEET OF THE WEST 68 FEET OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 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 streets and easements shown for the use and benefit of the public.
Dated this _____ day of _____, 2023.

Owners:

By: Jay L. Weitzel, Husband

By: Patricia M. Weitzel, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

LOT 24A, HILLEREGE ADD
SCOTTS BLUFF, COUNTY, NE
SHEET 2 OF 2

JOB# RM230075-00

Before me, a Notary Public, qualified and acting in said County, personally came Jay L. Weitzel, 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 _____ DAY OF _____, 2023.

Notary Public

My Commission Expires _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Patricia M. Weitzel, 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 _____ DAY OF _____, 2023.

Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 24A, HILLEREGE ADDITION, A REPLAT OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION EXCEPT THE SOUTH 150 FEET OF THE WEST 68 FEET OF LOT 24, HILLEREGE ADDITION, AND EXCEPT THE WEST 61 FEET OF THE EAST 136 FEET OF THE NORTH 491.6 FEET OF LOT 24, HILLEREGE ADDITION, AND THE SOUTH 150 FEET OF THE WEST 68 FEET OF THE EAST 136 FEET OF LOT 24, HILLEREGE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 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 _____, 2023.

Mayor: Jeanne McKerrigan

City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 25, 2023 For Hearing of: June 12, 2023



I. GENERAL INFORMATION

- A. **Applicant:** Jay & Patricia Weitzel
240364 Karubos Road
Scottsbluff, NE 69361

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

- C. **Proposal:** Request to consolidate the south 150’ of the west 68’ of the East 136’ of Lot 24 and the east 136’ if the north 491.6’ of Lot 24

- D. **Legal Description:** Lot 24A, Hillerege Addition

- E. **Location:** 240364 Karubos Road in the City of Scottsbluff Extra-Territorial Jurisdiction (ETJ)

- F. **Existing Zoning & Land Use:** R-1B Rural Residential Estate and single-family dwelling

Size of Site: Approximately 1.33 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	County Jurisdiction	County Jurisdiction	Vacant
East	Residential	R-1B Rural Residential Estate	Single-Family Dwelling
South	Residential	R-1B Rural Residential Estate	Single-Family Dwelling
West	Residential	R-1B Rural Residential Estate	Single-Family Dwelling

B. Relevant Case History

- 1. Hillerege Addition was platted in 1946.

III. ANALYSIS

- A. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.
- B. **Traffic & Access:**
 - 1. Current access to the existing lots is via frontage along Karubos Road

C. Utilities:

1. The subdivision is located in the ETJ and is not required to be connected to City utilities per Chapter 21.

IV. STAFF COMMENTS

- A. The proposed Lot 24A 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 1.33 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 residential and the area will remain residential.
2. The replat will result in an existing lot becoming closer to compliance.
3. The replat will correctly subdivide land that was improperly subdivided.

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

1. Lot 24A does not meet the 3 acres minimum area of the R-1B Rural Residential Estate District.

VI. STAFF RECCOMENDATION

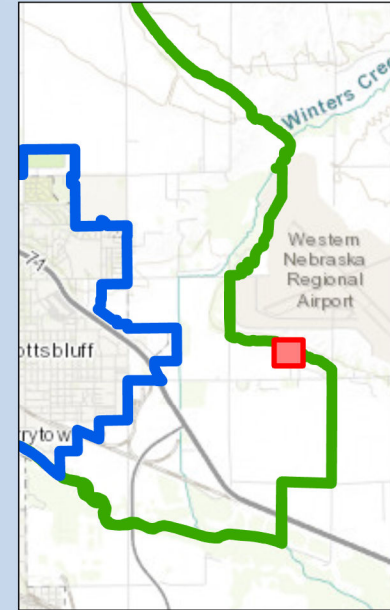
- A. Staff recommends Planning Commission recommend the approval of the Final Plat of Lot 24A, Hillerege Addition, Scotts Bluff County, Nebraska.



- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Official City Zoning**
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy Manufacturing and Industrial
- (O-P) Office and Professional
- (PBC) Planned Business Center
- (R-1) Single Family
- (R-1A) Single Family Medium Density
- (R-1B) Rural Residential Estate
- (R-4) Heavy Density Multiple Family
- (R-6) Mobile Home
- Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 6/7/2023
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.



- Corporate Limits
- Extended Jurisdiction
- Proposed Changes

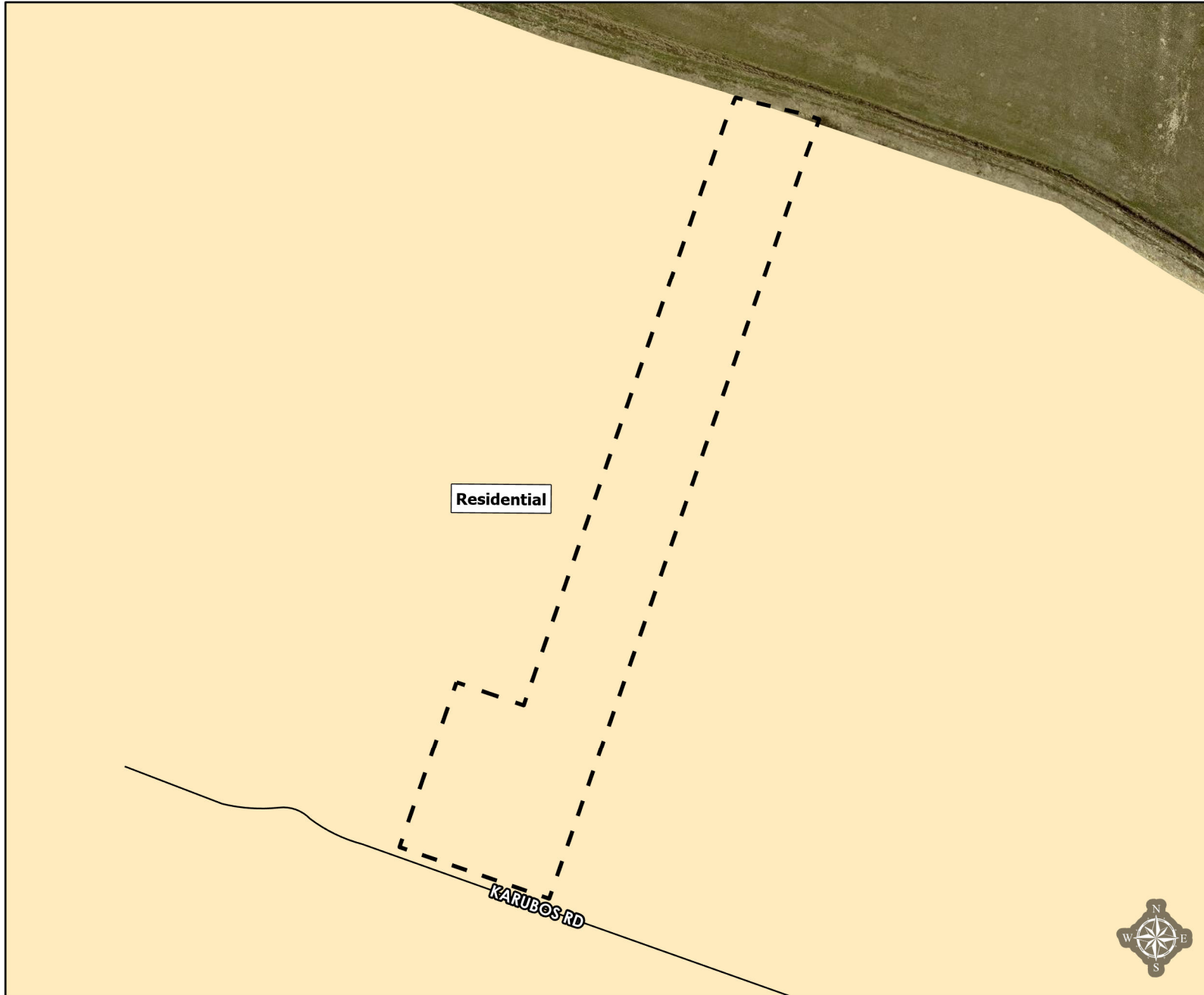
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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City of Scottsbluff GIS
Created on 6/2/2023
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

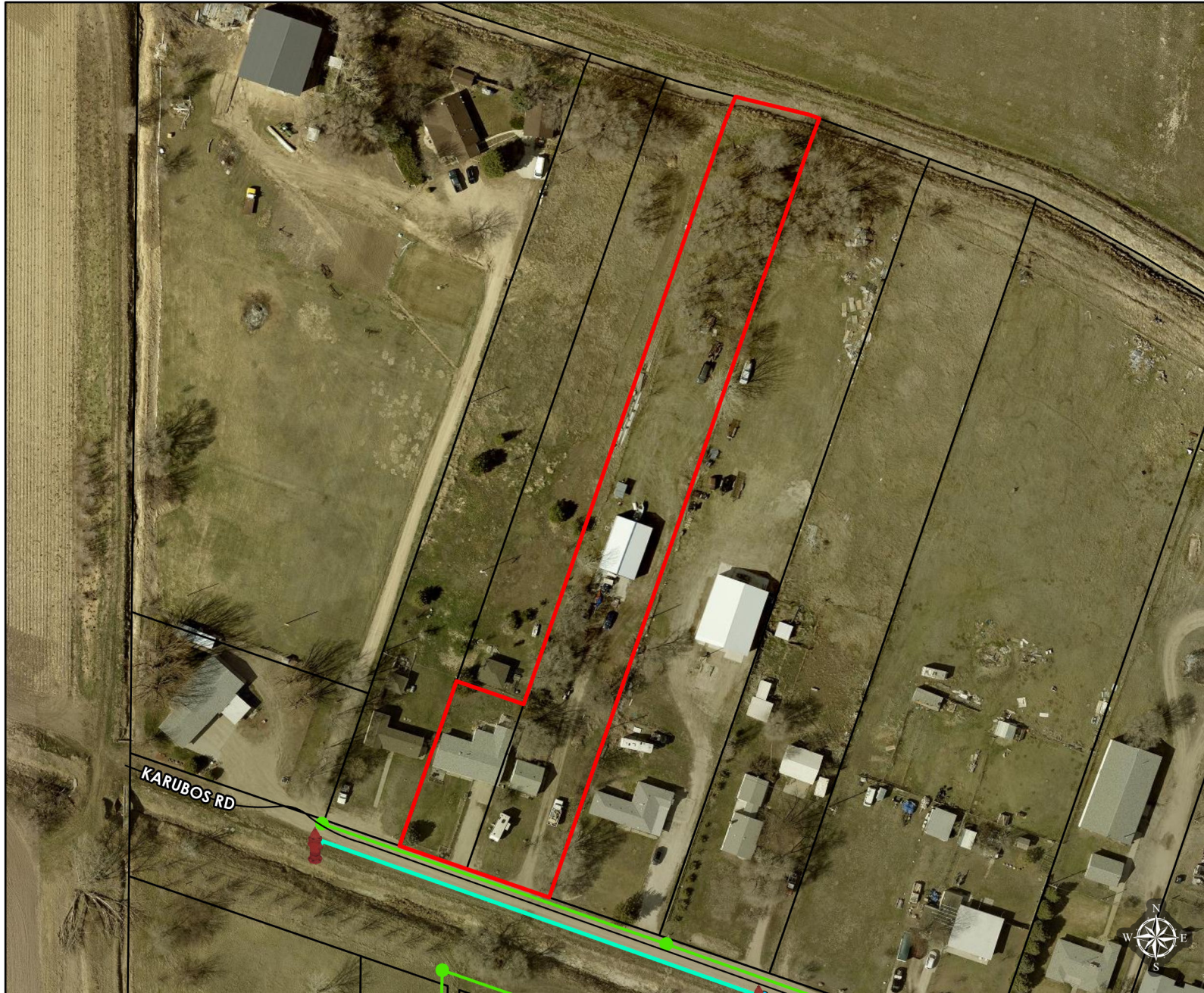
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- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

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Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Easement
- Proposed Property
- Parcels

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