

City of Scottsbluff, Nebraska

Monday, February 5, 2024

Regular Meeting

Item Resolut.6

Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive, Scottsbluff, NE.

Staff Contact: Thomas Schingle, Fire Chief

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING 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, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Northfield Retirement Communities, Inc., through its Chief Executive officer Bill Johnson (“Northfield”) as the owner of the property involved, has requested the City of Scottsbluff (“City”) vacate the following property to allow for a replat:

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 distance of 513.08 feet, to the Point of Beginning, said tract containing an area of 280,764 Square Feet, more or less.

Section 2. The City Council finds that Northfield is the Owner and it is in the best interests of the City the property be vacated as requested.

Section 3. 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 and more fully described above, is hereby vacated to allow for a replat of the property.

Section 4. This Ordinance shall become effective upon its passage, approval and publication in pamphlet form, as provided by law.

PASSED AND APPROVED on _____, 2024.

Jeanne McKerrigan, Mayor

ATTEST:

Kimberley Wright, City Clerk

(Seal)

Approved as to form:

City Attorney



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, 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

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Northfield Retirement Communities

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more or less.

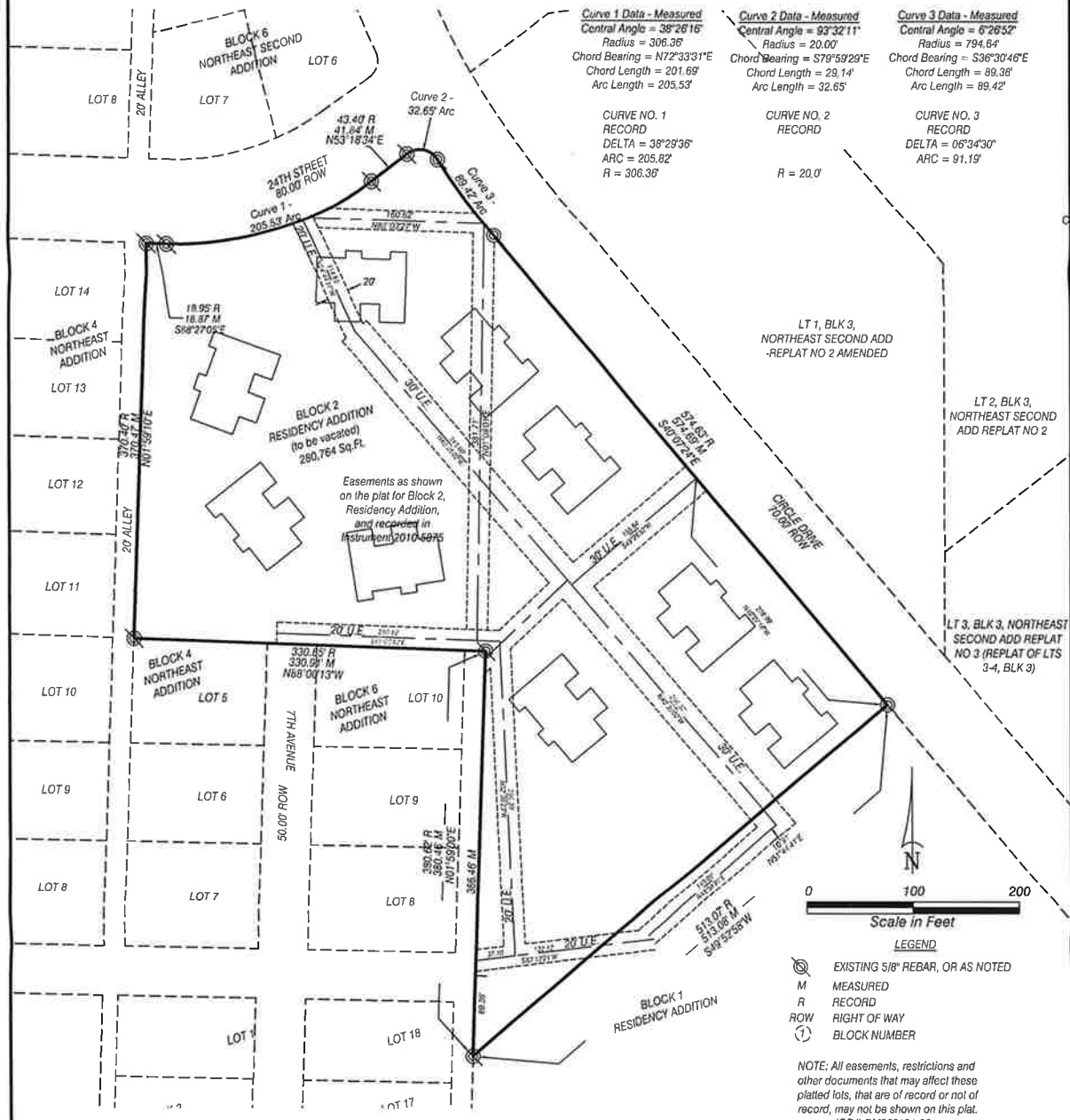


Respectfully submitted,

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

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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, 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:

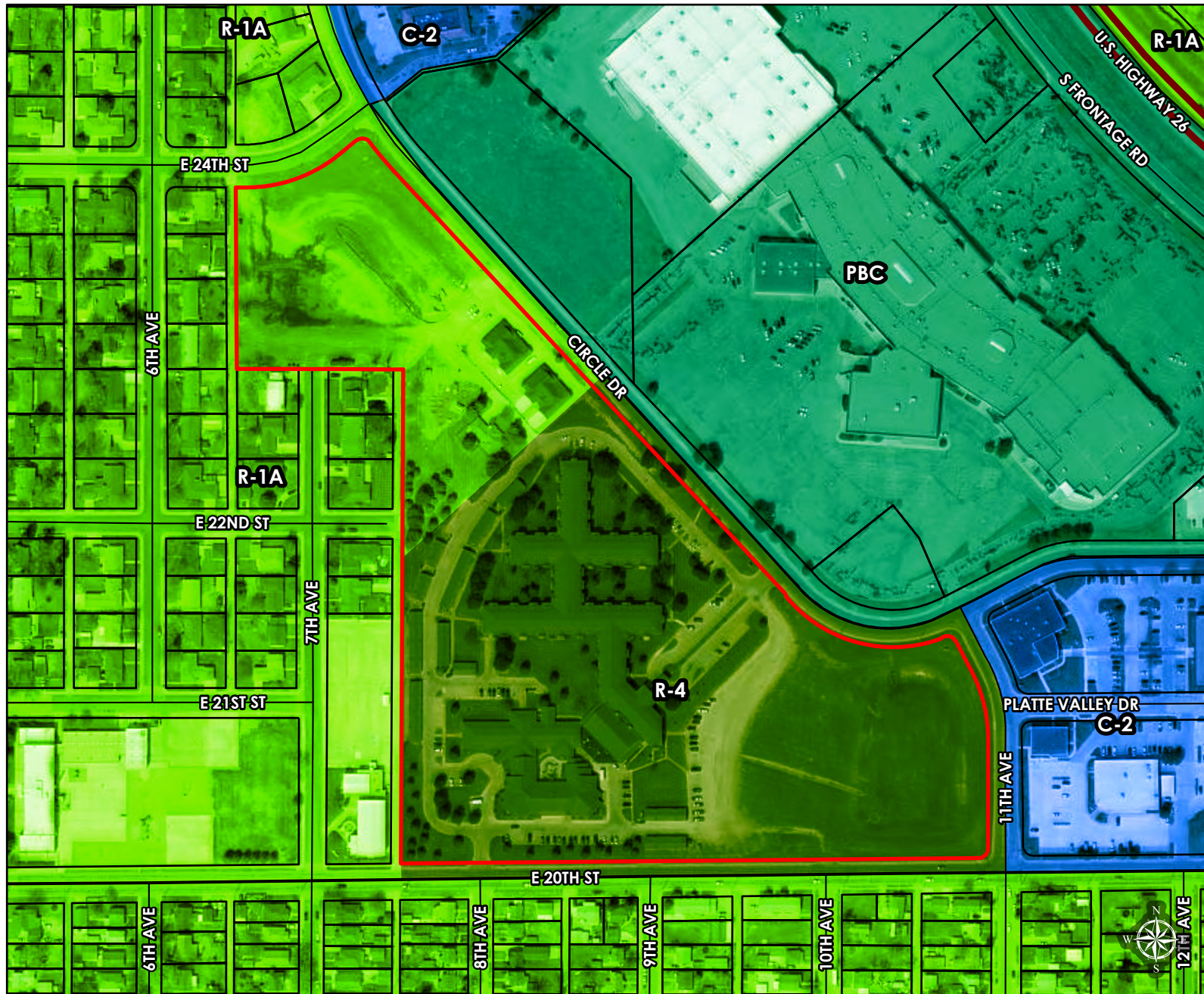
1. §21-1-68 requires a plat vacation in order to replat a third time.
2. The property has all public improvements necessary at this time.

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

1. None

VI. STAFF RECCOMENDATION

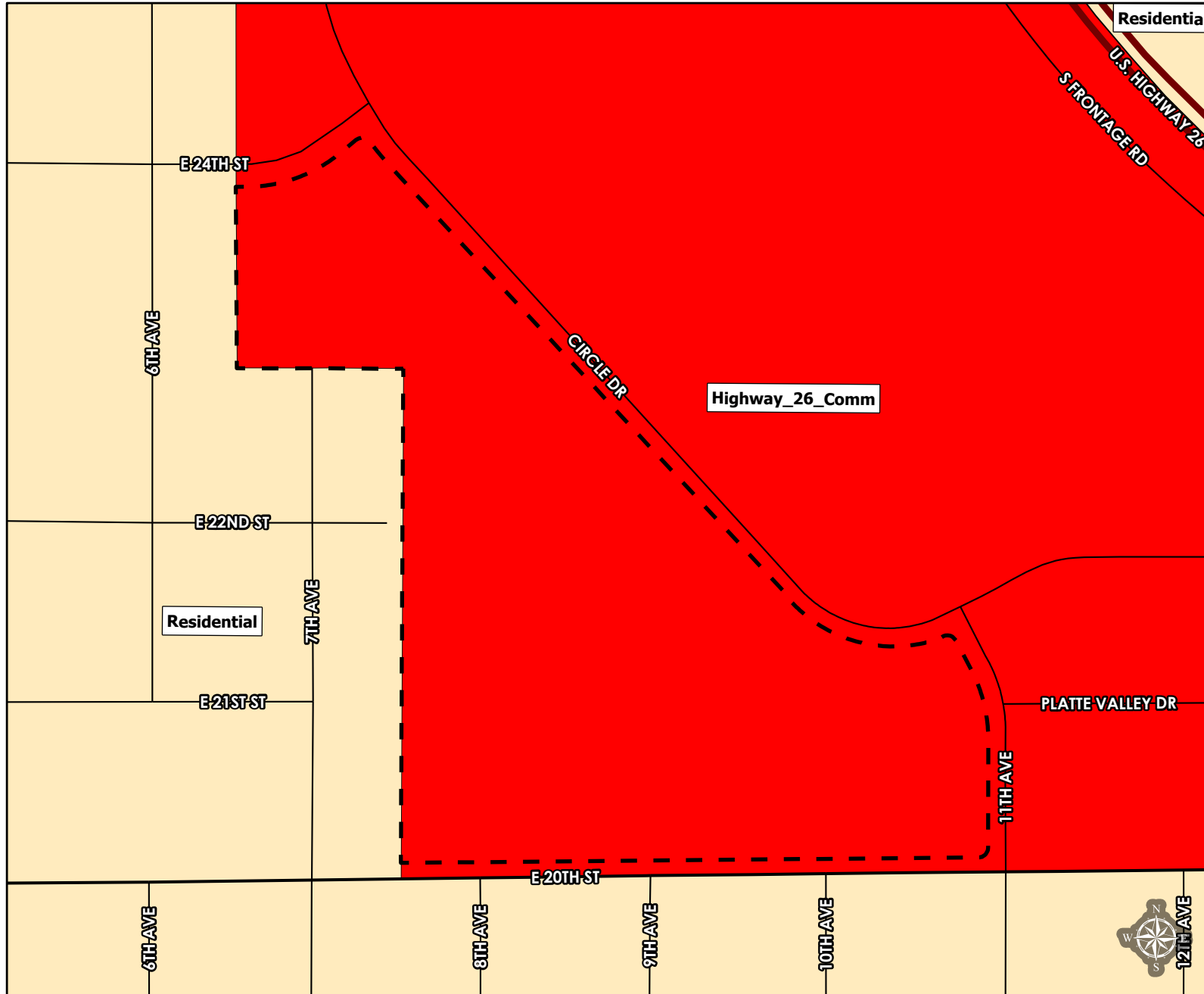
A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Block 2, Residency Addition.



- 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

Taylor Stephens
 City of Scottsbluff GIS
 Created on 12/21/2023
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

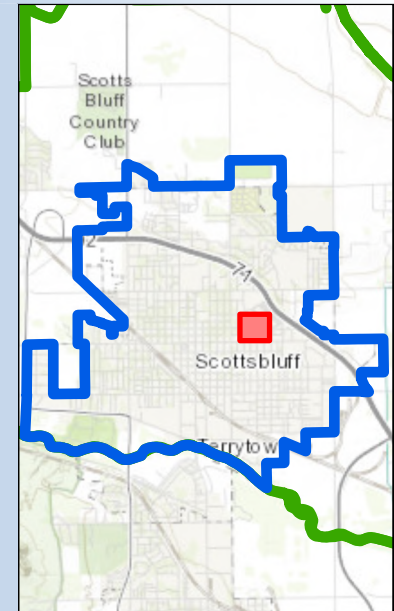
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- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial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

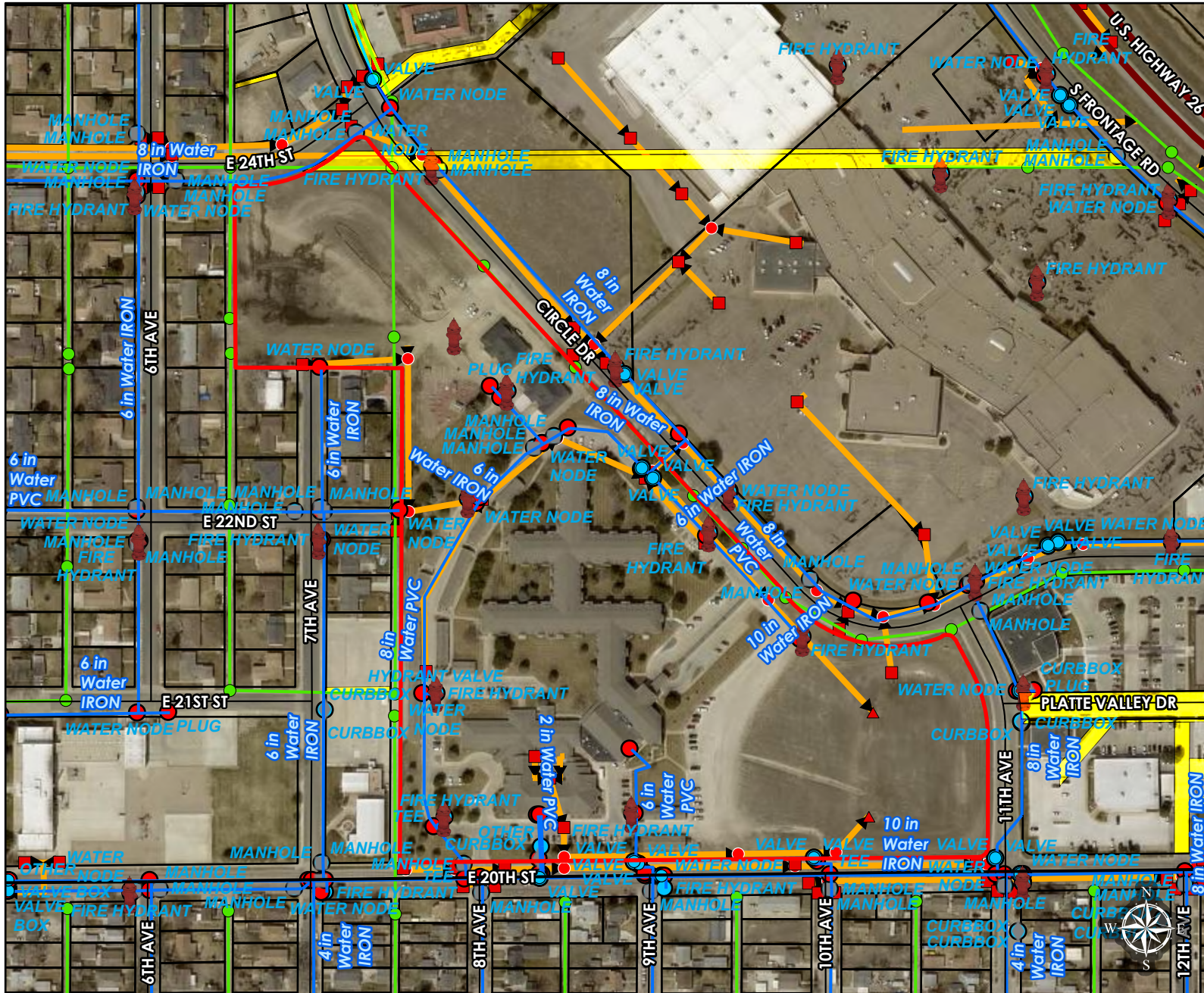
Street Centerlines

CLASS

-  Highway
-  Main Road
-  Residential/Rural
-  Parcels

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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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