



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive
PLANNING COMMISSION AGENDA
Monday, January 8, 2024
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 December 11, 2023**
- 6. Public Hearing :**
 - A Planning Commission to conduct a Public Hearing to consider a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.**
 - B Planning Commission to conduct a Public Hearing to consider a Plat Vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive**
- 7. Staff Reports:**
 - A (Informational Only)**
- 8. Schedule Meeting:**
 - A February 12, 2024**
- 9. Adjourn**

City of Scottsbluff, Nebraska
Monday, January 8, 2024
Regular Meeting

Item Appr. Min.1

December 11, 2023

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
December 11th, 2023
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, December 11, 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 November 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, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert "Absent": None. "Excused": Linda Redfern (alternate) City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Analyst, Gary Batt, Code Administrator II, Tom Schingle, Fire Chief, Chris Perales, Fire Prevention Officer, and John Selzer, City Attorney.
- 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 November 13, 2023 meeting were reviewed. **Conclusion:** a motion was made by Stricker and seconded by Weber to approve the minutes from November 13, 2023 meeting. "Yeas:" Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None "Absent": None. The motion carried.
- 6 Estrada introduced Item 6A regarding removing from the table the consideration of the Preliminary Plat of Lots 1-4, Block 1, Triple Peaks Subdivision.
- 7 **Conclusion:** Motion by Weber to remove from the table the consideration of the Preliminary Plat of Lots 1-4, Block 1, Triple Peaks Subdivision, seconded by Stricker. "Yeas:" Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None "Absent": None. The motion carried.
- 8 Estrada introduced Item 6B regarding a recommendation on the annexation request by Deidra Bruner and Wilbert L. Quindt Living Trust & Vicki S. Quindt Living Trust for Lots 1-4, Block 1, Triple Peaks Subdivision. Glaubius stated that the property owners have requested annexation into the city that is voluntary allowing for this to forego the public hearing. Glaubius stated he expects this to go before City Council in January. Glaubius stated that due to the city street being within the plat that the City would recommend a positive recommendation from the Commission to City Council pertaining to the annexation.
- 9 **Conclusion:** Motion by Stricker to make a positive recommendation to the City Council for the voluntary annexation of for Lots 1-4, Block 1, Triple Peaks Subdivision, seconded by Palu. "Yeas:" Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None "Absent": None. The motion carried.

- 10 Estrada introduced Item 7A regarding a public hearing for the purpose of reviewing and obtaining comment on the Redevelopment Plan for the TGR Trust/Reganis Dealership Project Tax Increment Financing at. Estrada Opened the public hearing at 6:04 PM. Selzer introduced the document of the proposal of the development plan for a new dealership. Selzer informed the Commission that their job is to review the document and make a recommendation to the CRA and City Council that the plan conforms to the comprehensive plan. Selzer informed the Commission the project is North of HWY 26 near the college and is in the HWY 26 district. Selzer stated what the HWY 26 district principals are for development. Selzer stated that the HWY 26 district calls for C-2 Zoning which the property in question is currently zoned as C-2. Selzer stated that his office believes that this project conforms with the comprehensive plan. Estrada closed the public hearing at 6:06 PM. Weber asked Selzer about which comprehensive plan was used for the plan. Selzer responded that the 2016 comprehensive plan was used which is the latest plan. Weber questioned Glaubius when the next comprehensive plan will be done. Glaubius stated the RFP for the new plan was just finalized and will be going out to bid in the near future. Weber asked if there are any expected changes that would affect the plan before the Commission. Glaubius stated he does not foresee any changes to this area. Wayman asked Weber if he was referring to blighted/substandard areas of the city and Weber stated he just was verifying that this area is expected to remain the same with its principal use.
- 11 **Conclusion:** Motion by Weber to recommend approval of item 7B, a resolution recommending approval of the Redevelopment plan for the TGR Trust/Reganis Dealership Project, seconded by Stricker. "Yeas:" Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None "Absent": None. The motion carried.
- 12 Estrada introduced Item 7C regarding a public hearing for the purpose of reviewing and obtaining comment on the Amended Redevelopment Plan for the Uptown Mall and Former K-Mart Site Rehabilitation Project. Estrada opened the public hearing at 6:09 PM. Selzer introduced the document of the proposal of the development plan. Selzer stated that this project does not plan for any change of use but more for further rehabilitation of the properties. This plan includes changes internally of the mall and creating pad sites around the mall property and filling those. Selzer informs the Commission that they job of the Commission is to ensure that this plan abides to the comprehensive plan. Selzer stated that the property is zoned PBC and that this complies with the comprehensive plan. Selzer stated this his office believes that this redevelopment plan conforms with the comprehensive plan. Estrada closed the public hearing at 6:11 PM.
- 13 Stricker stated after reviewing the plan that he appreciated the smart use of the existing property. Stricker stated that after reviewing the 2016 comprehensive plan that the Frontage Road entrance off of 27th Street does not facilitate smooth traffic. Stricker asked if there would be an opportunity to reconfigure the North entrance off of 27th St. Selzer stated that it is appropriate to recommend that to the developer. Selzer stated that the project is broad in nature to allow for changes when the project is underway. Selzer said that the City can work with the developer about this possible change. The Rockstep representative Mr. Stewart stated discussions have taken place concerning the aforementioned concerns and Rockstep would be open to discussions about this with the City. Stricker stated that he tries to give heads up to developers of issues that he sees so it can be considered. Selzer stated that through the Tax Increment Financing process that there is also an occupation tax bond that will be involved. Selzer stated that the bond does not supersede or replace the need for the developer to get approval from the City. Wayman stated a question to Selzer if there is a time limit after approval of the plans. Selzer said that when the plan is approved is not time limited but when the

developer begins to pull taxes that starts a 15-year time limit. Selzer also stated that time limits are put into the plan by the developer but the city does not strictly enforce those from the TIF standpoint. Selzer stated the City is not out anything if the project does not start right away and the City can re-evaluate the plan if a significant amount of time has passed since approval. Mr. Stewart approached the Commission to give a brief overview of the expected development. Mr. Stewart said they are looking into some national tenants and that this process will take a few years.

- 14 **Conclusion:** Motion by Weber to recommend the approval of item 7D a resolution recommending approval of the amended redevelopment plan for the Uptown Mall and Former K-Mart Site Rehabilitation Project, seconded by Stricker. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. The motion carried.
- 15 Estrada introduced Item 8A regarding a public hearing to consider the Preliminary Plat and Final Plat of Lots 1-4, Block 1, Triple Peakes Subdivision. Estrada opened the public hearing at 6:19 PM. Glaubius stated that in the November meeting that the preliminary plat was tabled at the request of the city to finalize the stormwater management. Glaubius stated that there will be a contract for public improvements with this project and that the City is working with the property owners on it. Glaubius stated that staff recommends a positive recommendation and to have the City Council review and approve the contract for public improvements since it is still in progress. Estrada closed the public hearing at 6:21 PM.
- 16 **Conclusion:** Motion by Stricker to make a positive recommendation to the City Council for the approval of the preliminary and final plat of Lots 1-4, Block 1, Triple Peakes Subdivision pending the approval of the contract for public improvements by the City Council, seconded by Palu. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. The motion carried.
- 17 Estrada introduce item 8B regarding 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. Estrada opened the public hearing at 6:22PM. Glaubius stated that this is a replat of the Platte Valley Bank campus that is currently 5 lots. Glaubius stated that the plan is to make the property 1 lot as well as vacate Platte Valley Bank drive and the paved portion of 13th Avenue and retain the open space as Right-Of-Way due to the Scottsbluff Drain being underneath that portion. Glaubius stated that due to the consolidation of the lots that the need for the platted access easements no longer exists. Glaubius stated that the plat removes an empty utility easement and that part of the existing ROW will be rededicated as a utility easement. Glaubius stated that staff is recommending a positive recommendation of the plat including the vacation of Platte Valley Drive, the Western 40 ½ ft of 13th Avenue, and the various previously stated easements identified in the plat. Estrada closed the public hearing at 6:23 PM
- 18 **Conclusion:** Motion made by Stricker to make a positive recommendation to City Council to approve the final plat of Lot 1A, Block 1, Plate Valley Addition and Easement, Platte Valley Drive, and Part of 13th Avenue vacation, seconded by Aguallo. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. The motion carried.
- 19 Estrada introduced item 9A to remove from the table Officer Elections for the October 2023 – September 2024 term. Motion by Weber to remove Officer Elections from the table, seconded by Stricker. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. The motion carried.

- 20 Glaubius opened the floor for nominations for the Officer Elections for the October 2023 – September 2024 term. Palu nominated Stricker for Commission Chair, seconded by Stricker. Wayman nominated Estrada for Commission Chair, seconded by Huber. Ballot voting took place via pen and paper with Estrada receiving 7 votes and Stricker receiving 2 votes. Estrada was elected Commission Chair. Weber nominated Wayman for Commission Vicechair, seconded by Palu. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. Wayman was elected to Commission Vicechair.
- 21 Planning Commission confirmed the next meeting date of January 8, 2024.
- 22 Sticker requested to see if Glaubius to provide any zoning updates and for Glaubius to draft a document for the process of public hearings.
- 23 Item 9: Adjournment
- 24 Adjournment: Motion by Stricker, seconded by Aguallo to adjourn meeting at 6:31PM. “Yeas:” Becky Estrada, Henry Huber, Angie Aguallo, Jerry Stricker, Callan Wayman, Dana Weber, Kendall Palu, Jim Zitterkopf, Dave Gompert. “Nays”: None “Absent”: None. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, January 8, 2024

Regular Meeting

Item Pub Hear1

Planning Commission to conduct a Public Hearing to consider a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.

Staff Contact:



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2023-3Z

Applicant Name Sharaya Toof Applicant Address 617 W. 19th Street
Applicant Email stoof@scottsbluff.org Applicant Phone 3087604205

Contact Name Sharaya Toof Contact Address 617 W. 19th Street
Conact Email stoof@scottsbluff.org Contact Phone 3087604205

Property Information

General Location/Address

Legal Description LT 5, BLK 1, COUNTRY CLUB VIEW ADD

Current Zoning District(s) C-2 Neighborhood and Retail Commercial

Proposed Zoning District: R-1A Single-Family Residential

Does the proposed zoning district abut the property: Yes

Total Area (square feet or acre):

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

The reason for the rezone is because all of the buildings in this particular area are residential.

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes

Would the proposed zoning district be consistent with sound principles of land?

Yes

Describe how the proposed zoning district would not be injurious to neighboring properties and

Tuesday, January 2, 2024

Page 1 of 2

buildings?

The majority of adjacent properties are used for residential purposes.

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

The use the property will not change.

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

Yes, the property is located in the Residential use.

Why should the rezone request be granted?

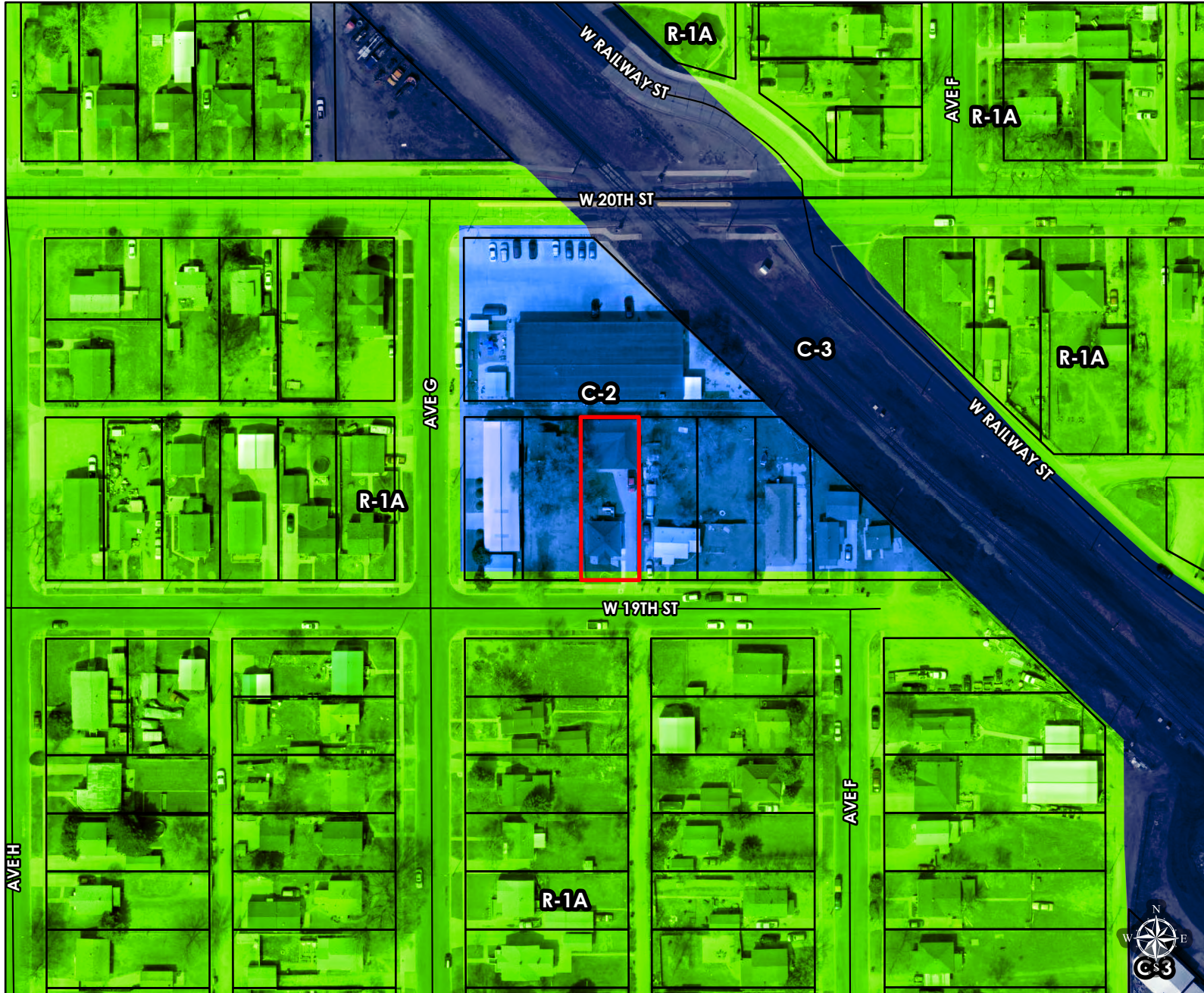
In order to allow improvements to the property and change utility rates from commercial to residential

Issued By

617 W 19th ST REZONE

C2 to R1-A

Zoning Overview



- 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.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

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



I. GENERAL INFORMATION

- A. **Applicant:** Sharaya Toof
617 W. 19th Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Rezone Lot 5, Block 1, Country Club View Addition from C-2 Neighborhood and Retail Commercial to R-1A Single-Family Residential

- D. **Legal Description:** Lot 5, Block 1, Country Club View Addition

- E. **Location:** 617 W. 19th Street

- F. **Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial – Detached Single-Family Dwelling and detached garage

- G. **Size of Site:** Approximately 6,900 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 | Residential | C-2 Neighborhood and Retail Commercial | Daycare |
| East | Residential | C-2 Neighborhood and Retail Commercial | Single-Family Dwelling |
| South | Residential | R-1A Single Family Residential | Single-Family Dwelling |
| West | Residential | C-2 Neighborhood and Retail Commercial | Single-Family Dwelling |

B. Relevant Case History

- 1. None

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.

B. Traffic & Access:

1. Access to the subdivisions via 19th Street

C. Utilities:

1. Water, sewer, and stormwater are located in the right-of-way of 19th Street

IV. STAFF COMMENTS

A. The rezone is an expansion of the existing R-1A district to the south.

B. The minimum lot size of R-1A is 5,500 square feet.

C. The purpose of the rezone is to allow the property owner to make improvements to the property and remove commercial utility rates.

D. The Comprehensive Plan identifies this area as residential in the future land use map.

E. The majority of the north side of 19th Street between Avenue F and Avenue G should be considered for a rezone in the future given the residential characteristics of the neighborhood and land.

F. The property is 50 feet wide, while the R-1A district requires a 55 minimum lot width. Staff does not see this as an issue due to the following reasons:

- a. The property was platted in 1916.
- b. The entire Country Club View Addition subdivision is 50 feet wide.

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-1A aligns with the future land use map.
2. The property meets the minimum lot size of 5,500 square feet.

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

1. The property does not meet the minimum lot requirement of 55 feet.

VI. STAFF RECOMMENDATION

A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 5, Block 1, Country Club View Addition to City Council.

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

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

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, SCOTTSBLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA am requesting that BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA to be vacated.

Legal Description of lot to be vacated;

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



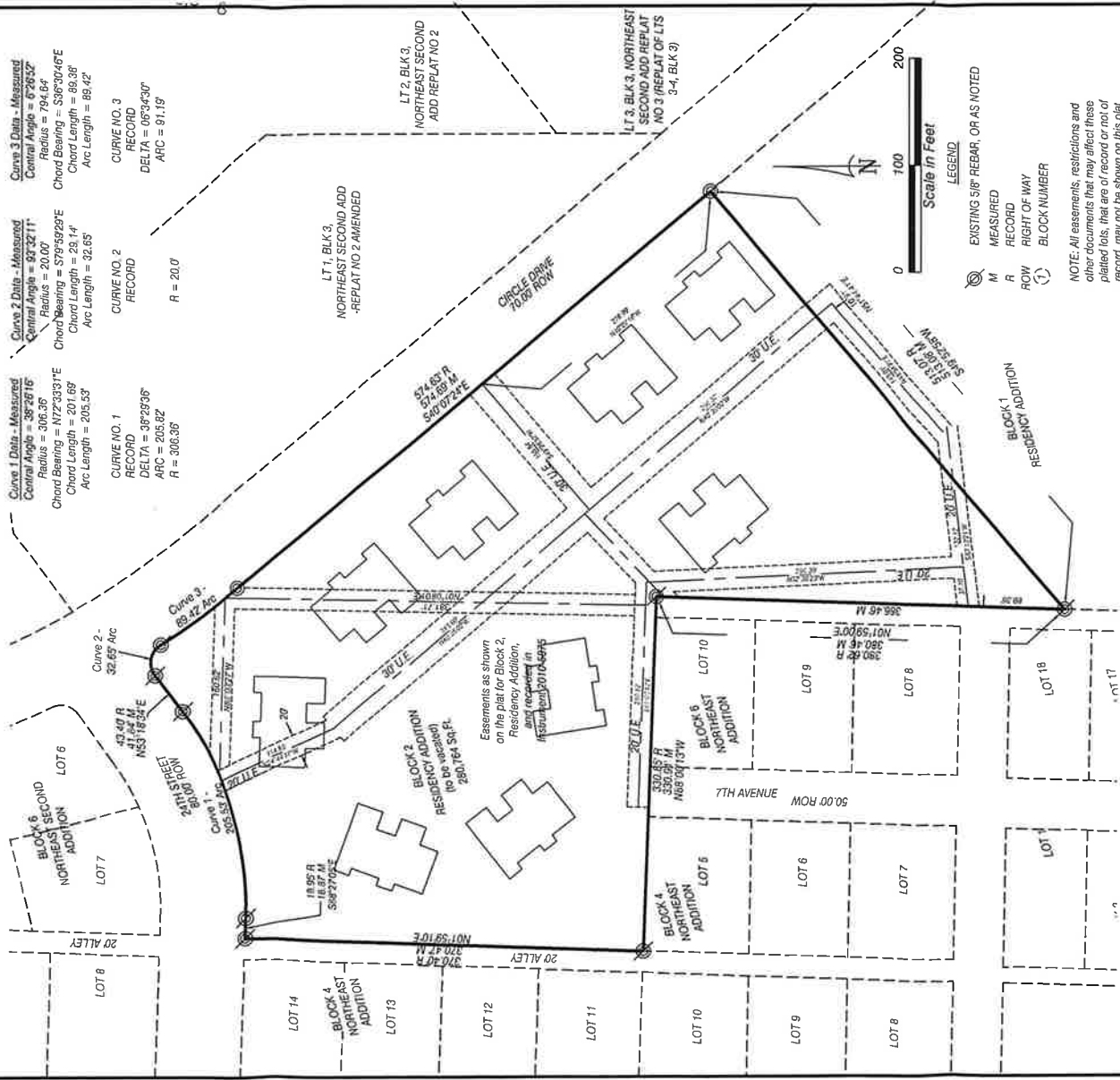
Respectfully submitted,

Bill Johnson
CEO

of Northfield Retirement Communities, Inc.

**FOR INFORMATIONAL PURPOSES ONLY
 VACATION OF BLOCK 2, RESIDENCY ADDITION
 TO THE CITY OF 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

A REPLAT 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

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 18.67 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 59°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 S40°07'24"E, on the north line of Block 1, Residency Addition, a distance of 513.08 feet, to the Point of Beginning, said tract containing an area of 280,764 Square Feet, more or less.

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, 24th Street, 7th Avenue, and 22nd 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:

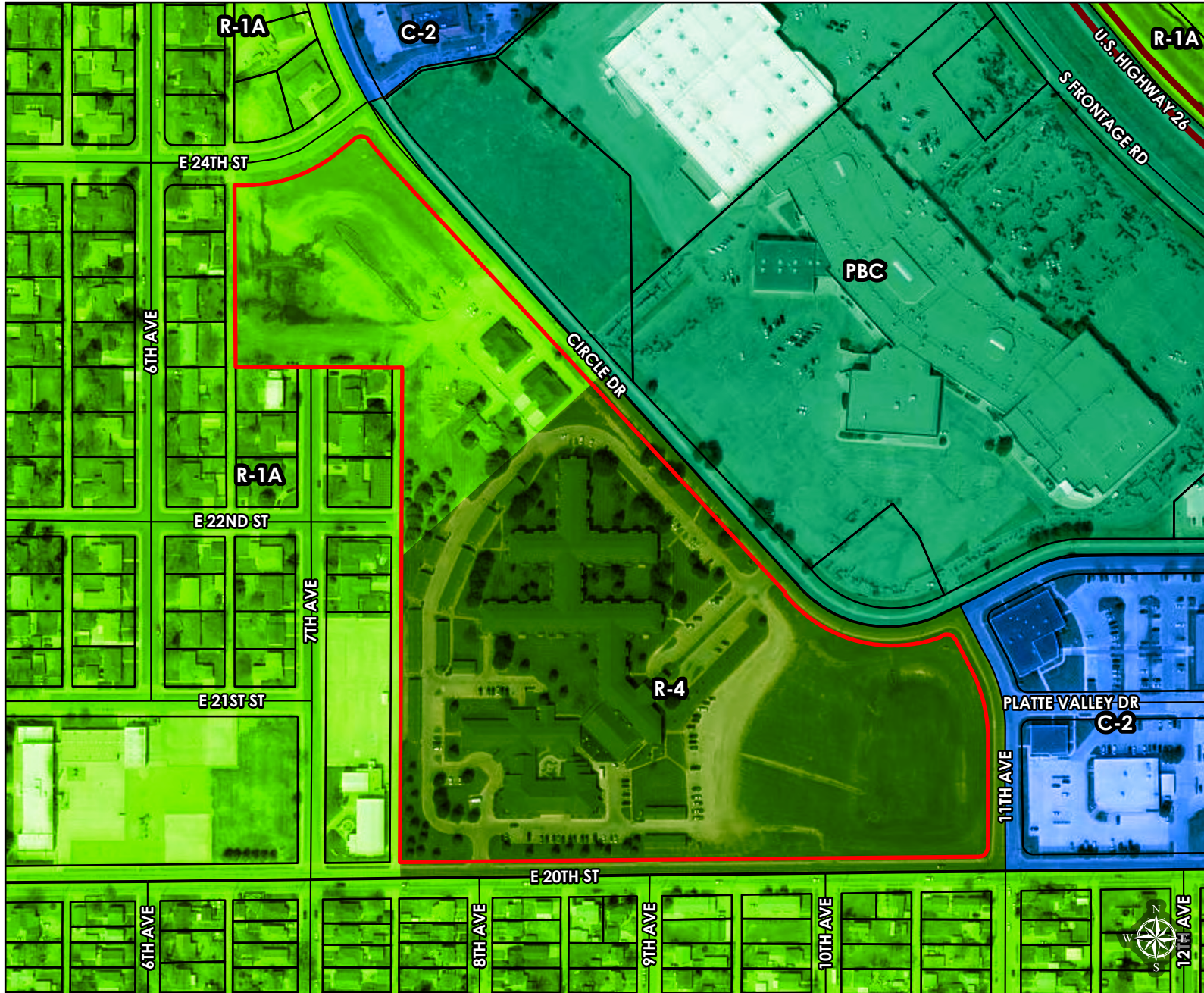
1. §21-1-68 requires a plat vacation in order to replat a third time.
2. The property has all public improvements necessary at this time.

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

1. None

VI. STAFF RECCOMENDATION

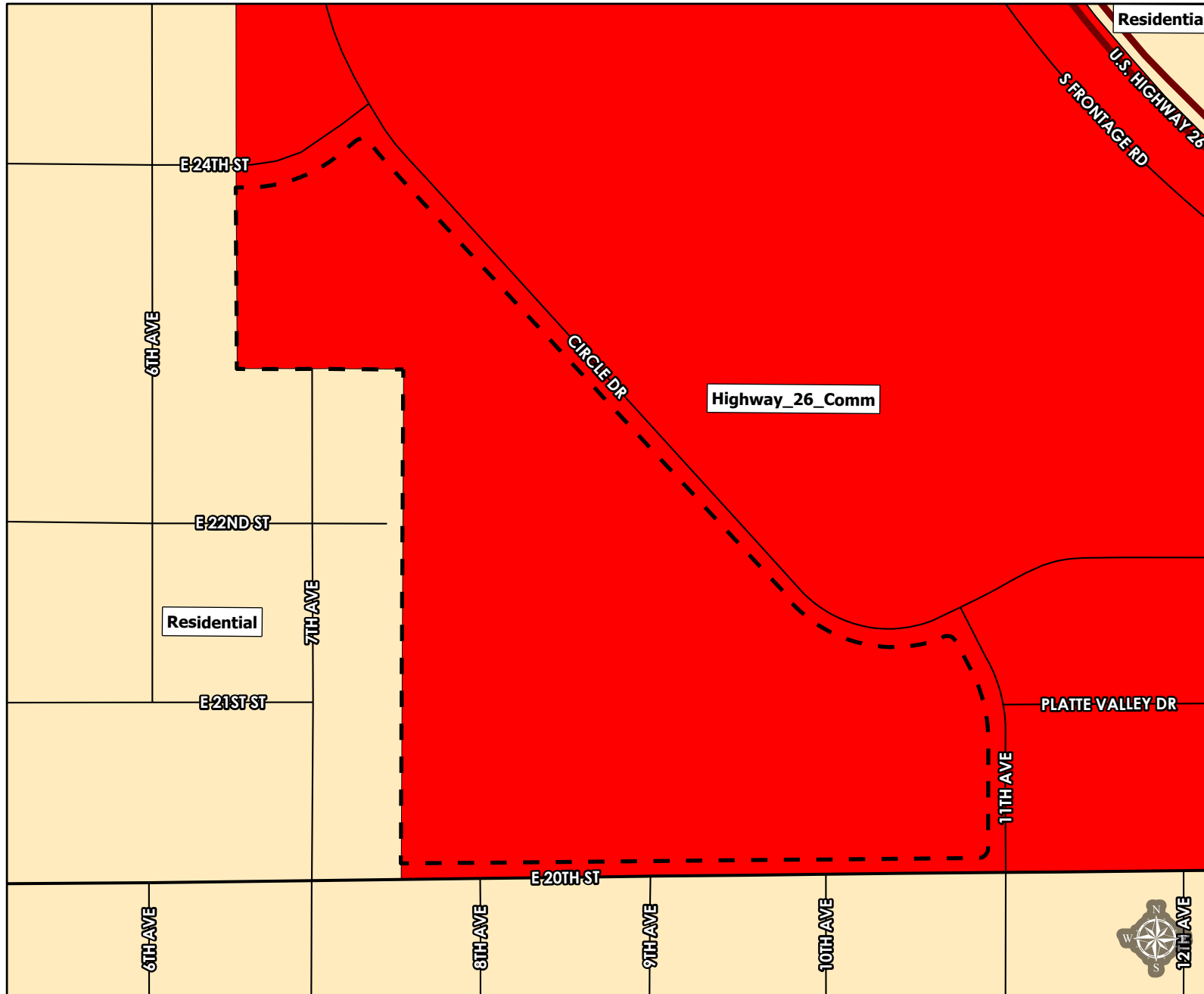
A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Block 2, Residency Addition.



- ▭ 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

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 Created on 12/21/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

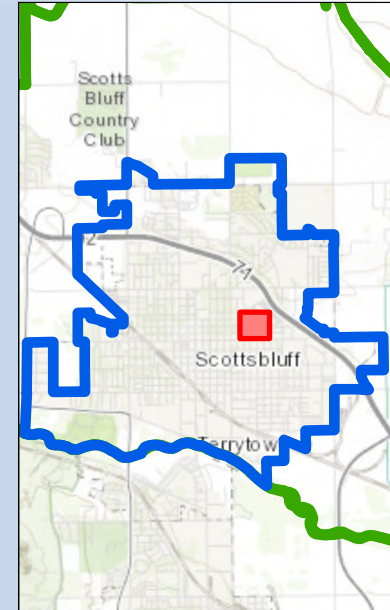
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.




- 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

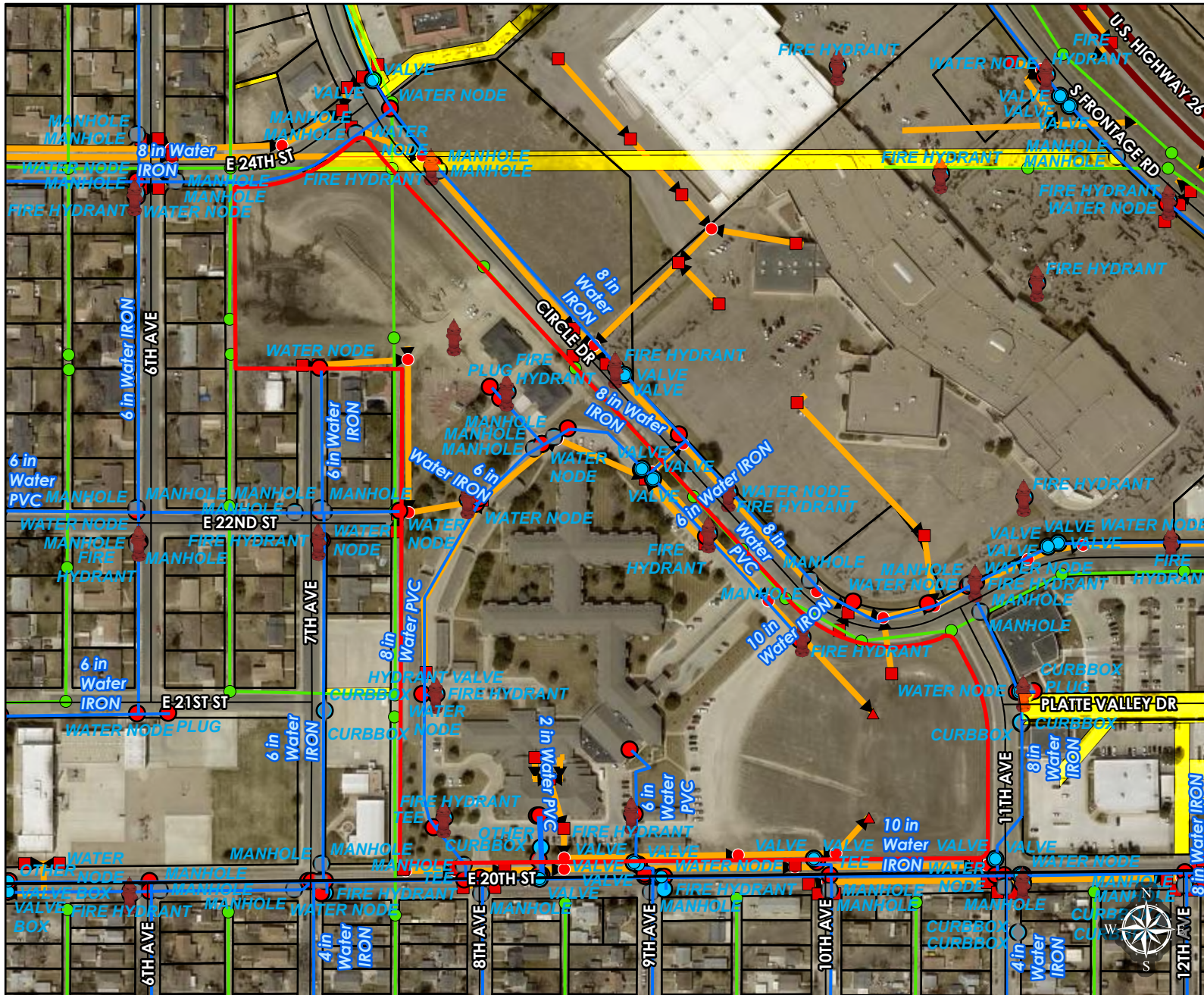
Street Centerlines

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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City of Scottsbluff, Nebraska

Monday, January 8, 2024

Regular Meeting

Item Staff Rep1

(Informational Only)

Staff Contact:

City of Scottsbluff, Nebraska
Monday, January 8, 2024
Regular Meeting

Item Meet1

February 12, 2024

Staff Contact: