



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive**  
**PLANNING COMMISSION AGENDA**  
*Monday, September 11, 2023*  
*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 July 10, 2023
- 6. Public Hearing :**  
A Planning Commission to consider the creation of an AEDS situated in the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th PM, commonly identified as 240336 Highland Road
- 7. Staff Reports:**  
A (Informational Only)
- 8. Schedule Meeting:**  
A Confirm next meeting date: October 9, 2023
- 9. Adjourn**

**City of Scottsbluff, Nebraska**  
**Monday, September 11, 2023**  
**Regular Meeting**

**Item Appr. Min.1**

**July 10, 2023**

**Staff Contact:**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
July 10, 2023  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, July 10, 2023 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on June 30, 2023. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Angie Aguallo, Jerry Stricker, Linda Redfern (Alternate). "Absent": Dana Weber, Jim Zitterkopf, Kendall Palu, Henry Huber, Callan Wayman. City Officials present were Zachary Glaubius, Development Services Director, and Gary Batt, Code Administrator II.
- 2 Estrada informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the June 12, 2023 meeting were reviewed. **Conclusion:** a motion was made by Stricker and seconded by Gompert to approve the minutes from June 12, 2023 meeting. "Yeas:" Becky Estrada, Linda Redfern, Angie Aguallo, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguallo, Henry Huber. The motion carried.
- 6 Dana Weber arrived at 6:04 PM.
- 7 Estrada introduced Item 6A regarding a public hearing to consider the special use permit application for Auto Sales and Service by Tim Reganis for the property at 1125 E. 27<sup>th</sup> Street. Estrada opened the public hearing at 6:04 PM. Glaubius stated the applicant is requesting the permit to move the Reganis Chrysler Dodge Jeep Ram dealership to the E. 27<sup>th</sup> Street location. Glaubius stated the property is located in the C-2 commercial zoning district, which requires a special use permit for auto sales and service. Glaubius stated the adjacent Honda dealership had a special use permit approved in 2014. Glaubius stated the dealership would have access to both 27<sup>th</sup> Street and 12<sup>th</sup> Avenue. Glaubius stated the property was already served by all city utilities, and that staff makes a positive recommendation on approval. Representatives for the applicant, Megan Hayward and Jeff Gion, spoke to the Planning Commission. Gion stated the intent was to move the current Chrysler Dodge Jeep Ram dealership to this location. Gompert asked how much land the dealership would occupy. Hayward showed the site plan for the dealership. Estrada closed the public hearing at 6:06 PM. Stricker inquired what the intent of the special use permit was and if it would be the preliminary plat. Hayward stated this is only the special use permit application as the project cannot move forward without the special use permit. Stricker asked what type of shop was located at the rear of the property. Gion stated it would be for part storage and washing cars. Hayward stated no maintenance would occur in the shop. Gion stated

it would be mainly for oversized parts. Stricker inquired about the existing alley which crosses the dealership. Hayward stated they will be requesting an alley vacation as part of the platting process. Hayward stated the alley would become a utility easement due to existing utilities there. Stricker asked if hail structures would be at the dealership. Gion stated they may install hail structures to the rear of the property; however, they have not decided yet. Stricker asked what the structures would look like as he was concerned of an industrial look due its close proximity to a residential neighborhood. Gion stated they have not decided yet, and with the current Honda dealership they can fit all cars in the building. Redfern asked about landscaping. Hayward stated they will follow the City's landscaping ordinance. Weber stated the Gateway Green Overlay zone was repealed; however, the new landscaping code will still require landscaping. Weber asked if the primary access would be off of 27<sup>th</sup> Street or 12<sup>th</sup> Avenue. Hayward stated primary access would be via 27<sup>th</sup> Street. Weber asked how many acres the dealership will cover. Hayward stated she was not sure the number of acres. Weber asked Glaubius if a traffic study was necessary. Glaubius stated a traffic study would be unlikely needed as the curb cut to the property has already been installed. Gompert asked when the Fire Department would review the plan. Hayward stated they will submit the plans to the State Fire Marshall due to the City's fire marshal position being vacant. Stricker stated he had concern about light on other properties. Batt stated code requires light to stay onsite. Weber asked if the entire area would be paved due to runoff concerns. Hayward stated that city ordinance requires on-site stormwater retention. Stricker made a motion to approve on the condition the plan is reviewed for emergency access. Hayward stated that is required by code. Gompert made a second. Redfern asked for a shortened version of the condition. Stricker stated the condition would require emergency access for both the Honda and the new dealership by the Scottsbluff Fire Department. Weber stated he though this was already covered in code. Stricker stated the reason for the condition to make sure landscaping and structures do not get in the way of emergency vehicles. Aguillo stated she thought this was part of the project review process. Gompert stated this was already existed in code. Weber asked Stricker if this condition was an existing requirement by code. Stricker stated yes. Weber stated conditions are to go above the requirements of code. Stricker stated he did not have the confidence the plans would be properly reviewed. Estrada asked Glaubius is emergency access was part of the project review. Glaubius stated the State Fire Marshall would review the building permit, and a detailed site plan was necessary for the preliminary plat, which city staff would review. Stricker removed the condition.

- 8 **Conclusion:** Motion by Stricker to make a positive recommendation on the approval of the special use permit application, seconded by Gompert. "Yeas:" Becky Estrada, Linda Redfern, Kendall Palu, Dave Gompert, Jerry Stricker, Dana Weber. "Nays:" None "Absent": Callan Wayman, Jim Zitterkopf, Angie Aguillo, Henry Huber. The motion carried.
- 9 Estrada introduced Item 7 regarding staff reports. Glaubius stated there were no staff reports.
- 10 Item 8: Planning Commission confirmed the next meeting date of August 14, 2023.
- 11 Item 9: Adjournment
- 12 Adjournment: Motion by Stricker, seconded by Palu to adjourn meeting at 6:21 PM. "Yeas:" Becky Estrada, Linda Redfern, Dana Weber, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Kendall Palu, Callan Wayman, Jim Zitterkopf, Angie Aguillo, Henry Huber. The motion carried.

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Becky Estrada, Chairperson



# **City of Scottsbluff, Nebraska**

**Monday, September 11, 2023**

**Regular Meeting**

## **Item Pub Hear1**

**Planning Commission to consider the creation of an AEDS situated in the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th PM, commonly identified as 240336 Highland Road**

**Staff Contact:**

**CITY OF SCOTTSBLUFF**  
**AGRICULTURAL ESTATE DWELLING SITE APPLICATION**  
**AGRICULTURAL – ET ZONING DISTRICT**

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On the 25th day of July, 2023,

Bryan Frank (Frank Properties LLC) (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13 Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** An accurate survey, properly identifying the tract to be set out, must accompany this application. If more space is needed, please attach the legal description. See Attached (2.07 Acres ±)

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2. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE SEPARATED:** \_\_\_\_\_  
Total Area = 2.07 Acres ± / Net Area = 2.04 Acres ±

3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED:**  
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., LYING SOUTH OF THE WINTER CREEK CANAL EXCEPT THAT AREA AS DESCRIBED ABOVE, AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:  
A 1.5 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2000-7121, A 3.15 ACRE TRACT OF LAND AS DESCRIBED IN DEED BOOK 29, PAGE 504, AND BLOCK 1, BF PROPERTIES.

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4. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE RESERVED:**  
Total Area = 110.20 Acres ±

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5. **INTENT** (Must have one or more of the following; each should be specifically described):
- a). An existing farmstead site (describe previous use) Splitting off the existing farmstead site (2.07Acres)  
from the farm ground so the owner can sell off the dwelling site
  - b). A conveyance to a farm-ranch owner's relative (set out the names of the relatives and relationship to the owner): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  - c). A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:  
 \_\_\_\_\_  
 \_\_\_\_\_
  - d). Marginal usage land (describe completely as to the reason such land is "marginal use"): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be \_\_\_\_\_  
 \_\_\_\_\_  
 tract is an interior section type, with a permanent 25 foot access easement to public road (Highland Road)
7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Scottsbluff Municipal Code Book of the City of Scottsbluff Subdivision Regulations, as required by the City of Scottsbluff Development Services Department):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
8. **REQUIREMENT:** Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid.



**CITY OF SCOTTSBLUFF**  
**AGRICULTURAL ESTATE DWELLING SITE APPLICATION**  
**AGRICULTURAL – ET ZONING DISTRICT**

9. **NOTE:** Assuming that the City of Scottsbluff Planning Commission and City Council approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant therein is required to have recorded for public record, at the direction of the City of Scottsbluff City Council, a "CERTIFICATE", which sets out the action taken by the Commission and Council (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph 3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 25-3-19.1 of the Scottsbluff Municipal Code Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the City Council shall be automatically revoked.

**Owner Name:** Bryan Frank (Frank Properties LLC)  
**Address:** P.O. BOX 2395  
**City/State:** Scottsbluff, Nebraska 69361  
**Telephone:** 308-631-8550  
**Email Address:** bryanfrank@bfenterprising.com  
**Signature:**    
**Ag-Estate Address:** 240336 Highland Road  
**City/State:** Scottsbluff, Nebraska 69361

City of Scottsbluff, Development Services



**RECEIVED:**

Date: 8-9-2023

Receipt #:                     

Filing Fee - \$100.00

Public Hearing Notifications per Property Owner \$3.00 each

2.07 ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, T22N-R54W OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 846.58 FEET, THENCE BEARING N03°36'02"E, A DISTANCE OF 563.35 FEET, TO THE POINT OF BEGINNING, THENCE BEARING N88°39'55"W, A DISTANCE OF 246.21 FEET, THENCE BEARING N01°21'23"E, A DISTANCE OF 358.64 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 29, PAGE 504, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S89°49'59"E, A DISTANCE OF 252.59 FEET, THENCE BEARING S02°21'05"W, A DISTANCE OF 363.85 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.07 ACRES, MORE OR LESS,

**AND** SAID ABOVE-DESCRIBED TRACT OF LAND TO HAVE A PERPETUAL 25.00 FEET WIDE ACCESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 821.56 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING ON SAID SOUTH LINE, BEARING N88°40'19"W, A DISTANCE OF 25.02 FEET, THENCE BEARING N03°36'02"E, A DISTANCE OF 563.35 FEET, TO THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT OF LAND, THENCE BEARING N02°21'05"E, ON THE EAST LINE OF THE ABOVE-DESCRIBED TRACT OF LAND, A DISTANCE OF 186.52 FEET, THENCE BEARING S87°38'55"E, A DISTANCE OF 25.00 FEET, THENCE BEARING S02°21'05"W, A DISTANCE OF 186.79 FEET, THENCE BEARING S03°36'02"W, A DISTANCE OF 562.63 FEET, TO THE POINT OF BEGINNING, SAID ACCESS EASEMENT CONTAINING AN AREA OF 0.43 ACRES, MORE OR LESS,

**AND** SAID ABOVE-DESCRIBED TRACT OF LAND TO HAVE A 10.00 FEET WIDE IRRIGATION EASEMENT (0.03 ACRES±) AS SHOWN ON THE ACCOMPANYING SURVEY.

TRACT IN SE1/4 OF THE SW1/4 OF SECTION 20, T22N-R54W SCOTTS BLUFF COUNTY, NEBRASKA JOB# RM230172-00

SURVEYOR'S CERTIFICATE

I, DUSTIN L. BEAUDETTE, NEBRASKA REGISTERED LAND SURVEYOR NO. 799, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, T22N-R54W OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 846.58 FEET, THENCE BEARING N03°36'02"E, A DISTANCE OF 563.35 FEET, TO THE POINT OF BEGINNING, THENCE BEARING N88°39'55"W, A DISTANCE OF 246.21 FEET, THENCE BEARING N01°21'23"E, A DISTANCE OF 358.64 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 29, PAGE 504, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S89°49'59"E, A DISTANCE OF 252.59 FEET, THENCE BEARING S02°21'05"W, A DISTANCE OF 363.85 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 2.07 ACRES, MORE OR LESS,

AND SAID ABOVE-DESCRIBED TRACT OF LAND TO HAVE A PERPETUAL 25.00 FEET WIDE ACCESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

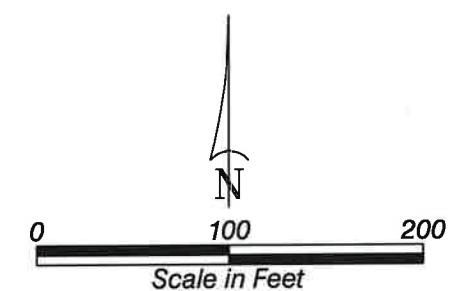
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID QUARTER SECTION, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 821.56 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING ON SAID SOUTH LINE, BEARING N88°40'19"W, A DISTANCE OF 25.02 FEET, THENCE BEARING N03°36'02"E, A DISTANCE OF 563.35 FEET, TO THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT OF LAND, THENCE BEARING N02°21'05"E, ON THE EAST LINE OF THE ABOVE-DESCRIBED TRACT OF LAND, A DISTANCE OF 186.52 FEET, THENCE BEARING S87°38'55"E, A DISTANCE OF 25.00 FEET, THENCE BEARING S02°21'05"W, A DISTANCE OF 186.79 FEET, THENCE BEARING S03°36'02"W, A DISTANCE OF 562.63 FEET, TO THE POINT OF BEGINNING, SAID ACCESS EASEMENT CONTAINING AN AREA OF 0.43 ACRES, MORE OR LESS,

AND SAID ABOVE-DESCRIBED TRACT OF LAND TO HAVE A 10.00 FEET WIDE IRRIGATION EASEMENT (0.03 ACRES±) AS SHOWN ON THE ACCOMPANYING SURVEY.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 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.

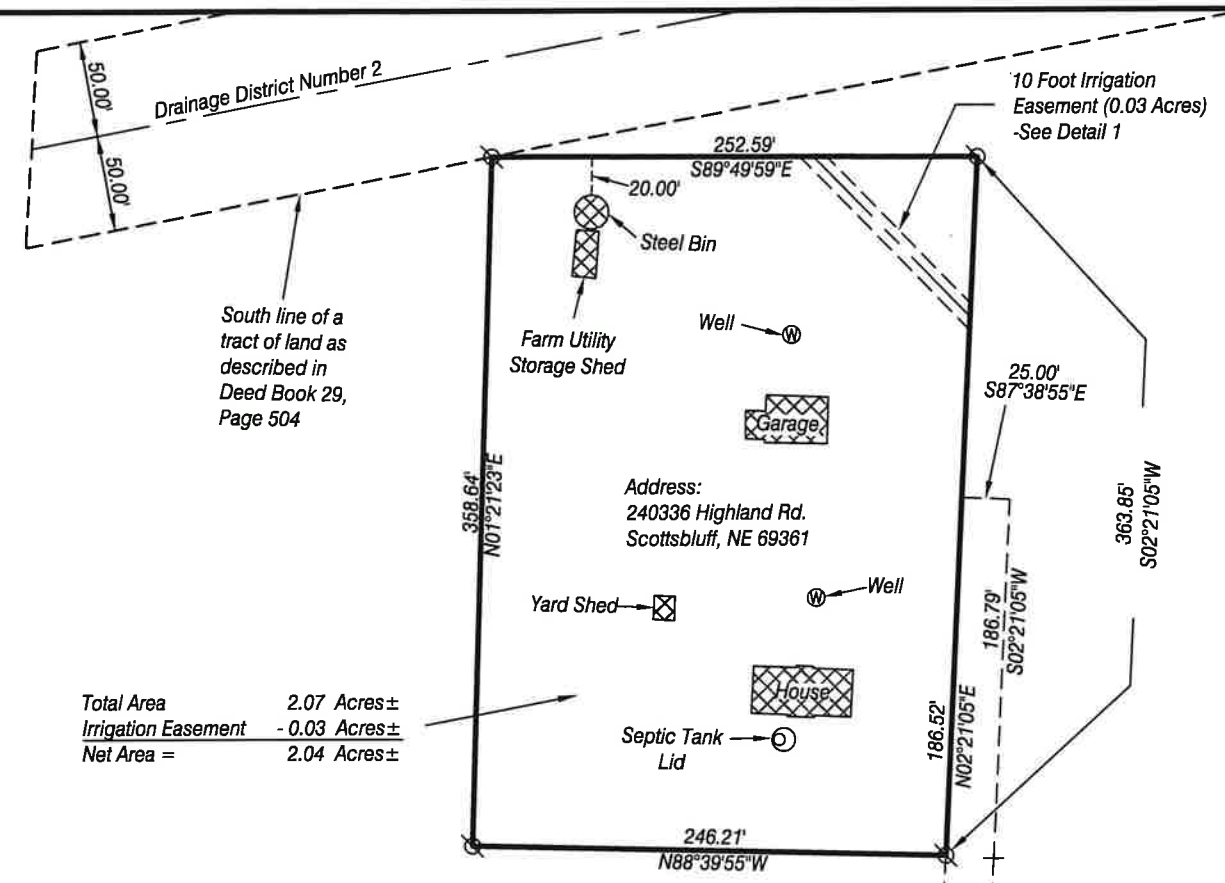
WITNESS MY HAND AND SEAL this 7<sup>th</sup> day of AUGUST, 2023.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Dustin L. Beaudette*  
DUSTIN L. BEAUDETTE, NEBRASKA REGISTERED LAND SURVEYOR, L. S. 799

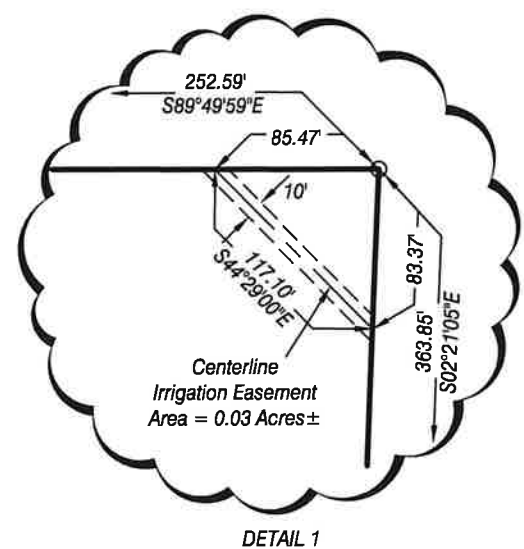


- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - SET 5/8" X 24" REBAR W/CAP
  - SEPTIC TANK LID
  - WELL
  - CENTERLINE, AS NOTED
  - EASEMENT OR EXISTING PROPERTY LINES
  - STRUCTURES

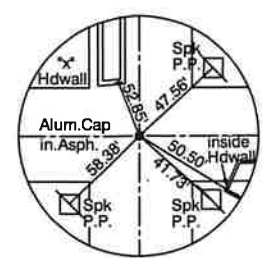
NOTE: Easements of Record, if any, are not shown on this survey plat.



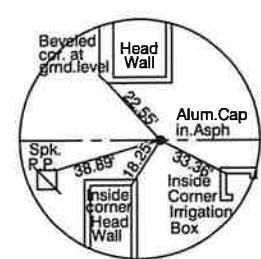
Total Area 2.07 Acres±  
Irrigation Easement -0.03 Acres±  
Net Area = 2.04 Acres±



25 Foot Access Easement to Highland Road (0.43 Acres)



SOUTHWEST CORNER Section 20, T22N-R54W Found Aluminum Cap in Asphalt



SOUTHEAST CORNER OF THE SOUTHWEST QUARTER Found Aluminum Cap in Asphalt

HIGHLAND ROAD 33.00' RIGHT OF WAY

25.02'

2668.05' N88°40'19"W (ASSUMED)

821.56' Regular Meeting - 9/11/2023

Found Aluminum Cap in Asphalt

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: August 31, 2023 For Hearing of: September 11, 2023



## I. GENERAL INFORMATION

- A. Applicant:** Bryan Frank (Frank Properties LLC)  
PO BOX 2395  
Scottsbluff, NE 69361
- B. Property**  
**Owner:** Same as Applicant
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 240336 Highland Road
- D. Legal Description:** A tract of land situated in Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M.
- E. Location:** 240336 Highland Road
- F. Existing Zoning & Land Use:** A-Agricultural
- G. Size of Site:** AEDS: Approximately 2.07 Acres  
Agricultural/Vacant Land to be Reserved: Approximately 110.2 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	Airport
East	Residential	C-3 Heavy Commercial and R-1B Rural Residential Estate	Henkel's Ag Repair and detached single-family dwellings
South	Residential	A -Agricultural, C-3 Heavy Commercial, and R-1B Rural Residential Estate	Lacy Park and detached-single family dwellings
West	Rural & Highway 26 Commercial	A -Agricultural	Farm Ground

### 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 Residential.

**B. Traffic & Access:**

1. Current access to site is via a proposed 25' wide access easement which connects to Highland Road.
2. The proposed AEDS does not have the minimum 150 feet of street frontage. However, per 25-3-19 (B)(14)(b), if an AEDS is an interior-section type, is shall have a dedicated access road, at least 25 feet wide.

**C. Utilities:**

1. The AEDS is located in the extra-territorial jurisdiction and is not required to be served by city utilities.

**IV. STAFF COMMENTS**

**A.** The intent of the property owner is to sell the dwelling site and retain the agricultural land.

**V. FINDINGS OF FACT**

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

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area meets the required 80 acre minimum.
4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.

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

1. None

**VI. STAFF RECCOMENDATION**

**A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land situated in a tract of land situated in Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M, commonly identified as 2403336 Highland Road.

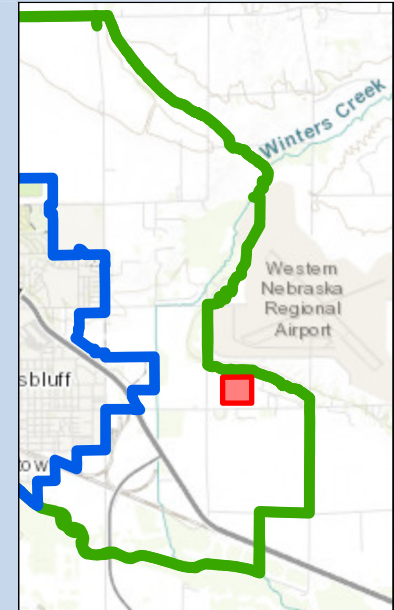
**VII. PUBLIC NOTIFICATION**

**A.** No other property owners are within 300 feet of the proposed Agricultural Estate Dwelling Site. One sign was posted on the property more than 10 days before the date of the meeting indicated the date, time, and place of the public hearing.

# Frank AEDS Request





240336 Highland Dr

# Aerial Overview



### Street Centerlines

#### CLASS

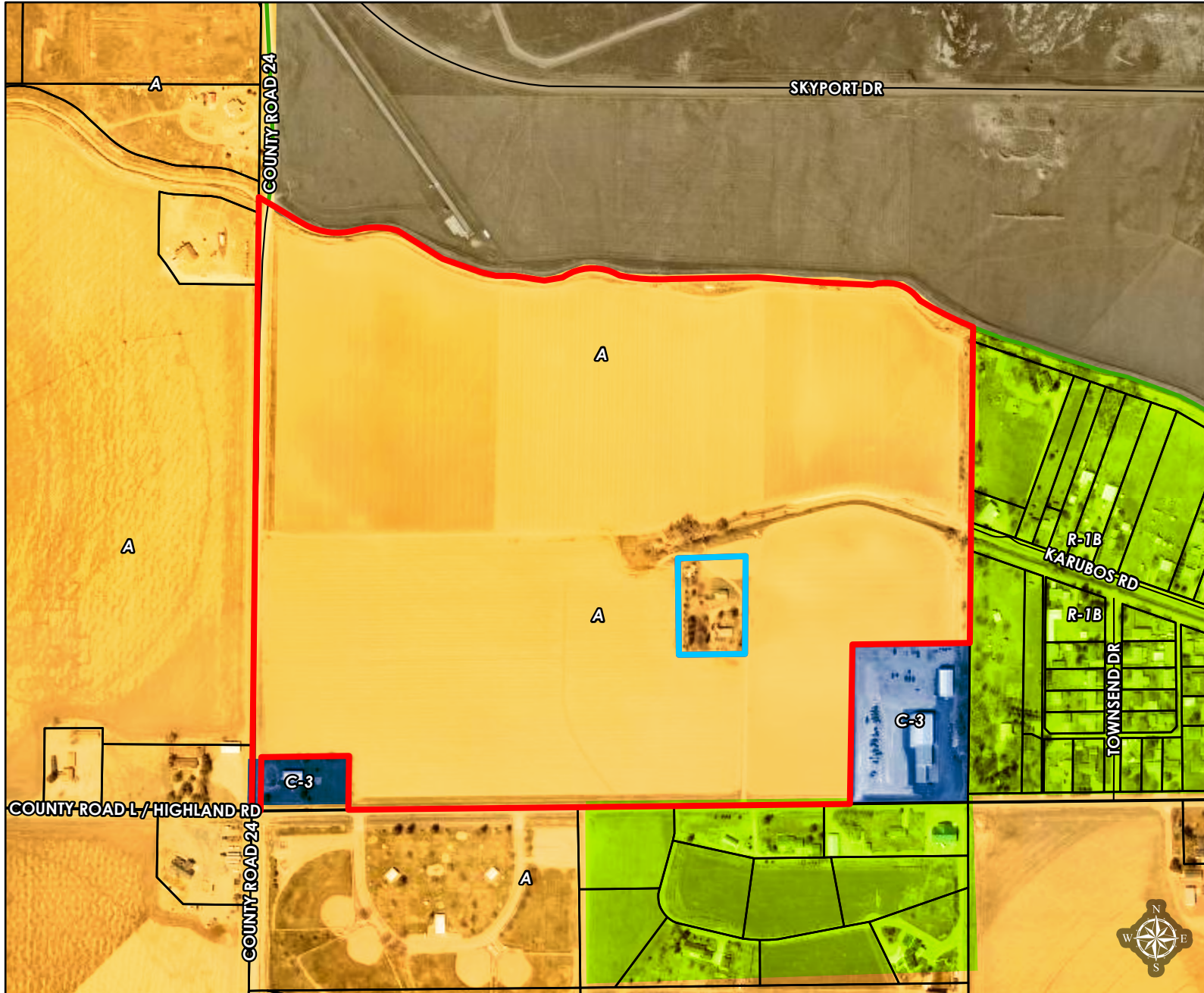
-  Highway
-  Main Road
-  Residential/Rural
-  Parcels

### AEDS and Land

-  AEDS
-  Land

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/23/2023  
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.



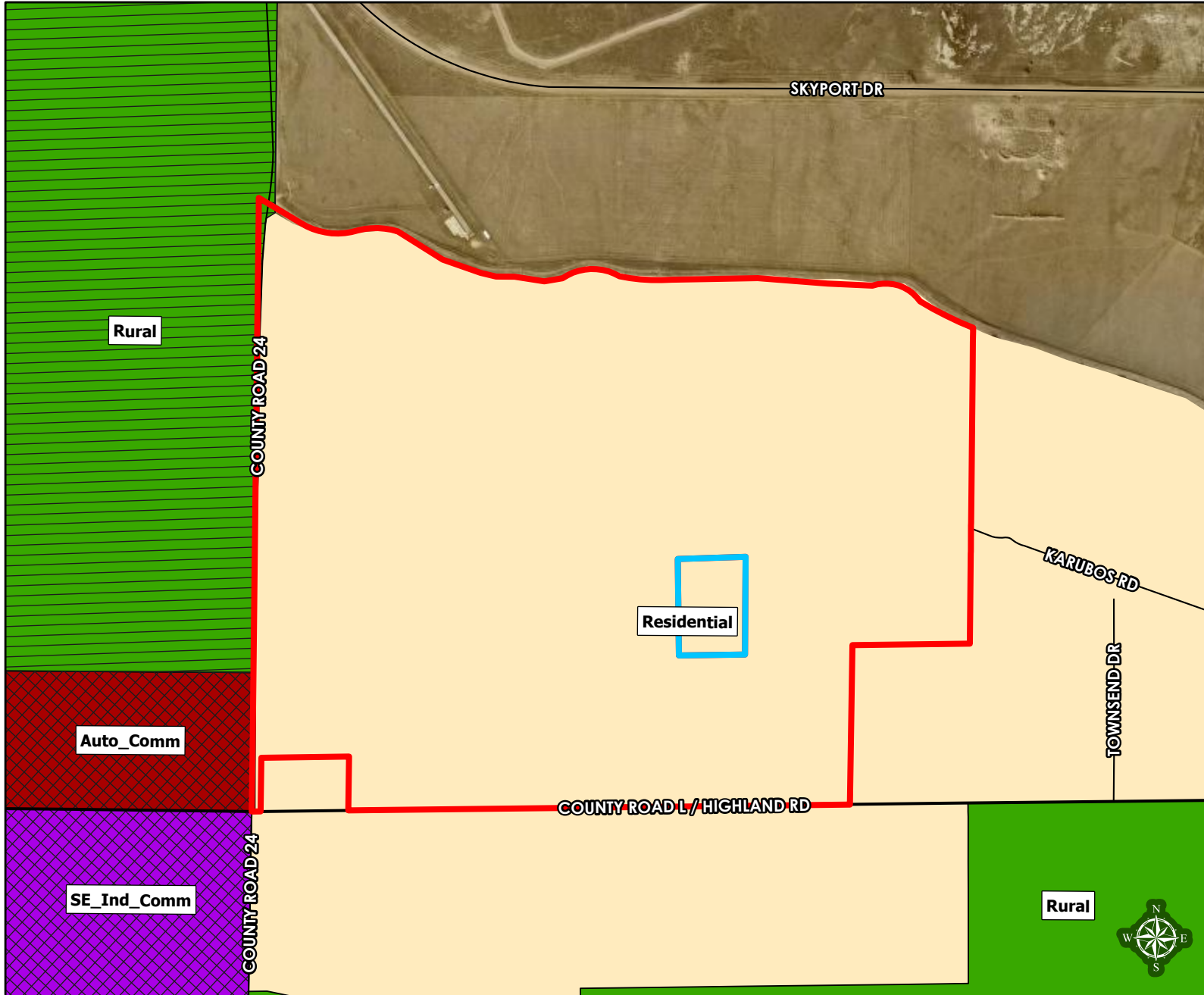
- Corporate Limits
- Extended Jurisdiction
- City Zoning**
- (A)Agriculture
- (AR)Ag Residential
- (C-1)Central Business District
- (C-2)Neighborhood Com
- (C-3)Heavy Com
- (M-1)Light Man & Ind
- (M-2)Heavy Man & Ind
- (O-P)Office and Professional
- (PBC) Planned Bussiness
- (R-1)Single Family
- (R-1A)Single Family Med Dens
- (R-1B)Rural Residential
- (R-4)Heavy Dens Multiple
- (R-6)Mobile Home
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Parcels
- AEDS and Land**
- AEDS
- Land

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/23/2023  
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.

# Frank AEDS Request

240336 Highland Dr



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)

AEDS and Land

- AEDS
- Land

Taylor Stephens  
City of Scottsbluff GIS  
Created on 8/23/2023  
Coordinate System: NAD 1983 (2011)  
StatePlane Nebraska FIPS 2600 Feet  
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**City of Scottsbluff, Nebraska**  
**Monday, September 11, 2023**  
**Regular Meeting**

**Item Staff Rep1**

**(Informational Only)**

**Staff Contact:**

**City of Scottsbluff, Nebraska**  
**Monday, September 11, 2023**  
**Regular Meeting**

**Item Meet1**

**Confirm next meeting date: October 9, 2023**

**Staff Contact:**