

# **City of Scottsbluff, Nebraska**

**Monday, January 8, 2024**

**Regular Meeting**

## **Item Pub Hear2**

**Planning Commission to conduct a Public Hearing to consider a Plat Vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive**

**Staff Contact:**



**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2023-11SD

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Type: Plat Vacation

Applicant Name Survey Dept MC Schaff Applicant Address 818 S BELTLINE HWY  
E SCOTTSBLUFF,  
Nebraska

Applicant Email survey@mcschaff.com Applicant Phone 3086351926

Contact Name Northfield Retirement Contact Address 2100 Circle Drive  
Communities

Contact Email Contact Phone 308-632-4342

Subdivision Information

Proposed Name of Subdivision Vacation of Block 2, Residency

General Location/Address 2100 CIRCLE DR

Legal Description BLK 1, RESIDENCY ADD

Current Zoning District(s) R-1A

Total Area (square feet or acre)

Number of Past Replat/Plat Amendments 2

Describe the reason for the subdivision

Plat Vacation of Block 2 in order to replat

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# Northfield Retirement Communities

www.northfieldretirement.net



December 14, 2023

Zachary Glaubius  
City of Scottsbluff, NE

RE: Vacation of  
Block 2,  
Residency Addition

Dear Mr. Glaubius;

I, Bill Johnson, as CEO of Northfield Retirement Communities, Inc. and owner of BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA am requesting that BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA to be vacated.

Legal Description of lot to be vacated;

BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Beginning at the northwest corner of Block One, Residency Addition, thence bearing N01°59'00"E, a distance of 380.46 feet, thence westerly along the north line of Lot 10, Block 6, Northeast Addition, bearing N88°00'13"W, a distance of 330.91 feet to the point of intersection with the east line of a 20 foot alley, thence northerly on the east line of said alley, bearing N01°59'10"E, a distance of 370.47 feet, to the point of intersection with the south right of way line of 24th Street, thence bearing S88°27'05"E, on said south right of way, a distance of 18.87 feet, to the point of intersection with a non-tangent curve turning to the left, said curve having a radius of 306.36 feet, a central angle of 38°26'16", a chord bearing of N72°33'31"E and a chord distance of 201.69, thence easterly on the south right of way line and said curve, a distance of 205.53 feet, thence bearing N53°18'34"E, on said south right of way line, a distance of 41.84 feet, to the point of intersection with a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 93°32'11", a chord bearing of S79°59'29"E and a chord distance of 29.14 feet, thence easterly on said right of way line, a distance of 32.65 feet, to the point of intersection with a non-tangent curve to the left, said curve having a radius of 794.64 feet, a central angle of 06°26'52", a chord bearing of S36°30'46"E and a chord distance of 89.38 feet, thence southeasterly on the west right of way line of Circle Drive and the arc of said curve, a length of 89.42 feet, thence bearing S40°07'24"E, on the west right of way line of Circle Drive, a distance of 574.69 feet to the point of intersection with the north line of Block 1, Residency Addition, thence bearing S49°52'58"W, on the north line of Block 1, Residency Addition, a

## Northfield Retirement Communities

distance of 513.08 feet to the Point of Beginning, said tract containing an area of 280.76 Square Feet, more or less.



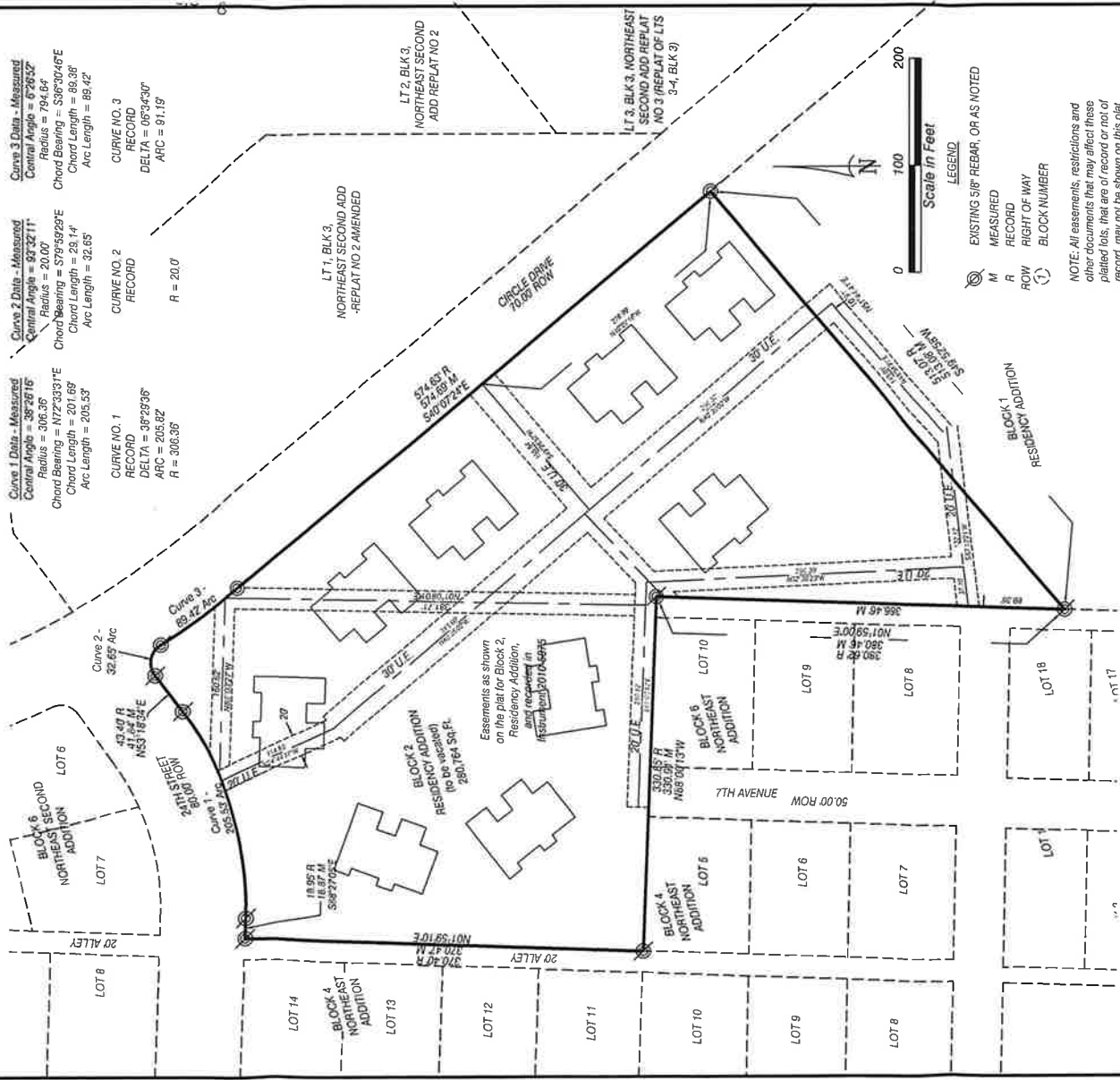
Respectfully submitted,

Bill Johnson  
CEO

of Northfield Retirement Communities, Inc.

# FOR INFORMATIONAL PURPOSES ONLY VACATION OF BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSSBLUFF COUNTY, NEBRASKA

A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST  
SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY  
OF SCOTTSSBLUFF, SCOTTSSBLUFF COUNTY, NEBRASKA



LEGEND  
 EXISTING SIF REBAR, OR AS NOTED  
 M MEASURED  
 R RECORD  
 ROW RIGHT OF WAY  
 (1) BLOCK NUMBER

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.  
 JOB# RM230124-00

TO BE VACATED

A REPLAT OF BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSSBLUFF COUNTY, NEBRASKA A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSSBLUFF COUNTY, NEBRASKA

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# City of Scottsbluff Planning Commission

Development Services Staff Report – Taylor Stephens

Prepared on: December 26, 2023 For Hearing of: January 8, 2024



## I. GENERAL INFORMATION

- A. **Applicant:** Northfield Retirement Communities  
2100 Circle Drive  
Scottsbluff, NE 69361
  
- B. **Property**  
**Owner:** Same as applicant
  
- C. **Proposal:** Vacate Block 2, Residency Addition in order to replat
  
- D. **Legal Description:** Block 2, Residency Addition
  
- E. **Location:** 2204 Circle Drive
  
- F. **Existing Zoning & Land Use:** R-1A Single-Family Residential
  
- G. **Size of Site:** Approximately 280,764 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	Highway 26 Commercial	R-1A Single-Family Residential	Single-Family Dwelling & Vacant Lot
East	Highway 26 Commercial	PBC Planned Business Center	Uptown Scottsbluff Mall & Vacant Lot
South	Highway 26 Commercial	R-1A Single-Family Residential and R-4 Heavy Density Multiple Family	Single-Family Dwellings and The Residency
West	Residential	R-1A Single-Family Residential	Single-Family Dwellings

### B. Relevant Case History

1. The applicant is desiring to replat Block 2, Residency Addition. Per 21-1-68, a subdivision may only be replatted twice. Therefore, a vacation of the current subdivision is required to subdivide the property.

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial and according to Comprehensive Plan this area suggests the appropriate zones C-2, PBC, O-P, and R-4. While this property is currently zoned R-1A, there is minimal difference between R-1A and R-4.

**B. Traffic & Access:**

1. Block 2 is accessible via Circle Drive, 24<sup>th</sup> Street, 7<sup>th</sup> Avenue, and 22<sup>nd</sup> Street.
2. A private driveway also provides access through the property.

**C. Utilities:**

1. Block 2 has access to water, sewer, and stormwater.

**IV. STAFF COMMENTS**

**A.** §21-1-68 requires a plat vacation in order to replat a third time. The applicant will submit an administrative replat in the future.

**V. FINDINGS OF FACT**

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

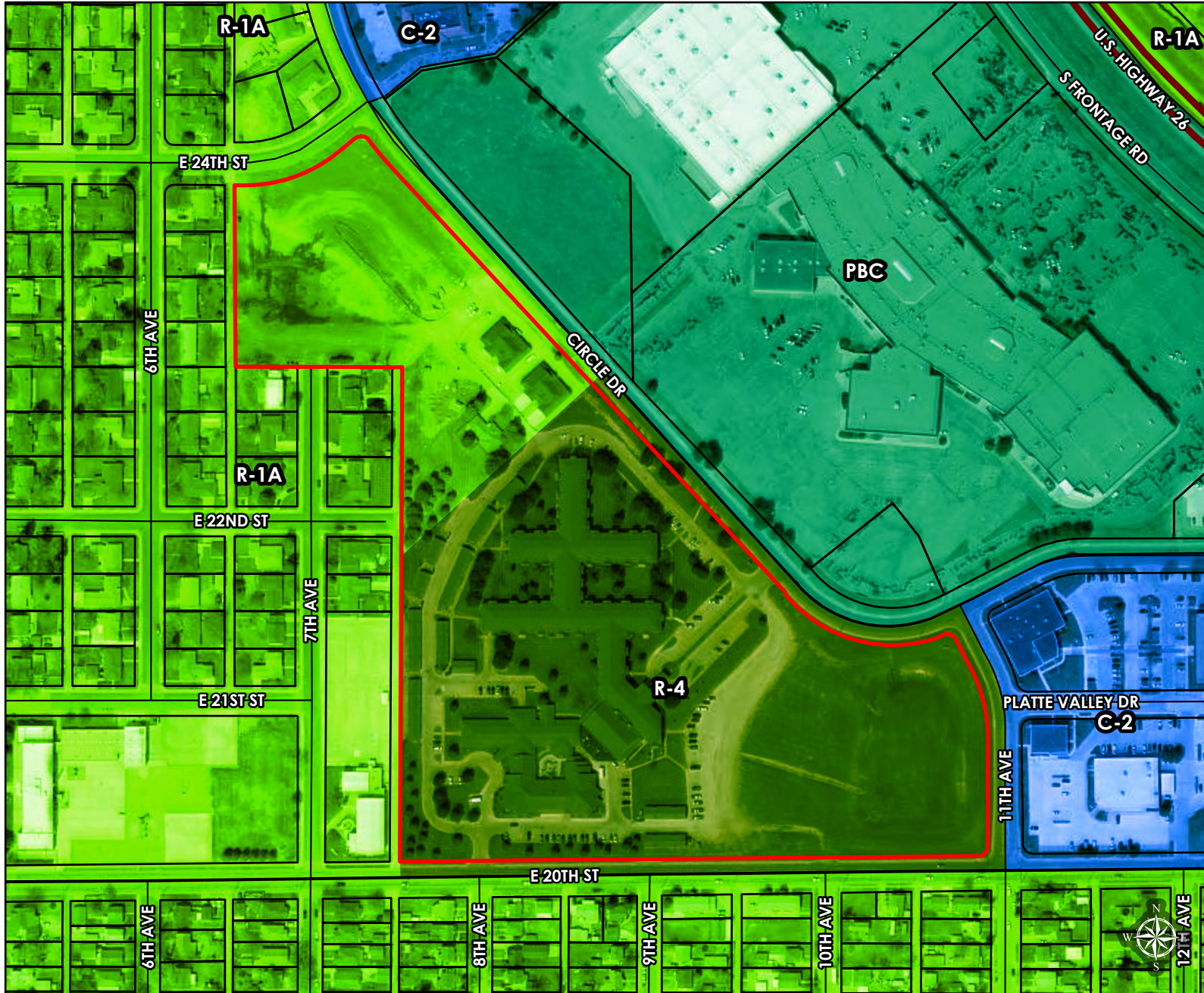
1. §21-1-68 requires a plat vacation in order to replat a third time.
2. The property has all public improvements necessary at this time.

**B. 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 vacation of Block 2, Residency Addition.

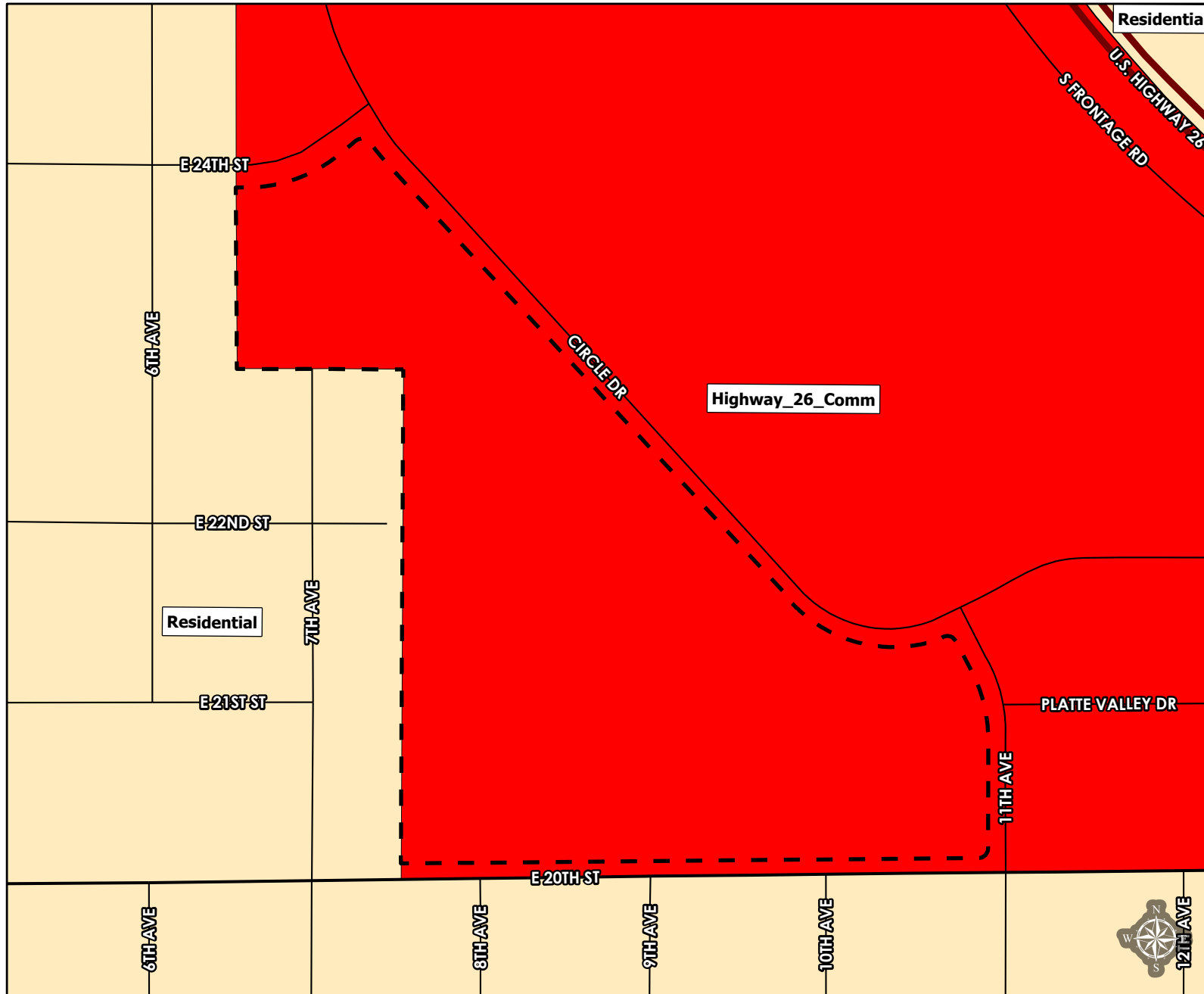


- ▭ Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) 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 12/21/2023  
 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.

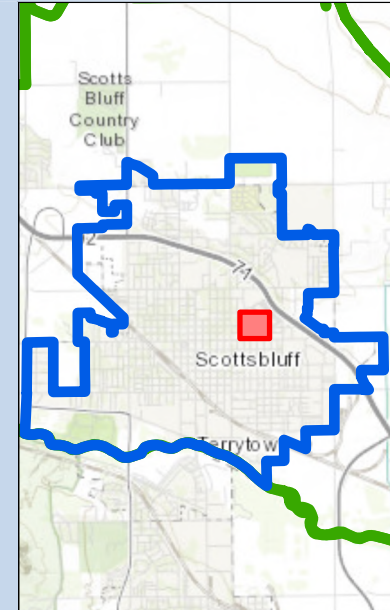





- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding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

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 Proposed Changes

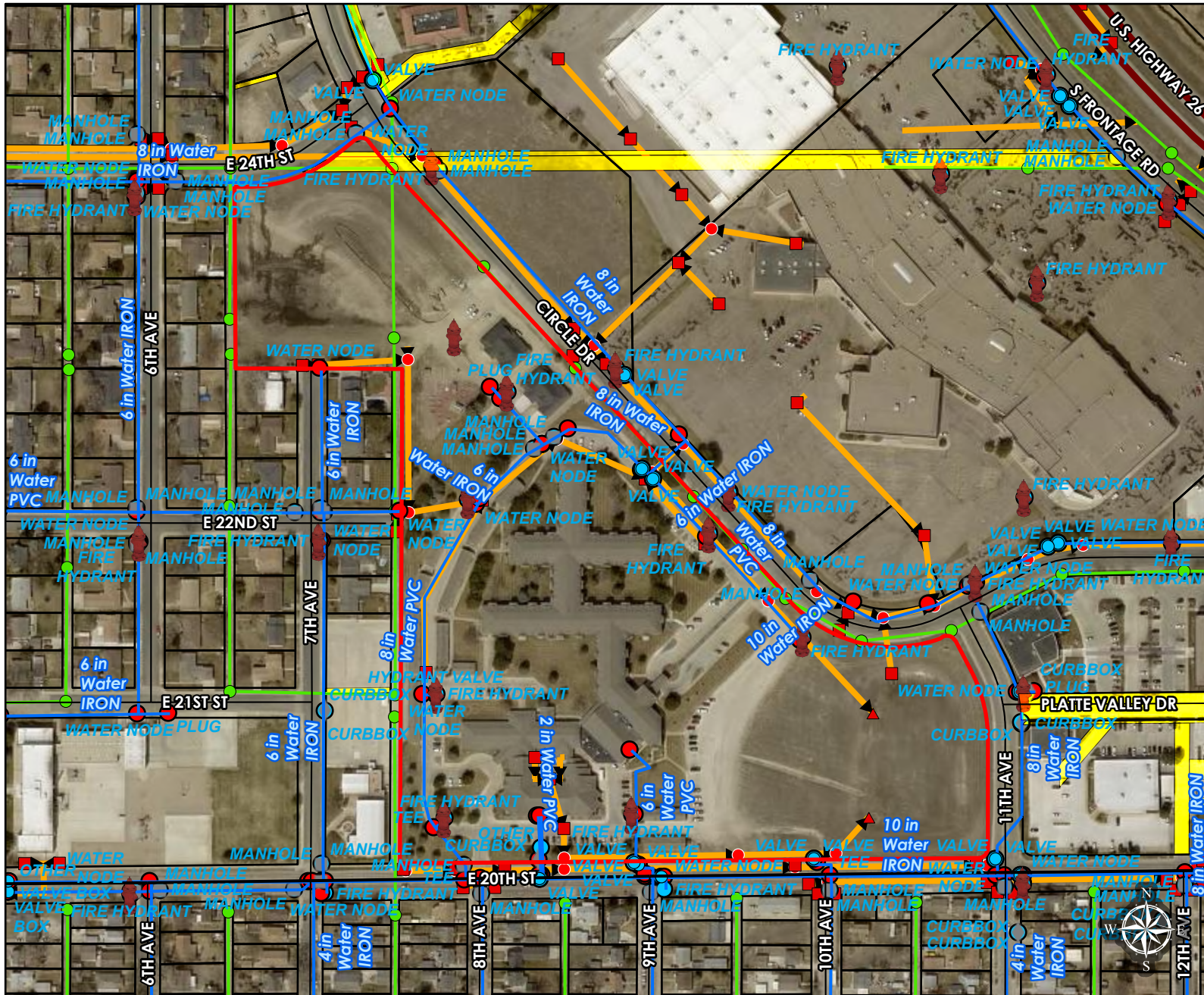
Street Centerlines

CLASS

-  Highway
-  Main Road
-  Residential/Rural
-  Parcels

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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Proposed Property
- Parcels
- Corporate Limits
- Water\_Lines
- Easements

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