

# **City of Scottsbluff, Nebraska**

**Monday, December 11, 2023**

**Regular Meeting**

## **Item Pub Hear2**

**3. Planning Commission to conduct a Public Hearing to consider a Final Plat of Lot 1A, Block 1, Platte Valley Addition and Easement, Platte Valley Drive, and part of 13th Avenue Vacation, commonly identified as 1212 Circle Drive**

**Staff Contact:**



**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2023-6SD

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Type: Final Plat

Applicant Name Brad Gross Applicant Address 120 16th Street, Suite  
A, Scottsbluff, NE  
69361 Scottsbluff,  
Nebraska  
Applicant Email bgross@baker-eng.com Applicant Phone 13086316063

Contact Name Contact Address  
Conact Email Contact Phone

Subdivision Information

Proposed Name of Subdivision Platte Valley Addition

General Location/Address 1212 CIRCLE DR

Legal Description LT 2, BLK 1, PLATTE VALLEY ADD

Current Zoning District(s) C-3

Total Area (square feet or acre) 7.627 Acres

Number of Past Replat/Plat Amendments

Describe the reason for the subdivision

Replatting the property owned by Platte Valley Bank, to modify easements and rights of way

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**LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION**  
 A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION,  
 AND  
 A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY  
 ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEY LEGEND

- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- = FOUND PROPERTY CORNER
- = SET PROPERTY CORNER  
5/8" X 24" REBAR WITH PINK PVC  
 CAP STAMPED "ACCUSTAR BOSSE"  
 LS 603"

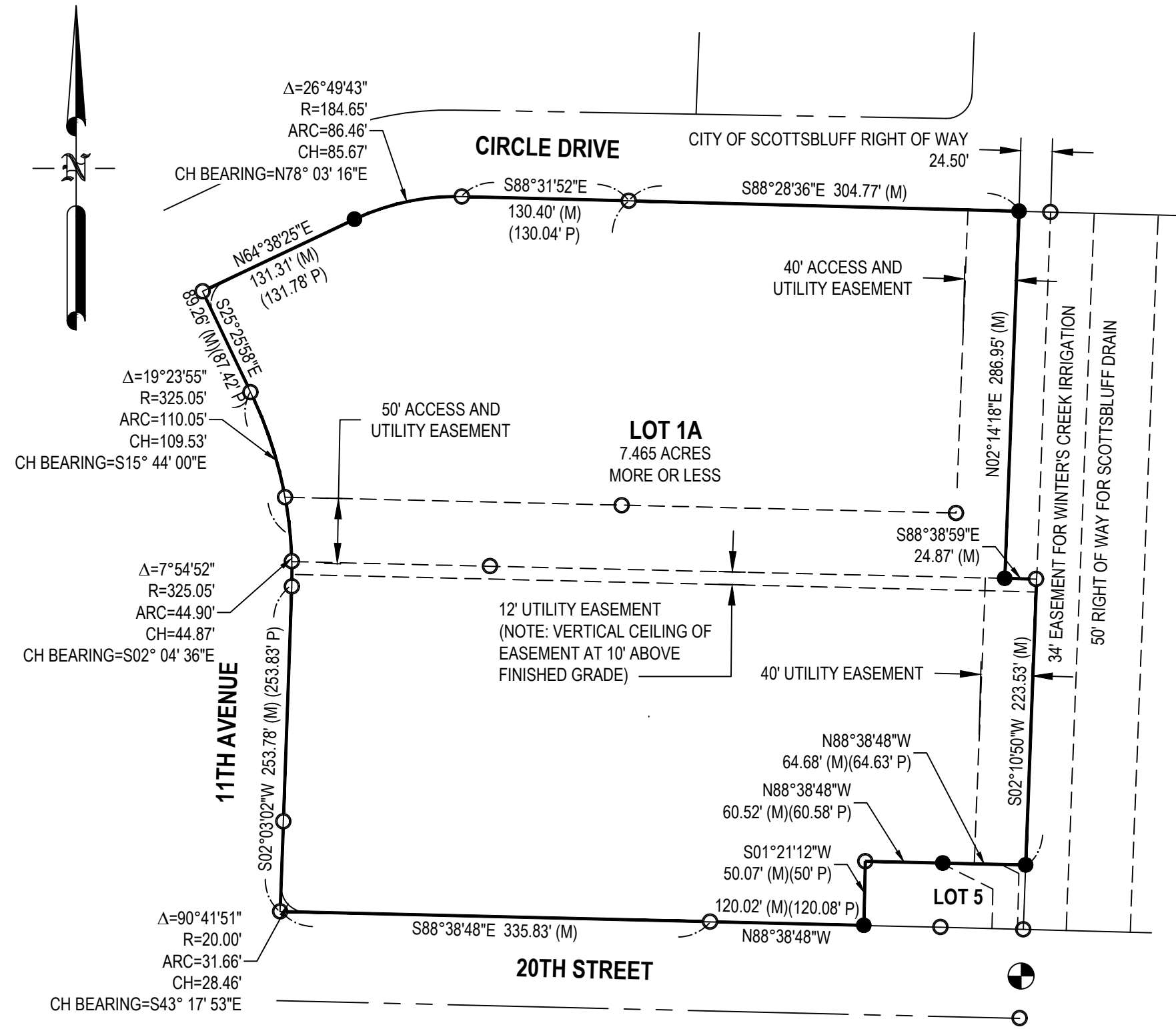
SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, ; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Scott M. Bosse'  
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SCALE: 1" = 100'

0' 50' 100' 200'

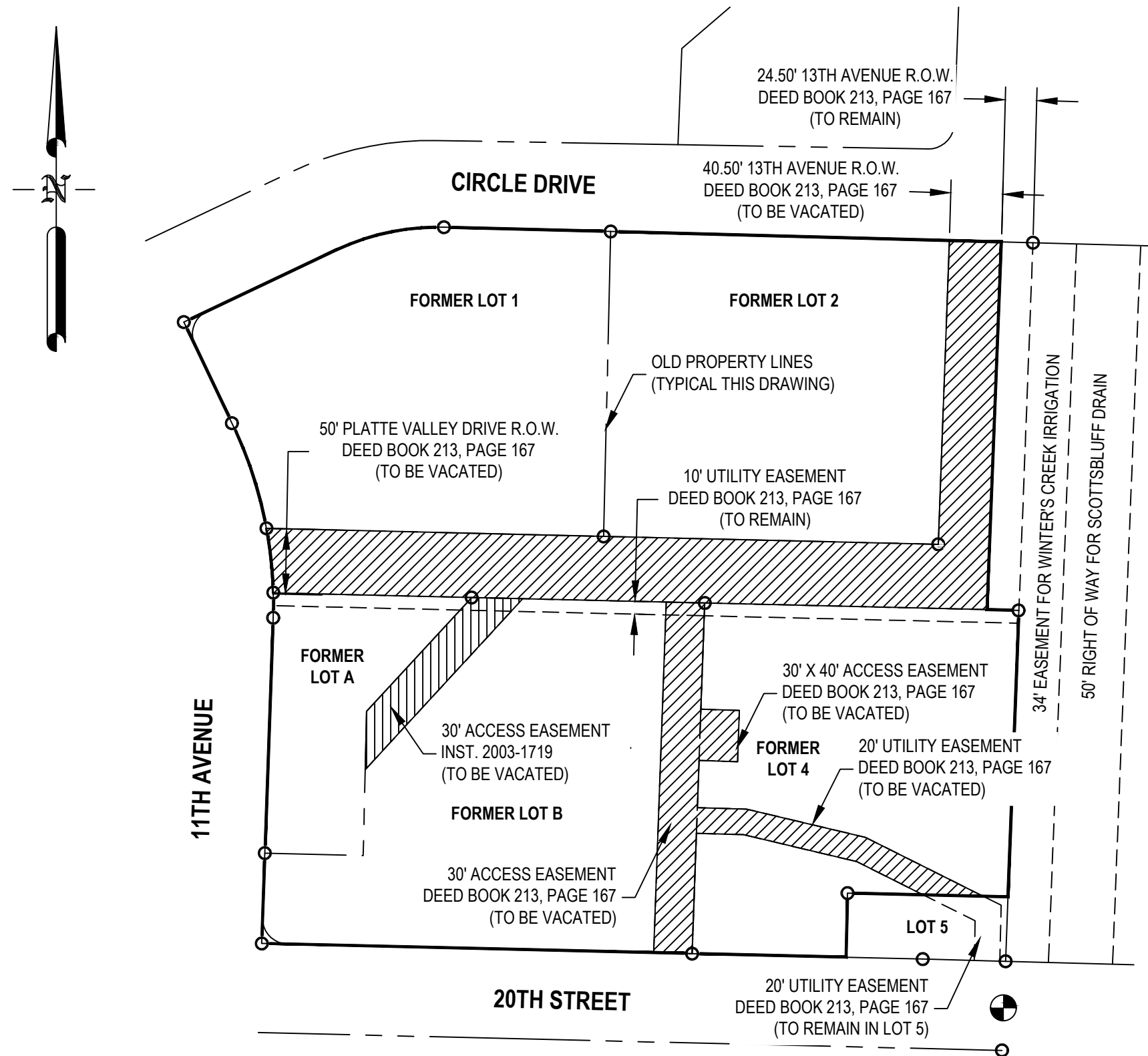



Regular Meeting - 12/11/2023



Scottsbluff, Nebraska  
 11/20/2023

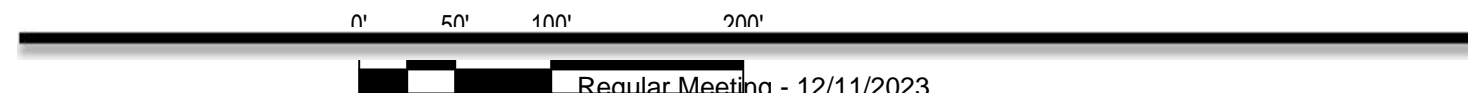
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AND  
A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY  
ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



 INDICATES EASEMENTS / R.O.W. TO BE VACATED

**VACATION OF EASEMENTS & RIGHTS OF WAY**

SCALE: 1" = 100'



Regular Meeting - 12/11/2023



Scottsbluff, Nebraska  
11/20/2023



**SURVEY NOTES**

1. ALL DIMENSIONS SHOWN HEREON ARE PLATTED DISTANCES.
2. THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
3. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.
4. NOTICE YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**OWNER'S STATEMENT AND DEDICATION**

I, THE UNDERSIGNED, BEING THE OWNER OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, HEREBY DEDICATES THE ABOVE DESCRIBED REAL ESTATE TO BE REPLATTED AS:

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I ALSO APPROVE OF THE RIGHT-OF-WAY AND EASEMENT VACATIONS AS DEPICTED ON SHEET 2 OF THIS PLAT.

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: \_\_\_\_\_  
REPRESENTATIVE OF KOSMAN, INC.

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA                    )  
  ) SS  
COUNTY OF SCOTTS BLUFF         )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME \_\_\_\_\_, A REPRESENTATIVE OF KOSMAN, INC., KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION  
A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION,  
AND  
A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY  
ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**

**APPROVAL AND ACCEPTANCE**

THE FOREGOING PLAT OF LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THE CITY OF SCOTTSBLUFF ALSO APPROVES OF THE RIGHT-OF-WAY AND EASEMENT VACATIONS AS DEPICTED ON SHEET 2 OF THIS PLAT.

BY: \_\_\_\_\_  
JEANNE MCKERRIGAN, MAYOR

ATTESTED: \_\_\_\_\_  
CITY CLERK



Scottsbluff, Nebraska  
11/20/2023

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: December 4, 2023

For Hearing of: December 11, 2023



## I. GENERAL INFORMATION

- A. Applicant:** Brad Gross  
120 16<sup>th</sup> Street, Suite A  
Scottsbluff, NE 69361
  
- B. Property**  
**Owner:** Platte Valley Bank  
1212 Circle Drive  
Scottsbluff, NE 69361
  
- C. Proposal:** Final Plat of Lt 1A, Block 1, Platte Valley Addition & Request to Vacate Platte Valley Drive, part of 13<sup>th</sup> Avenue, Utility Easements, and Access Easements
  
- D. Legal Description:** Lot 1A, Block 1, Platte Valley Addition, a replat of Lots 1, 2, and 4, Block 1, Platte Valley Addition and a replat of Lots A & B, subdivision of Lot 3, Block 1, Platte Valley Addition
  
- E. Location:** 1212 Circle Drive
  
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial

**Size of Site:** Approximately 7.465 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	Highway 26 Commercial	PBC Planned Business Center	Mall
East	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial	Carr-Trumbull Lumber
South	Residential	R-1A Single-Family Residential	Single-Family Dwellings
West	Highway 26 Commercial	R-4 Heavy Density Multiple Family	The Residency

**B. Relevant Case History**

1. Lots 1-5, Block 1, Platte Valley Addition was platted in May 1997
2. Lot 3, Block 1, Platte Valley Addition was replatted in January 2003

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial.

**B. Traffic & Access:**

1. Access to the property will be via Circle Drive, 11<sup>th</sup> Avenue, and 20<sup>th</sup> Street.
2. Platte Valley Drive and part 13<sup>th</sup> Avenue (western 40.5') will be vacated and rededicated as access & utility easements.

**C. Utilities:**

1. Water is located in the right-of-way of Circle Drive, 11<sup>th</sup> Avenue, and 20<sup>th</sup> Street
2. Water is also located in the current 13<sup>th</sup> Avenue. The street will be vacated and rededicated as an access and utility easement
3. A new utility easement will be dedicated for the portion of water main crossing the property not currently in an easement.
4. Sewer is located in the right-of-way of Circle Drive and Circle Avenue.
5. Stormwater is located in the right-of-way of Circle Drive
6. Stormwater retention will also be located on the site.

**IV. STAFF COMMENTS**

- A. The City has agreed to vacated Platte Valley Drive and the paved portion of 13<sup>th</sup> Avenue right-of-way.
- B. The City will retain the unpaved portion of the 13<sup>th</sup> Avenue to provide additional space for when the Scotts Bluff Drain is eventually daylighted.
- C. As the multiple properties are being consolidated, the need for the various access easements is gone. Therefore, they will be vacated.
- D. The portion of the utility easement outside of Lot 5 will be vacated.
- E. Off-Street Parking Calculations will be simplified by having a single lot campus instead of a 5-lot campus.

**V. FINDINGS OF FACT**

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

1. The Comprehensive Plan identifies the area as Highway 26 commercial and the plat will not change the commercial nature of the property.
2. The City has agreed to vacate Platte Valley Drive and the paved portion of 13<sup>th</sup> Avenue in the subdivision.
3. The vacated street right-of-way will be rededicated as access and utility easements.
4. There is no need for minor access easements due to the property being consolidated into a single lot.
5. There is no minimum lot size requirement for the C-2 zoning district.

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

1. None

**VI. STAFF RECCOMENDATION**

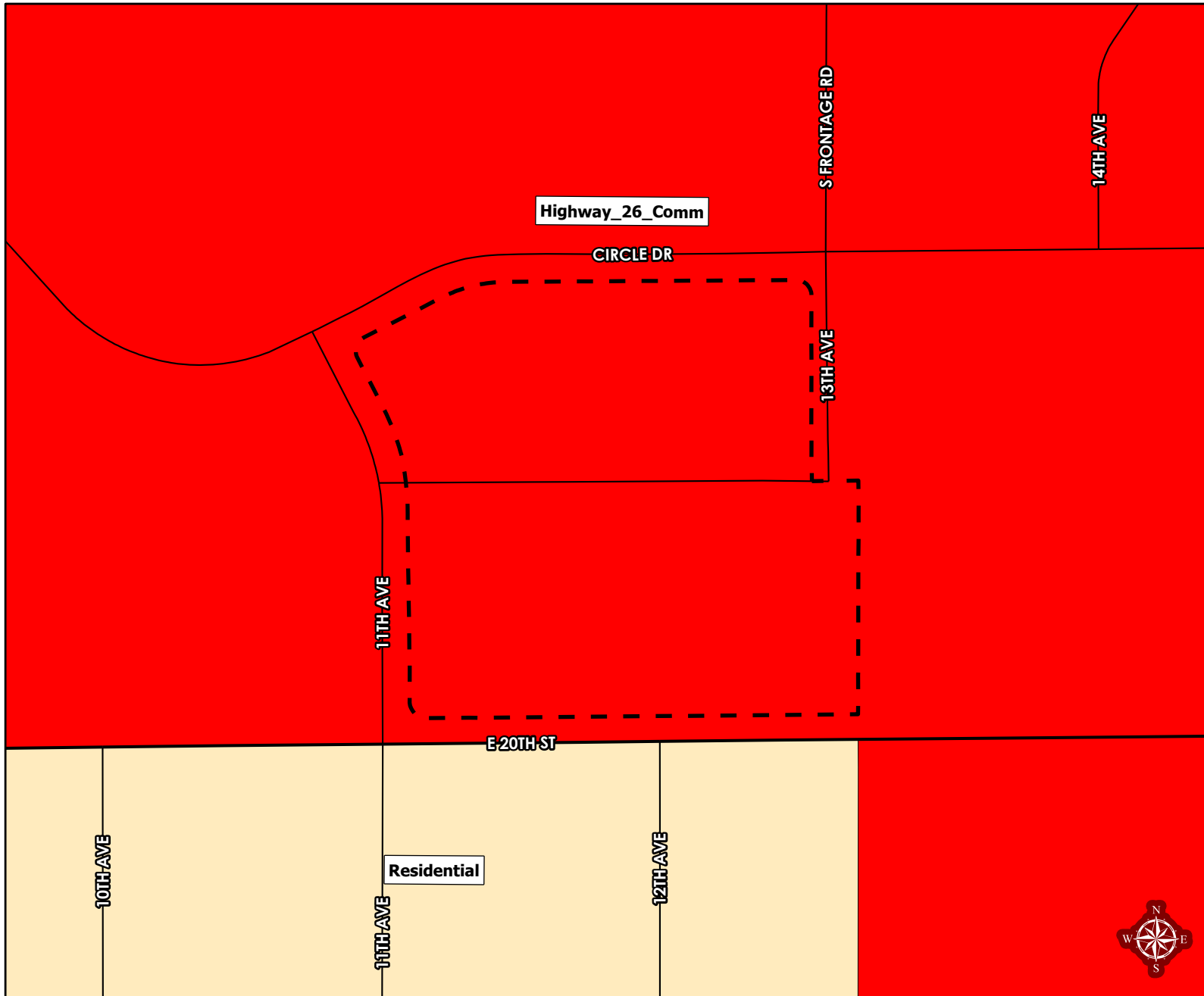
- A. Staff recommends Planning Commission recommend the approval of the final plat of Lot 1A, Block 1, Platte Valley Addition and vacation requests for Platte Valley Drive, the western 40.5' feet of 13<sup>th</sup> Avenue between Circle Drive and Platte Valley Drive, 20' utility easement crossing the former Lot 4, and 30' access easements on the former Lot B and former Lot 4 by 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 11/27/2023  
 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.

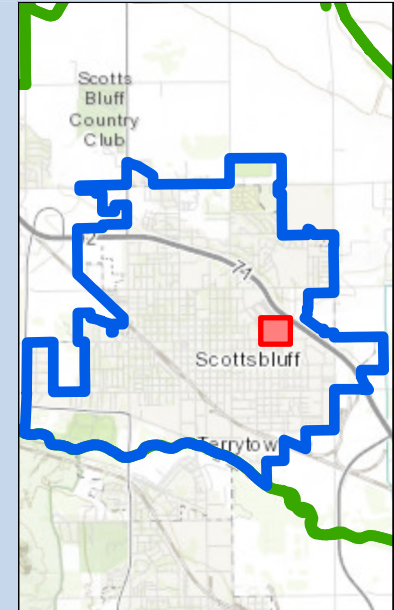


- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding 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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Proposed Changes

Street Centerlines

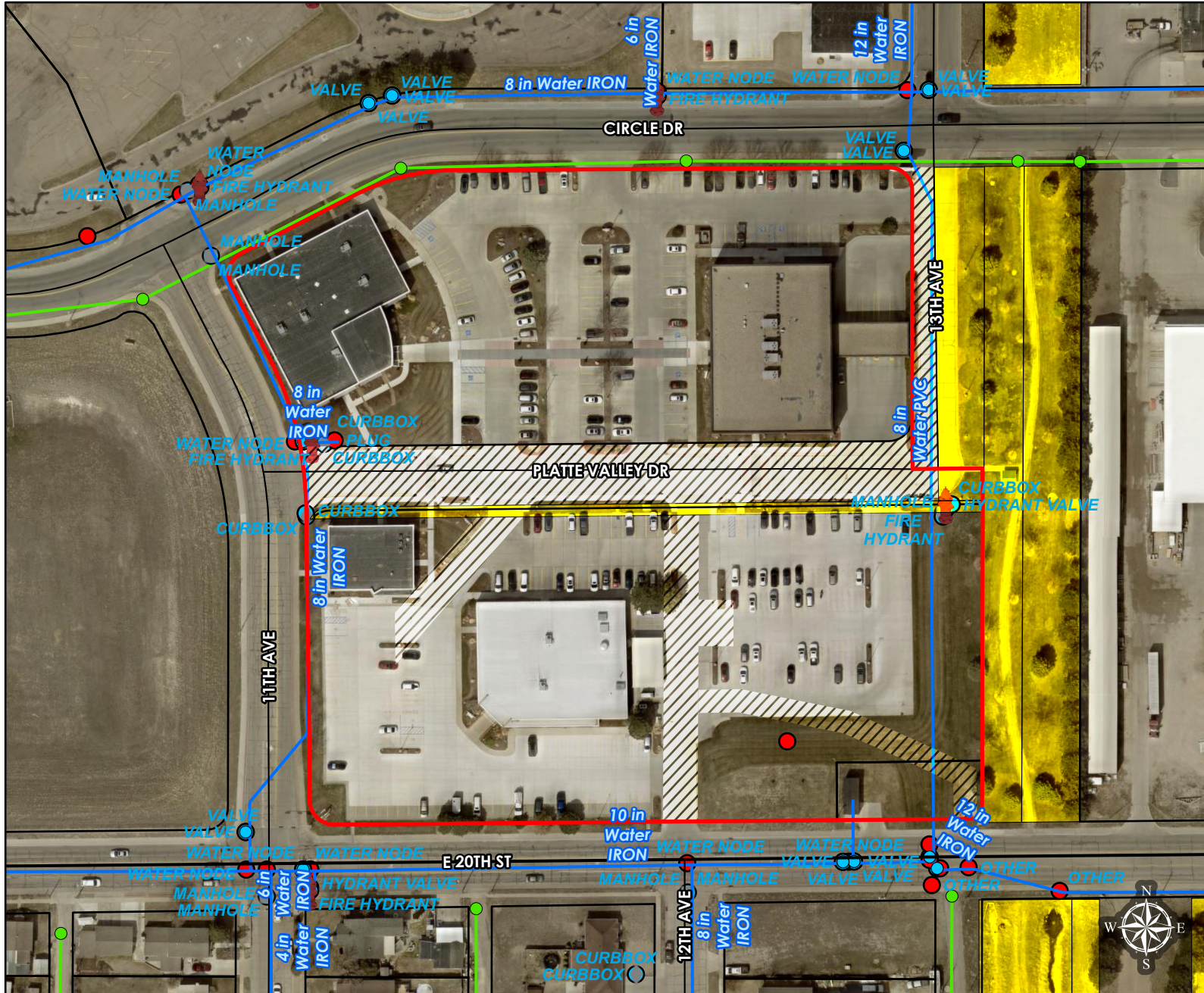
CLASS

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

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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Proposed Property
- Parcels
- GEODATA.GISMGR.Corporate\_Limits
- Water\_Lines
- Active
- TO BE VACATED
- ACTIVE

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