

# **City of Scottsbluff, Nebraska**

**Monday, November 6, 2023**

**Regular Meeting**

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

**Council to conduct a public hearing set for this date at 6:00 p.m. for the Rezone of Lot 1A, Spengler Subdivision, Scotts Bluff Co., commonly identified as 80720 CR 22 from Agricultural Residential (AR) to R-1 Single Family Residential.**

Staff Contact: Zachary Glaubius, Development Services Director



# 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>8-24-23</b>	Number (Office Use Only):
Property Address: <b>80720 CR 22 SCOTTSBLUFF, NE 69361</b>	
Current Zone: <b>AR</b>	Proposed Zone: <b>R-1</b>
Comprehensive Plan Designation: <b>Residential</b>	Comprehensive Plan Amendment Required?: <b>No</b>
Acreage of Property: <b>6.13 Acres</b>	

## Applicant Information

Applicant: <b>MISTY Aulick</b>	Property Owner: <b>MISTY Aulick</b>
Address: <b>80720 CR 22</b>	Telephone: <b>308-672-0610</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.

9/8/23

To whom it may Concern:

I, Misty Aulick, Owner of 80720 CR 22 in Scottsbluff Ne, would like to rezone my property to allow for future housing developments.

Misty Aulick  
308-672-0610

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 26, 2023 For Hearing of: October 9, 2023



## I. GENERAL INFORMATION

- A. **Applicant:** Misty Aulick  
80720 CR 22  
Scottsbluff, NE 69361
  
- B. **Property**  
**Owner:** Same as Applicant
  
- C. **Proposal:** Rezone Lot 1A, Spengler Subdivision from AR Agricultural Residential to R-1 Single-Family Residential
  
- D. **Legal Description:** A Tract of Land situated in the northern half of the southeast quarter of Section 11, Township 22 North, Range 55 West of the 6<sup>th</sup> PM
  
- E. **Location:** 80720 CR 22
  
- F. **Existing Zoning & Land Use:** AR Agricultural Residential and Acreage and Communications Tower
  
- G. **Size of Site:** Approximately 6.15 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	Residential	A-Agricultural	Farm Ground
East	Residential	A-Agricultural & R-1 Single Family Residential	Single-Family Dwelling and Farm Ground
South	Residential	AR Agricultural Residential	Machine Shed
West	Residential	A-Agricultural	Farm Ground

### B. Relevant Case History

- 1. Subdivision was replatted in 2019

## III. ANALYSIS

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

B. **Traffic & Access:**

1. Access to the subdivision will be via CR 22.

**C. Utilities:**

1. Property is located in the extraterritorial jurisdiction and therefore is exempted from being connected to City utilities.

**IV. STAFF COMMENTS**

- A. The rezone is an expansion of the existing R-1 District to the east.
- B. The minimum lot size of R-1 is 12,000 square feet. The intent of the rezone is to be able to subdivide Lot 1A. Currently Lot 1A must meet the 5 acre AR lot size.
- C. The proposed rezone is in compliance with the future land use map of the Comprehensive Plan.
- D. The area is identified as short-term development as the property is approximately 30 feet away from the corporate limits.

**V. FINDINGS OF FACT**

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

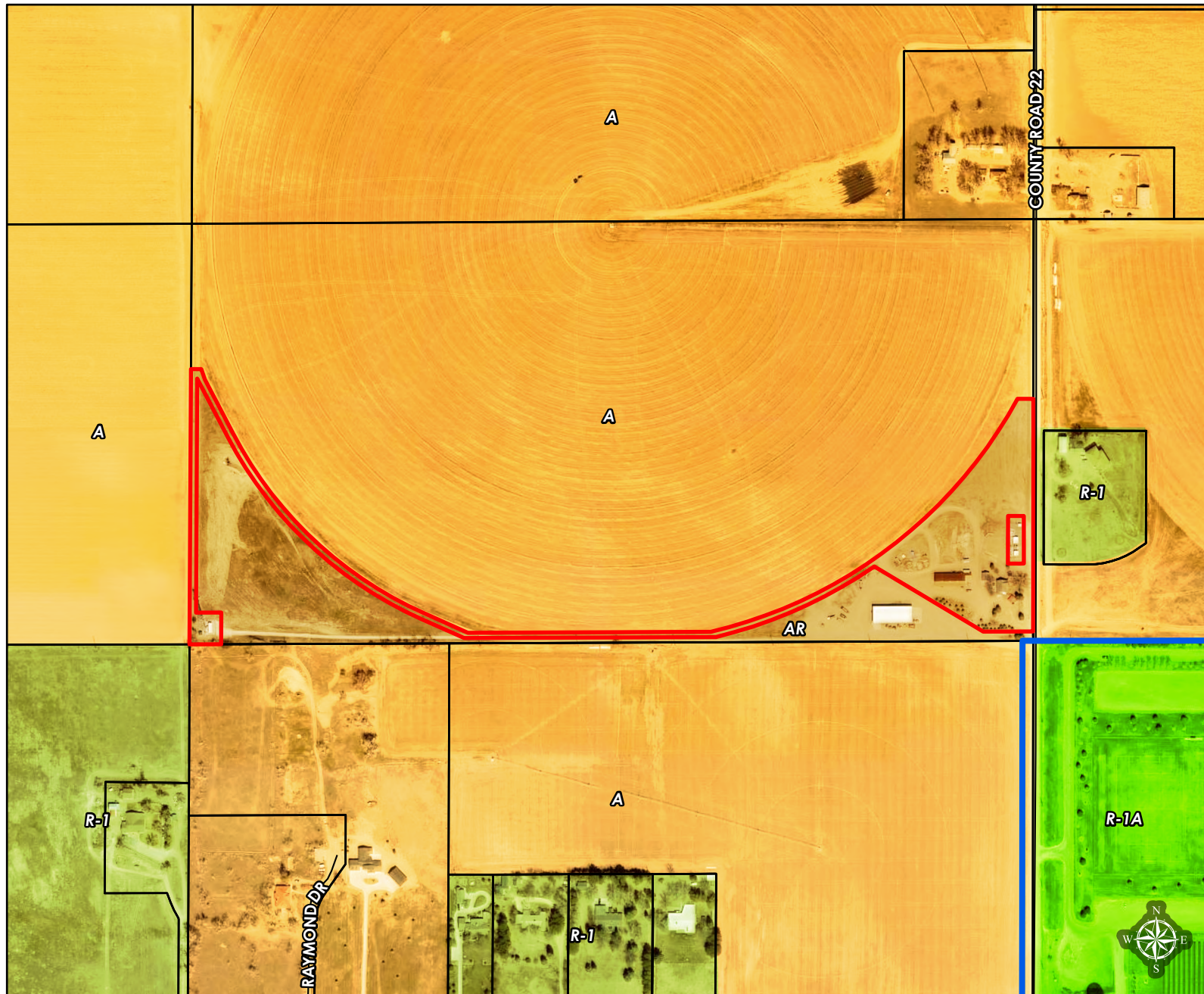
1. The Comprehensive Plan identifies the area as residential and the proposed rezone to R-1 aligns with the future land use map.

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

1. None

**VI. STAFF RECCOMENDATION**

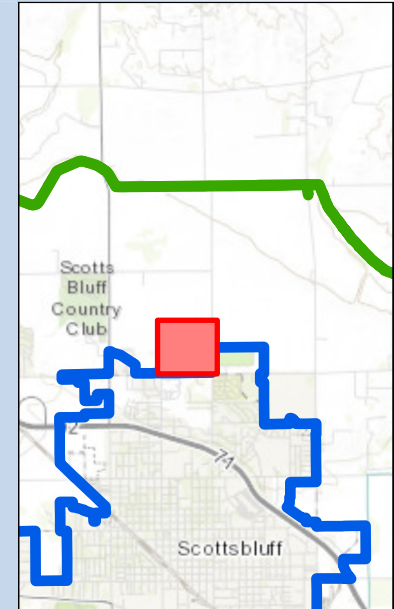
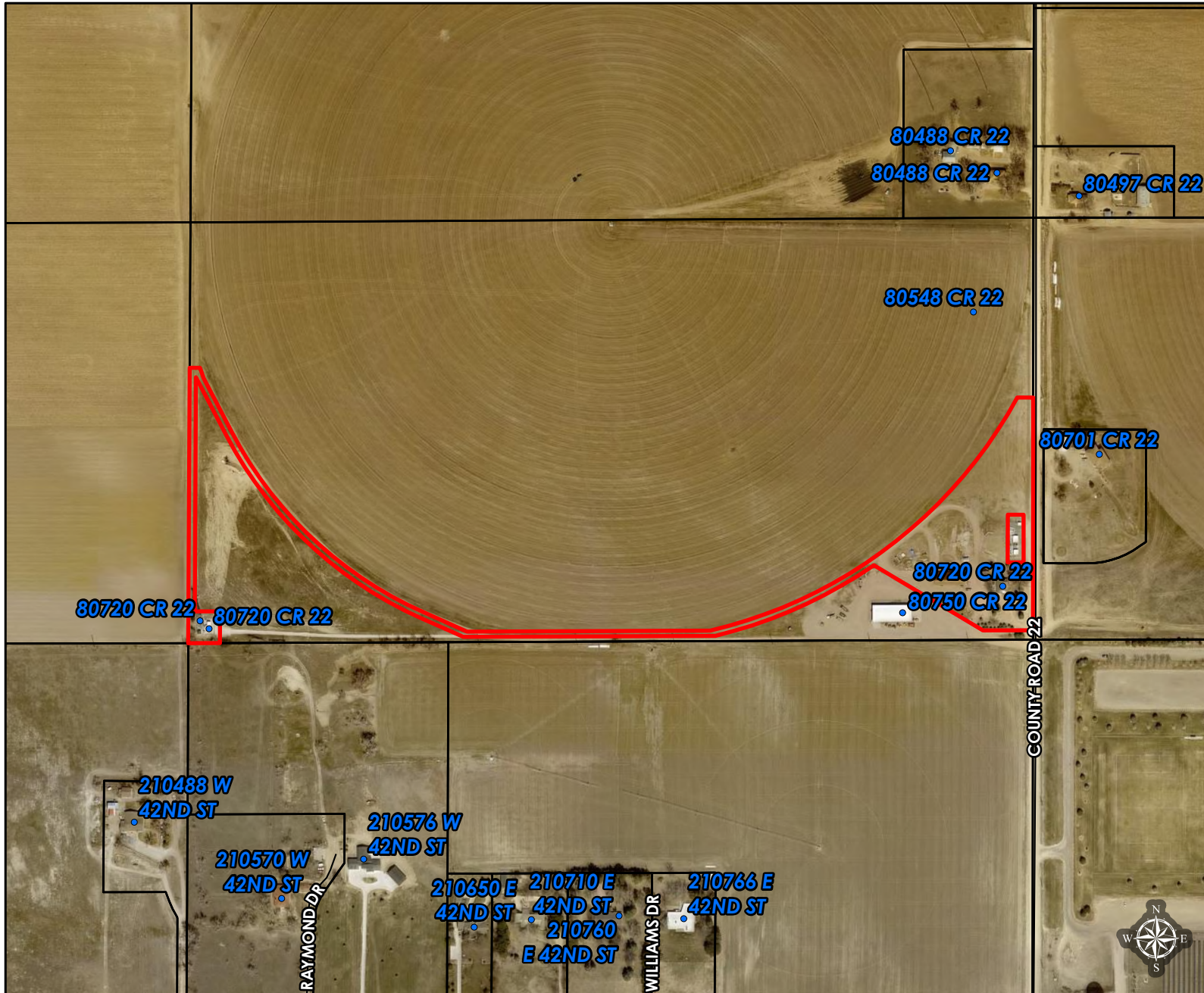
- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 1A, Spengler Subdivision from AR Agricultural Residential to R-1 Single-Family Residential by the City Council.



- Property Location(s)
  - 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

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 9/25/2023  
 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.



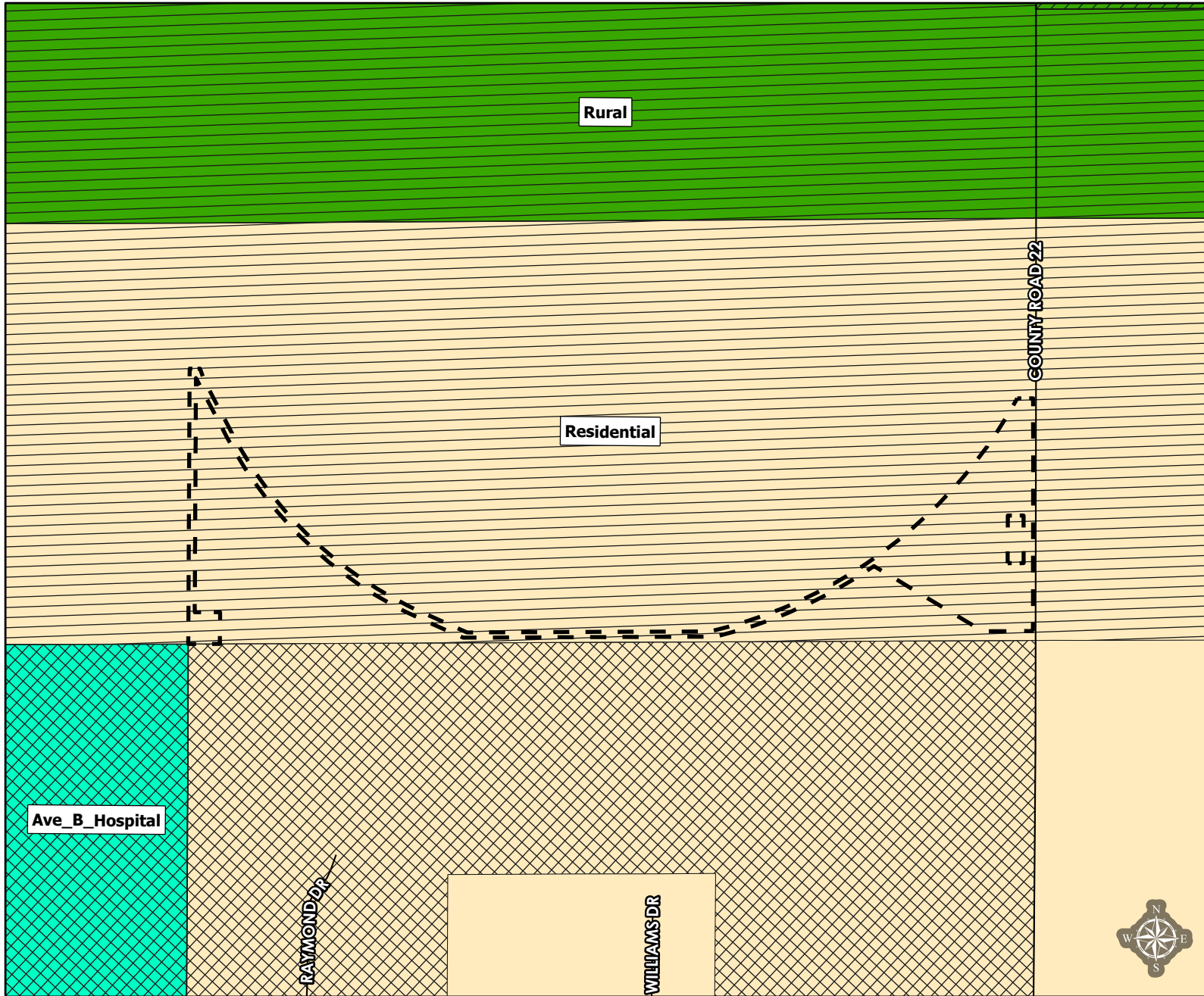
- Proposed Changes
- Street Centerlines
- CLASS
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 9/25/2023  
 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.

# Proposed Rezone from AR to R1

80720 CR 22



- 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)

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 9/25/2023  
 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.

