



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive
PLANNING COMMISSION AGENDA
Monday, March 11, 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 January 8, 2024**
- 6. New Business :**
 - A Planning Commission to make a recommendation on the annexation request by Daniel Raymond for Lots 1-2, Block 1, Seth Raymond Subdivision.**
- 7. Public Hearing :**
 - A Planning Commission to conduct a Public Hearing to consider a Vacation Request of the Agricultural Estate Dwelling Site at 210570 W. 42nd Street.**
 - B Planning Commission to conduct a Public Hearing to consider the Preliminary and Final Plats of Lots 1-2, Block 1, Seth Raymond Subdivision, a tract of unplatted land located in Section 11, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.**
 - C Planning Commission to conduct a Public Hearing to a Rezone of the Lots 1-2, Block 1, Seth Raymond Subdivision, a tract of unplatted land located in Section 11, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska from AG Agricultural to R-1 Single-Family Residential**
- 8. Staff Reports:**
 - A (Informational Only)**
- 9. Schedule Meeting:**
 - A April 8, 2024**
- 10. Adjourn**

2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294



2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

City of Scottsbluff, Nebraska
Monday, March 11, 2024
Regular Meeting

Item Appr. Min.1

January 8, 2024

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
JANUARY 8TH, 2024
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, January 8th, 2024 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 December 28, 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, Angie Aguillo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert "Absent": Henry Huber, Dana Weber. "Excused": Linda Redfern (alternate) City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Analyst, Gary Batt, Code Administrator II, Logan Lund, Code Administrator I, Tom Schingle, Fire Chief, and Chris Perales, Fire Prevention.
- 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 December 11th, 2023 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Stricker to approve the minutes from December 11th, 2023 meeting. "Yeas:" Becky Estrada, Angie Aguillo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.
- 6 Estrada introduced Item 6A, 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. Estrada opened the public hearing at 6:01 PM. Glaubius presented a staff report on the property. Glaubius stated the property has been a residential house for over 100 years. Glaubius stated the neighbors are also houses and will address their zoning at a later date. Glaubius stated the only issue is that the lot does not meet the minimum lot width for R-1A but due to the plats age from 1919, staff does not see this as an issue. Glaubius stated that staff recommends that the planning commission make a positive recommendation to the city council to approve the rezone. The property owner, Sharaya Toof, stated that in order to do upgrades to the property that she wants in zoned properly. Wayman stated a question to Glaubius asking about the corner property for the larger rezone. Glaubius stated that this property would remain as C-2. Estrada closed the public hearing at 6:03 PM. Stricker asked Glaubius if all the residential lots on the block are 50 feet wide and Glaubius answered that they are.
- 7 **Conclusion:** Motion by Stricker to make a positive recommendation to the city council to approve the rezone and seconded by Zitterkopf. "Yeas:" Becky Estrada, Angie Aguillo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.

- 8 Estrada introduced Item 6B, a Public Hearing to consider a plat vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive. Estrada opened the public hearing at 6:04 PM. Glaubius presented a staff report on the property. Glaubius stated the property owners want to do a future replat of the northern lot of their campus to split off the caretaker's house. Glaubius stated that they need to vacate the plat due to the property already being replatted twice and code states a property cannot be replatted more than two times and this would make it a third replat. Glaubius stated that once the property owner is ready that the replat will be done administratively. Glaubius stated that the buildings on the plat vacation are just used as a diagram and the sewer main will be addressed once building plans are submitted. Glaubius stated that staff recommends that the planning commission make a positive to the city council to approve the plat vacation. Estrada closed the public hearing at 6:06 PM. Stricker posed the question if all easements will be addressed with the proposed structures. Glaubius stated that all easements will be addressed when construction plans are submitted.
- 9 **Conclusion:** Motion by Wayman to make a positive recommendation to the City Council for the plat vacation and seconded by Aguallo. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.
- 10 Estrada introduced item 7, staff reports. Glaubius stated that he has not worked on the zoning updates yet. Glaubius also stated that there will not be a February meeting. Glaubius stated that the comp plan RFP is out and he has reached out to several consulting firms and that it closes in April. Wayman asked about the Counties Comp Plan RFP and if we could team up. Glaubius stated that we will keep them separate.
- 11 Planning Commission confirmed the next meeting date of March 11.
- 12 Item 9: Adjournment
- 13 Adjournment: Motion by Stricker, seconded by Palu to adjourn meeting at 6:08 PM. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item New Bus1

Planning Commission to make a recommendation on the annexation request by Daniel Raymond for Lots 1-2, Block 1, Seth Raymond Subdivision.

Staff Contact:

Petition Request to Annex
Into the City of Scottsbluff, NE

City of Scottsbluff
Attn: Mayor and City Council
2525 Circle Dr
Scottsbluff, NE 69361

RE: Petition To Annex Property Into City of Scottsbluff

Mr. Mayor and City Council,

As Owner of property within the jurisdictional area of the City of Scottsbluff, I would like to submit this letter as a voluntary petition to annex into the City of Scottsbluff.

The property I would like to request for annexation is platted as LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH -SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH- SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

Sincerely,



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 4, 2024 For Meeting of: March 11, 2024



I. GENERAL INFORMATION

- A. Daniel Raymond, owner of the proposed Lots 1 & 2, Block 1, Seth Raymond Subdivision has requested annexation by the City of Scottsbluff.

II. STAFF COMMENTS

- A. The reference Nebraska Revised Statutes below have been summarized for this agenda item. The complete statutes are included in the packet
- B. According Nebraska Revised Statute § 18-3301, an owner of territory contiguous to the corporate limits of a city desire to be annexed, the owner shall prepare a plat of the territory. A copy of the plat shall be filed with the city with a written request for annexation. The City Council shall at the next regular meeting after filing and request vote on the annexation. If the request is approved, an ordinance shall be prepared declaring the territory as within the corporate limits of the city.
- C. However, according Nebraska Revised Statute § 19-929, the city council shall not take final action on matters relating annexation of territory until it has received the recommendation of the planning commission
- D. Furthermore, according to Nebraska Revised Statute § 16-117 (7), when any owner of property contiguous to a city of the first class may by petition request that such property be included within the corporate limits of the city. The city council may include such property within the corporate limits without complying to subsection 3-6.
 - i. Subsection 3-6 require a resolution for annexation, public notice in the newspaper, and a public hearing.
- E. To summarize, a property owner next to the city may request annexation, and when this occurs a public hearing on the annexation is not necessary.
- F. This land is located within the "Near-Term Development" designation on the future land use map.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of Lots 1 and 2, Block 1, Seth Raymond Subdivision.

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item Pub Hear1

Planning Commission to conduct a Public Hearing to consider a Vacation Request of the Agricultural Estate Dwelling Site at 210570 W. 42nd Street.

Staff Contact:

**PETITION FOR VACATION OF
AGRICULTURAL ESTATE DWELLING SITE
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**

Daniel E Raymond Of Scotts Bluff County, Nebraska, petition the City of Scottsbluff to vacate the agricultural estate dwelling site (Instrument 2019-5161) herein for the following reason:

1. Petitioners are: Daniel E Raymond
2. Petitioners, who own all of the following described property:

A 7.73 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE BEARING N02°17'59"E, ON THE NORTH -SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH- SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

Respectfully request this agricultural estate dwelling site be vacated to allow for further subdividing into a 5.28 acre lot, a 2.00 acre lot, 0.30 acres of current 42nd Street right of way and an additional 0.15 acres being given to the City of Scottsbluff for additional 42nd Street right of way. Total submittal area is 7.73± for single family R-1 zoning. 2 lots (7.28±) to be conveyed to Daniel E Raymond, with the remaining 0.15 Acre right of way to be conveyed to the City of Scottsbluff for additional 42nd Street right of way purposes and 0.30 acres for current 42nd Street right of way.

3. The property described in paragraph 2 is owned entirely by Daniel E Raymond. This property is ag-estate dwelling site and is not part of any city or village.

Wherefore, Daniel E Raymond Petitions the City of Scottsbluff to allow vacation of the agricultural estate dwelling site to allow for establishment of a 5.28 acre lot and a 2.00 acre lot be conveyed to Francisco Subias, with the remaining 0.15 Acre right of way to be conveyed to the City of Scottsbluff for additional 42nd Street right of way purposes and 0.30 acres for current 42nd Street right of way.

Dated this 3rd day of January

By: *David R. Payne*

Address: 210570 W 42nd St

City/State: Scottsbluff, Nebraska 69361



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 1, 2024 For Hearing of: March 11, 2024



I. GENERAL INFORMATION

- A. **Applicant:** Daniel Raymond
210570 W 42nd Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Vacate Agricultural Estate Dwelling Site in order to replat

- D. **Legal Description:** See petition

- E. **Location:** 22210570 W 42nd Street

- F. **Existing Zoning & Land Use:** A - Agricultural

- G. **Size of Site:** Approximately 7.73 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	Farmland
East	Residential	A Agricultural	Acreage and Farmland
South	Avenue B & Hospital Campus	O&P Office and Professional	Regional West Medical Center
West	Avenue B & Hospital Campus	R-1A Single-Family Residential	Acreage

B. Relevant Case History

- 1. AEDS was approved in 2019.

III. ANALYSIS

- A. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.
- B. **Traffic & Access:**
 - 1. The land is adjacent to 42nd Street.

IV. STAFF COMMENTS

- A.** As the property owner wishes to subdivide the land in the AEDS, the AEDS must be vacated to plat the property.

V. FINDINGS OF FACT

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

1. The land occupied by the AEDS must be vacated in order to plat the land.

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 the Daniel Raymond Agricultural Estate Dwelling Site at 210570 W. 42nd Street.

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item Pub Hear2

Planning Commission to conduct a Public Hearing to consider the Preliminary and Final Plats of Lots 1-2, Block 1, Seth Raymond Subdivision, a tract of unplatted land located in Section 11, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.

Staff Contact:



City of Scottsbluff
Subdivision Application
Permit Identifier 2024-14SD

Type: Final Plat

Applicant Name Survey Dept MC Schaff (Gregg Schilz) Applicant Address 818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska

Applicant Email survey@mcschaff.com Applicant Phone 3086351926

Contact Name Daniel Raymond Contact Address 210570 W 42nd St

Contact Email Conact Email Contact Phone 3086318930

Subdivision Information

Proposed Name of Subdivision Seth Raymond Subdivision

General Location/Address 210570 W 42ND ST

Legal Description see attached

Current Zoning District(s) Ag

Total Area (square feet or acre) 7.73 Acres

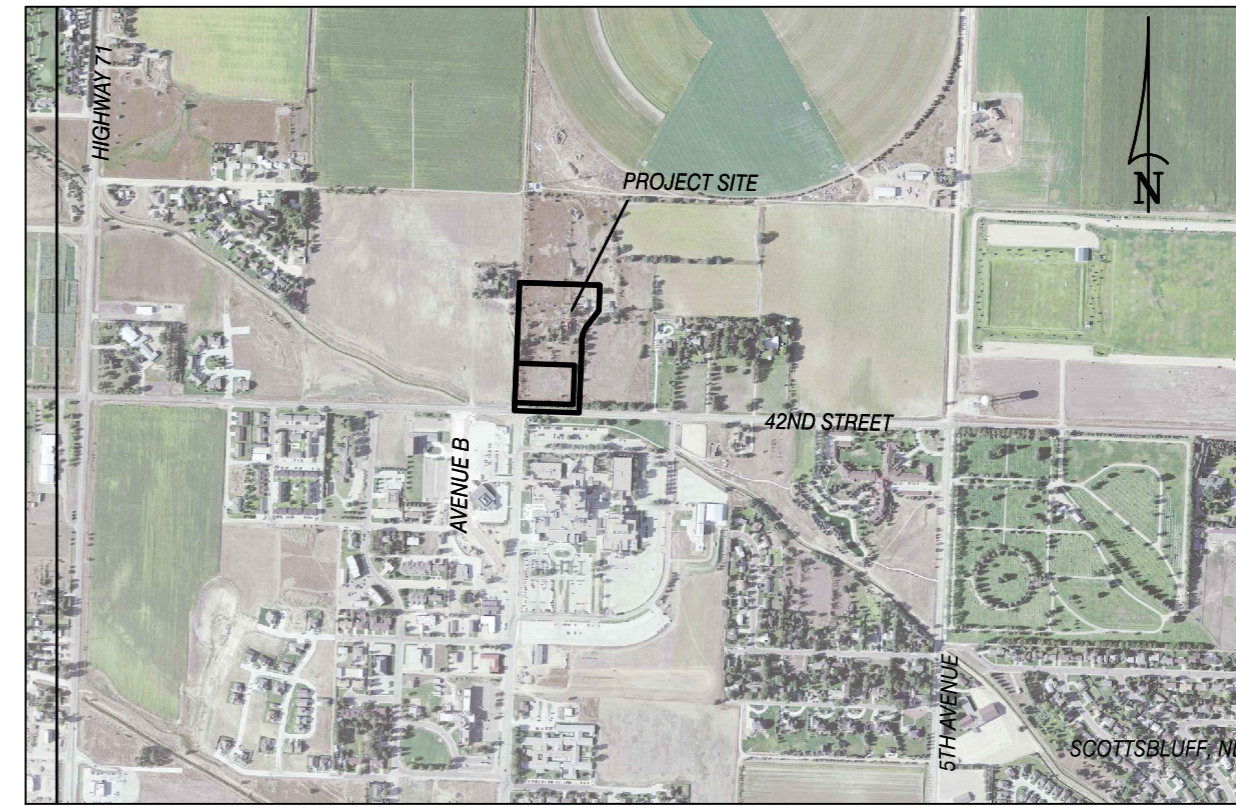
Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Same as Prelim Plat Application

PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH-SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

AND LOT 2, BLOCK 1, SETH RAYMOND SUBDIVISION WILL HAVE A 40 FOOT ACCESS EASEMENT TO 42ND STREET ON THE EAST EDGE OF SAID LOT 2, AS PLATTED, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA, THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, THENCE BEARING N02°17'59"E, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETH RAYMOND SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE EAST LINE OF SAID LOT 1, BEARING N02°17'59"E, A DISTANCE OF 242.44 FEET, THENCE BEARING N88°12'08"W, A DISTANCE OF 40 FEET, THENCE BEARING S02°17'59"W, A DISTANCE OF 242.44 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING AN AREA OF 0.22 ACRES, MORE OR LESS.

GENERAL NOTES

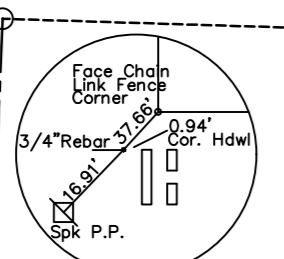
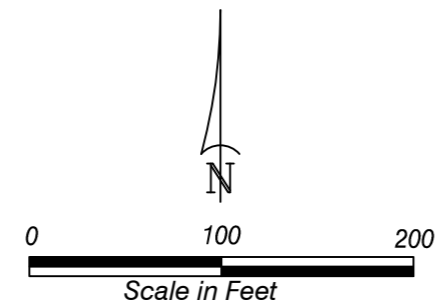
- UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATES FROM THE NEBRASKA ONE CALL SYSTEM, PREVIOUS SURVEYS, ON-SITE OBSERVATION AND INFORMATION FROM UTILITY COMPANIES AND MAPS, AND MAY OR MAY NOT REPRESENT THE TRUE LOCATION OF SHOWN UTILITY, OR THE PRESENCE OF ALL BURIED EXISTING UTILITIES.
- FLOOD PLAIN INFORMATION: THIS PROPERTY IS LOCATED IN THE FLOOD PLAIN ZONE C, AS SHOWN ON FIRM MAP, COMMUNITY PANEL NO. 310206-0005-C, EFFECTIVE DATE JUNE 15, 1979, ZONE C REFERS TO AREA OF MINIMUM FLOODING.
- ZONING INFORMATION: PROPOSED ZONING FOR LOTS 1 AND 2 IS R-1 (SINGLE FAMILY), CURRENTLY ZONED AG, IN THE CITY OF SCOTTSBLUFF, NEBRASKA. THE BUILDING SETBACK REQUIREMENTS AS PER ZONING DESIGNATION IS AS FOLLOWS:

SETBACK REQUIREMENTS FOR ZONE R-1(SINGLE FAMILY)
FRONT YARD SETBACK - 25 FEET
SIDE STREET SETBACK - 15 FEET
REAR YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 5 FEET

THE MAXIMUM HEIGHT OF BUILDING ALLOWED - 35 FEET
(SOURCE: SCOTTSBLUFF MUNICIPAL CODE SECTION 25-3-11)
- SPECIAL RIGHT OF WAY LINE ZONING, ARTICLE 11, SECTION 25-11 (Ord. 3639,2000),
- THE CITY OF SCOTTSBLUFF REQUESTS 17' ADDITIONAL FEET OF 42ND STREET RIGHT-OF-WAY IN ADDITION TO THE EXISTING 33.00 FEET AS SHOWN ON PLAT. 50 FOOT TOTAL RIGHT OF WAY TO BE DEDICATED PER THIS PLAT 6,789 SF ±, 0.15 ACRES ±. 42ND STREET 33.00 FOOT RIGHT OF WAY AREA IS 0.30 Acres ±.
- LOT 1 IS CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC SYSTEM. LOT 1 WILL NEED TO BE CONNECTED TO THE CITY SEWER SYSTEM WITHIN FIVE YEARS OF ANNEXATION OR WHEN THE SEPTIC SYSTEM FAILS, WHICHEVER COMES SOONER. LOT 2, BLOCK 1 SETH RAYMOND SUBDIVISION WILL BE SERVED BY CITY SERVICES.
- ACCESS TO 42ND STREET FROM LOT 2 WILL BE VIA THE 40 FOOT ACCESS EASEMENT.

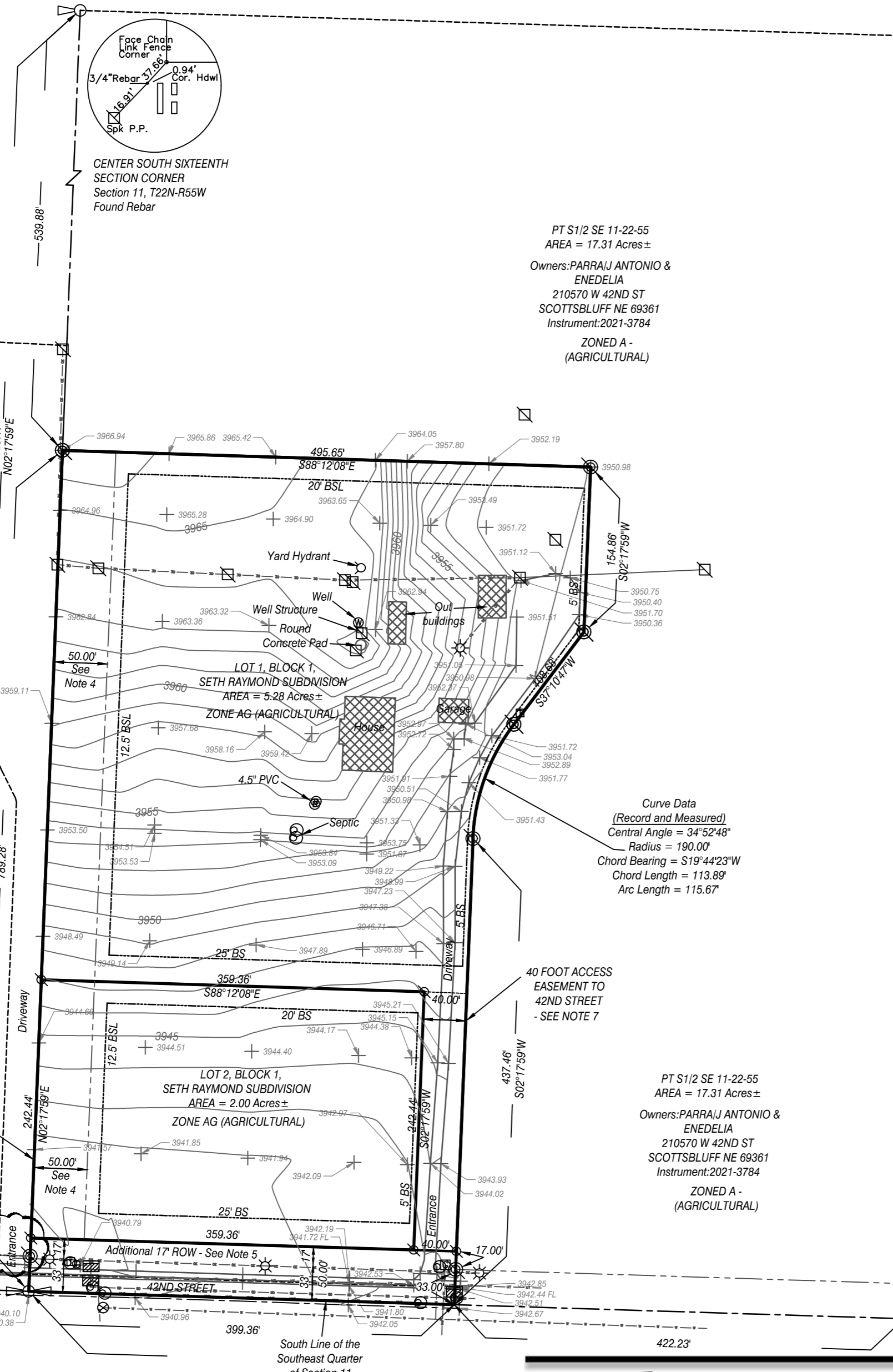
LEGEND

	EXISTING SECTION CORNER, AS NOTED		BUILDING
	EXISTING QUARTER SECTION CORNER, AS NOTED		SAN
	EXISTING SIXTEENTH SECTION CORNER, AS NOTED		SD
	EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED		W
	SET 5/8" X 24" REBAR		GAS
	POWER POLE		OE
	YARD HYDRANT		UT
	WATER VALVE		BSL
	GAS METER		UE
	WELL		FL
	LIGHT POLE		
	ELECTRICAL BOX		
	TELEPHONE PEDESTAL		
	RECORD MEASURED		
	RIGHT OF WAY		
	UTILITY EASEMENT		
	BUILDING SETBACK LINE		



CENTER SOUTH SIXTEENTH SECTION CORNER Section 11, T22N-R55W Found Rebar

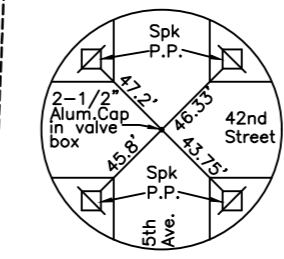
PT S1/2 SE 11-22-55
AREA = 17.31 Acres ±
Owners: PARRAJ ANTONIO & ENEDELIA
210570 W 42ND ST
SCOTTSBLUFF NE 69361
Instrument: 2021-3784
ZONED A - (AGRICULTURAL)



Curve Data
(Record and Measured)
Central Angle = 34°52'48"
Radius = 190.00'
Chord Bearing = S19°44'23"W
Chord Length = 113.89'
Arc Length = 115.67'

BLOCK 1, TAYLOR SUBDIVISION,
Owners: HERTZLER BRADLEY K & ALLISON B
210650 E 42ND ST
SCOTTSBLUFF NE 69361
Instrument 2018-05830
ZONED R-1

Part of the South Half of the Southeast Quarter of Section 11-22-55
Owners: REINER/ANDREW & SANNA
210710 E 42ND ST
SCOTTSBLUFF NE 69361
Instrument 2016-03953
ZONED R-1



SOUTH EAST CORNER Section 11, T22N-R55W 2-1/2" Aluminum Cap in valve box

PROPERTY OWNER:
DANIEL RAYMOND
210570 W. 42ND STREET
SCOTTSBLUFF, NE 69361

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ◆ PLANNERS ◆ DESIGNERS ◆ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUB. SITUATED IN S1/2 OF SEQ SECTION 11, T22N-R55W SCOTTS BLUFF COUNTY

CLIENT: JOHN RAYMOND

PROJECT NUMBER: RM230312-00
PROJECT DATE: DECEMBER 15, 2023
PROJECT MGR: DPS
PROJECT TEAM: GS-TD

SEAL	
DATE	REVISION

SHEET 1 OF 1
P-1

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: February 29, 2024 For Hearing of: March 11, 2024



I. GENERAL INFORMATION

- A. **Applicant:** Daniel Raymond
210570 W 42nd Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Preliminary Plat and Final Plat, Lots 1-2, Block 1, Seth Raymond Subdivision

- D. **Legal Description:** See Preliminary Plat

- E. **Location:** 210570 W. 42nd Street

- F. **Existing Zoning & Land Use:** A – Agricultural and Acreage

- G. **Proposed Zoning:** R-1 Single-Family Residential

- H. **Size of Site:** Approximately 7.73 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	Farmland
East	Residential	A Agricultural	Acreage and Farmland
South	Avenue B & Hospital Campus	O&P Office and Professional	Regional West Medical Center
West	Avenue B & Hospital Campus	R-1A Single-Family Residential	Acreage

B. Relevant Case History

1. Land is currently an AEDS which was approved in 2019.

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 subdivision will be via 42nd Street.
2. An access easement on the flagpole portion Lot 1 will serve as the access to 42nd Street for both Lot 1 and Lot 2.
 - i. The City will not allow for an additional curb cut due to 42nd Street being an arterial street.
3. 50' of right-of-way will be dedicated for 42nd Street.
4. A 50' special right-of-way along the west edge of the subdivision will be platted in the event Avenue B is continued along the quarter section line.

C. Utilities:

1. Water, sewer, and stormwater mains are located in the right-of-way of 42nd Street.
2. Lot 1 is currently served by city water and has a septic system.
 - i. Per §18-2-1, annexed premises must connect to city sewer within 1 year of annexation; or
 - ii. The City Council may extend the time of connecting to city sewer based on a time frame and/or situation.
 1. Development
3. Lot 2 will be served by both city water and sewer.

IV. STAFF COMMENTS

- A.** Regarding the connection of Lot 1 to city sewer, the Development Services and Public Works Departments propose a 5-year extension or when the septic system fails; whichever occurs sooner. The owner of Lot 1 will have 1 year to connect to city sewer in the event the septic system fails.
- B.** Per §25-3-23 (S), quarter section lines which do not have a street established shall have street setbacks applied to the part of the tract which abuts the quarter section line. The quarter section line shall be treated as a 100' wide street.
- C.** The subdivision will be annexed into the City of Scottsbluff.

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 subdivision and proposed rezone comply with the plan.
2. The minimum lot size requirement for the R-1 zoning district is 12,000 square feet, and the smallest proposed lot is 2 acres.
3. Both lots have the minimum 20' of public road frontage

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

1. None

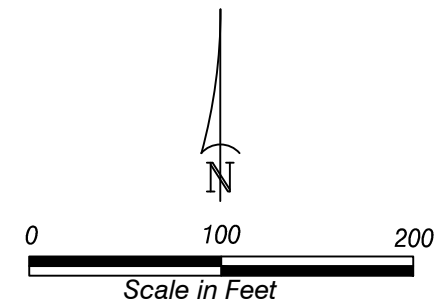
VI. STAFF RECOMMENDATION

- A.** Staff recommends Planning Commission make a positive recommendation on approval of the preliminary plat and final plat for Lots 1 and 2, Block 1, Seth Raymond Subdivision on the condition the City Council approves the extension for Lot 1 to connect to city sewer.

FINAL PLAT LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

PT S1/2 SE 11-22-55
AREA = 17.31 Acres±



LEGEND

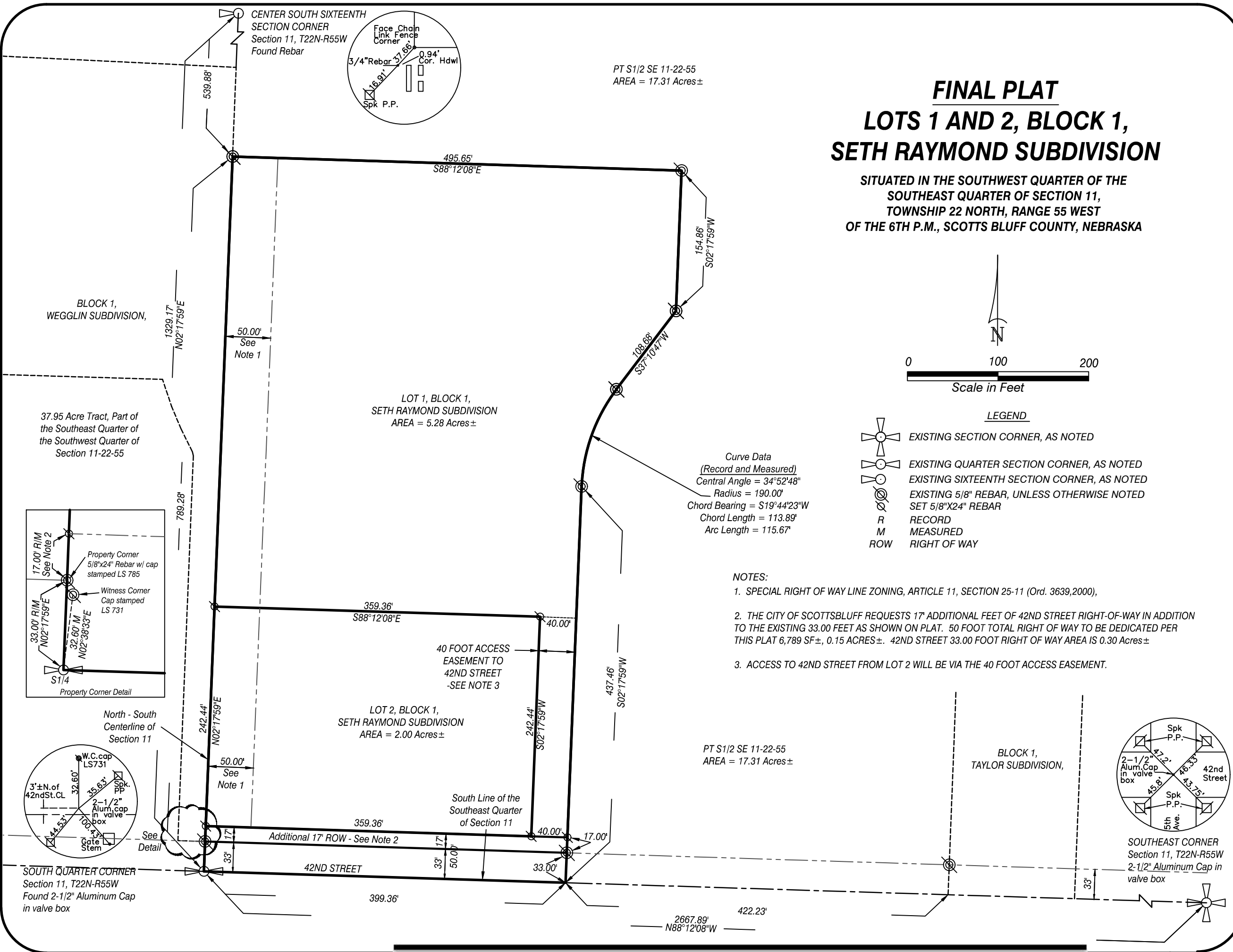
	EXISTING SECTION CORNER, AS NOTED
	EXISTING QUARTER SECTION CORNER, AS NOTED
	EXISTING SIXTEENTH SECTION CORNER, AS NOTED
	EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
	SET 5/8"X24" REBAR
	R RECORD
	M MEASURED
	ROW RIGHT OF WAY

Curve Data
(Record and Measured)
Central Angle = 34°52'48"
Radius = 190.00'
Chord Bearing = S19°44'23"W
Chord Length = 113.89'
Arc Length = 115.67'

NOTES:

1. SPECIAL RIGHT OF WAY LINE ZONING, ARTICLE 11, SECTION 25-11 (Ord. 3639,2000),
2. THE CITY OF SCOTTSBLUFF REQUESTS 17' ADDITIONAL FEET OF 42ND STREET RIGHT-OF-WAY IN ADDITION TO THE EXISTING 33.00 FEET AS SHOWN ON PLAT. 50 FOOT TOTAL RIGHT OF WAY TO BE DEDICATED PER THIS PLAT 6,789 SF±, 0.15 ACRES±. 42ND STREET 33.00 FOOT RIGHT OF WAY AREA IS 0.30 Acres±
3. ACCESS TO 42ND STREET FROM LOT 2 WILL BE VIA THE 40 FOOT ACCESS EASEMENT.

PT S1/2 SE 11-22-55
AREA = 17.31 Acres±



SURVEYOR'S CERTIFICATE

I, GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH-SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

AND LOT 2, BLOCK 1, SETH RAYMOND SUBDIVISION WILL HAVE A 40 FOOT ACCESS EASEMENT TO 42ND STREET ON THE EAST EDGE OF SAID LOT 2, AS PLATTED, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA, THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, THENCE BEARING N02°17'59"E, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETH RAYMOND SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE EAST LINE OF SAID LOT 1, BEARING N02°17'59"E, A DISTANCE OF 242.44 FEET, THENCE BEARING N88°12'08"W, A DISTANCE OF 40 FEET, THENCE BEARING S02°17'59"W, A DISTANCE OF 242.44 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING AN AREA OF 0.22 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz, Nebraska Registered Land Surveyor, L.S. 785

LOTS 1 AND 2, BLOCK 1,
SETH RAYMOND SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# RM230312-00

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA AS DESCRIBED IN THE FOREGOING 'SURVEYOR'S CERTIFICATE' AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA,

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, I HEREBY DEDICATE THE STREETS, EASEMENTS AND RIGHT OF WAYS AS SHOWN ON THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2024.

OWNER:

BY: DANIEL E. RAYMOND

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DANIEL E. RAYMOND, OWNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING 'OWNER'S STATEMENT' AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ANNEXATION APPROVAL AND ACCEPTANCE

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, NEBRASKA THE REAL ESTATE WHICH IS PLATTED AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916 OF THE NEBRASKA REVISED STATUTES SHALL BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA SHALL BE AND BECOME PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, THAT THE INHABITANTS OF SAID ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES, SHALL BE SUBJECT TO ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF SCOTTSSLUFF, NEBRASKA.

BE IT FURTHER RESOLVED THAT THE INCLUSION AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSSLUFF, NEBRASKA IS SUBJECT TO THE FINAL PLAT BEING FILED WITH THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS

PASSED AND APPROVED THIS _____ DAY OF _____ 2024.

Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottssluff, Scotts Bluff County, Nebraska, by resolution duly passed

this _____ day of _____, 2024.

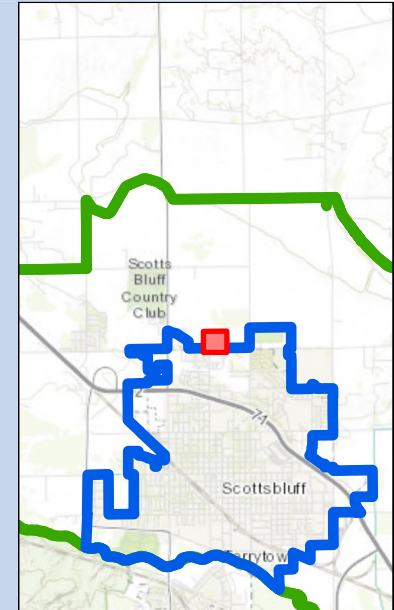
Mayor: Jeanne McKerrigan

ATTEST: _____
City Clerk

SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Aerial Overview



Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels

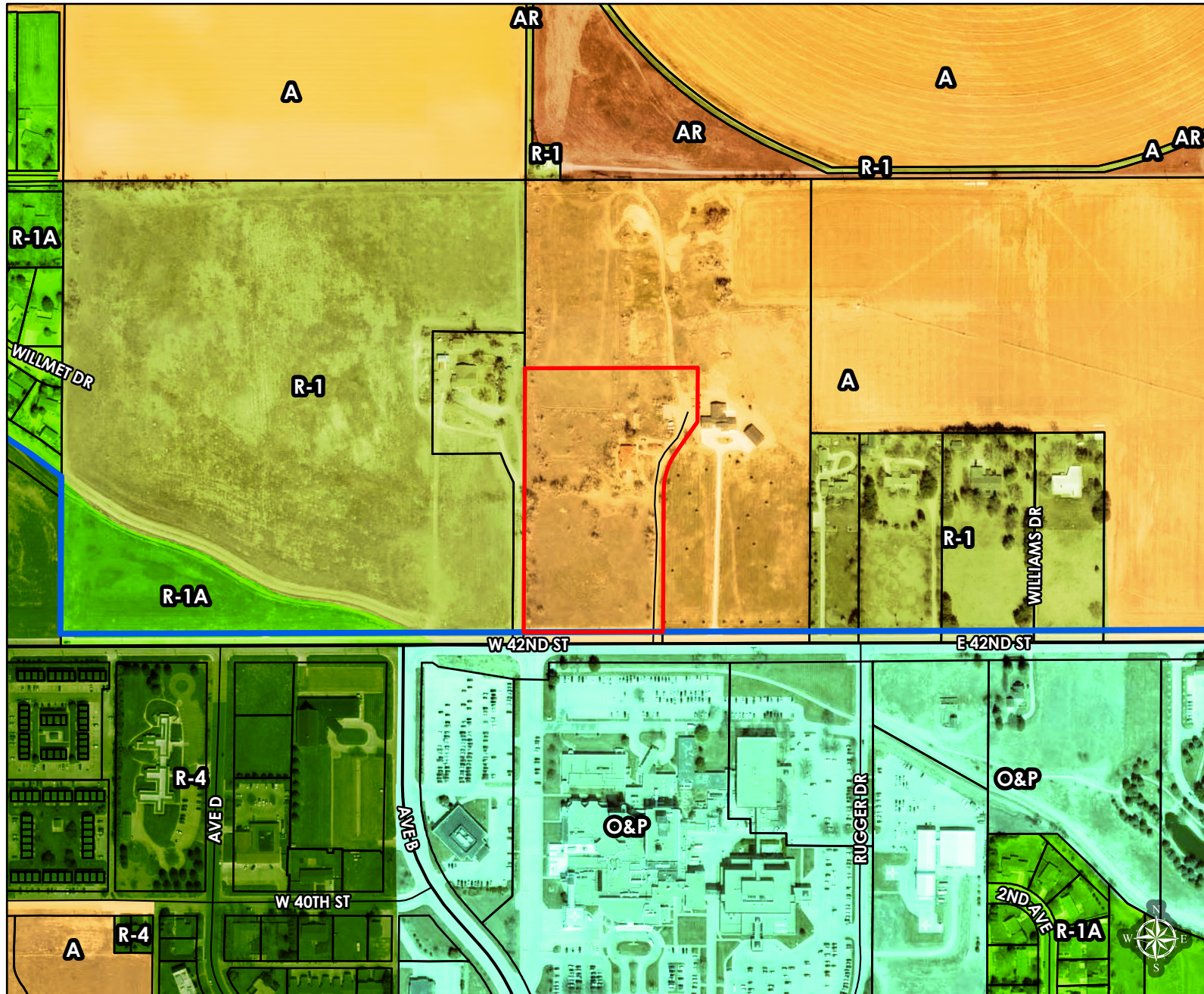
Taylor Stephens
 City of Scottsbluff GIS
 Created on 2/26/2024
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

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.

SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Zoning Overview



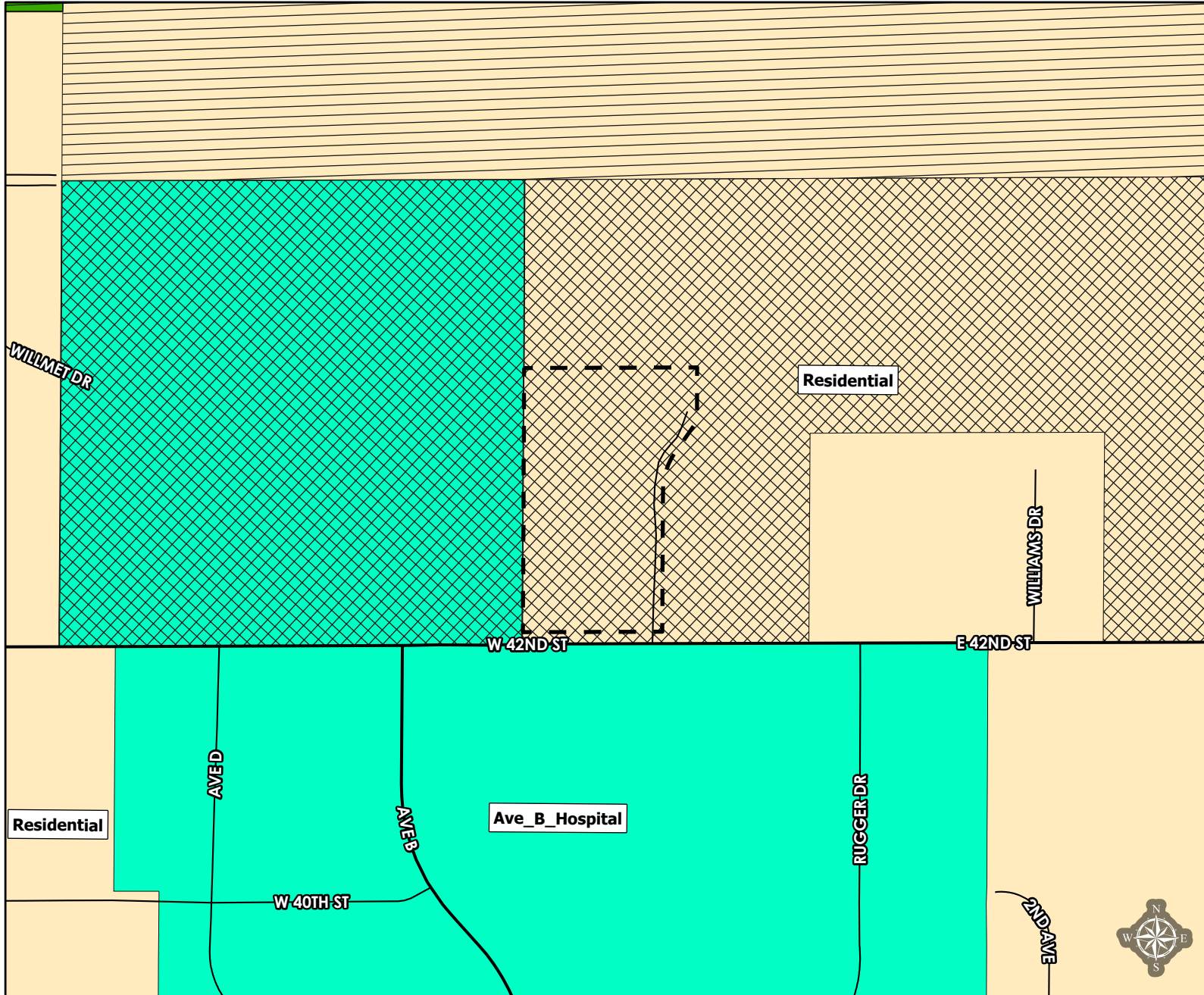
- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light 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
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SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1



- 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)

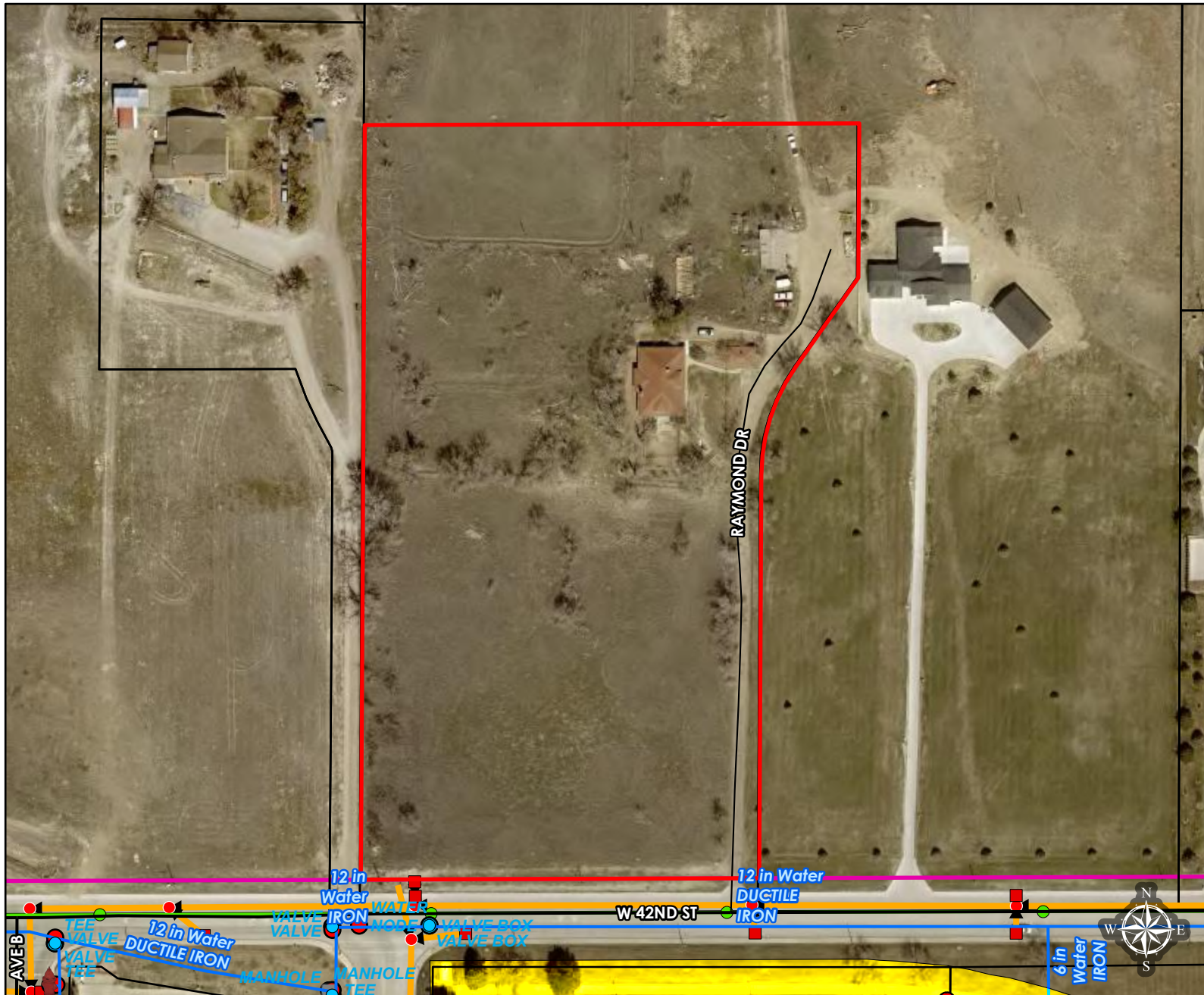
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SETH RAYMOND SUBDIVISION

REPLAT AND REZONE FROM A to R-1

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Proposed Property
- Parcels
- Corporate Limits
- Water_Lines
- Easements

Taylor Stephens
 City of Scottsbluff GIS
 Created on 2/26/2024
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 Lambert Conformal Conic

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City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item Pub Hear3

Planning Commission to conduct a Public Hearing to a Rezone of the Lots 1-2, Block 1, Seth Raymond Subdivision, a tract of unplatted land located in Section 11, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska from AG Agricultural to R-1 Single-Family Residential

Staff Contact:

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Rezoning of (Proposed) Lots 1&2, Block 1, Seth Raymond Subdivision

To whom it may concern:

This letter is written in order to ensure that the rezoning of this property would provide a service required by the community, is consistent with sound land use, will not be injurious to the adjacent property owners, will not create a special hazard or problem for the community or neighborhood, and will be harmonious and consistent with the plan for the area.

The planned development is for proposed Lots 1&2, Block 1, Seth Raymond Subdivision (7.73 acres) currently zoned A to be rezoned R-1 so that a 2 Acre lot can be sold off. Proposed Lots 1&2, Block 1, Seth Raymond Subdivision is currently bordered on the North by zone A properties, East/West properties are zoned A and R-1, and the South border is zoned O&P. The City's comprehensive plan 2016 indicates that the property falls within the Residential designation.

Given this, we request that our request to rezone proposed Lots 1&2, Block 1, Seth Raymond Subdivision to R-1 be granted.

Thank you for your consideration,

Daniel E. Raymond





City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2024-03Z

Applicant Name	Survey Dept MC Schaff (Gregg Schilz)	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	Daniel Raymond	Contact Address	210570 W 42nd St
Contact Email		Contact Phone	3086318930

Property Information

General Location/Address	210570 W 42ND ST
Legal Description	see attached
Current Zoning District(s)	Ag
Proposed Zoning District:	R-1
Does the proposed zoning district abut the property:	Yes
Total Area (square feet or acre):	7.73 Acres

Required Information (§25-15-2)

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

Two lot Subdivision

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 buildings?

See Attached

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

See Attached

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

yes

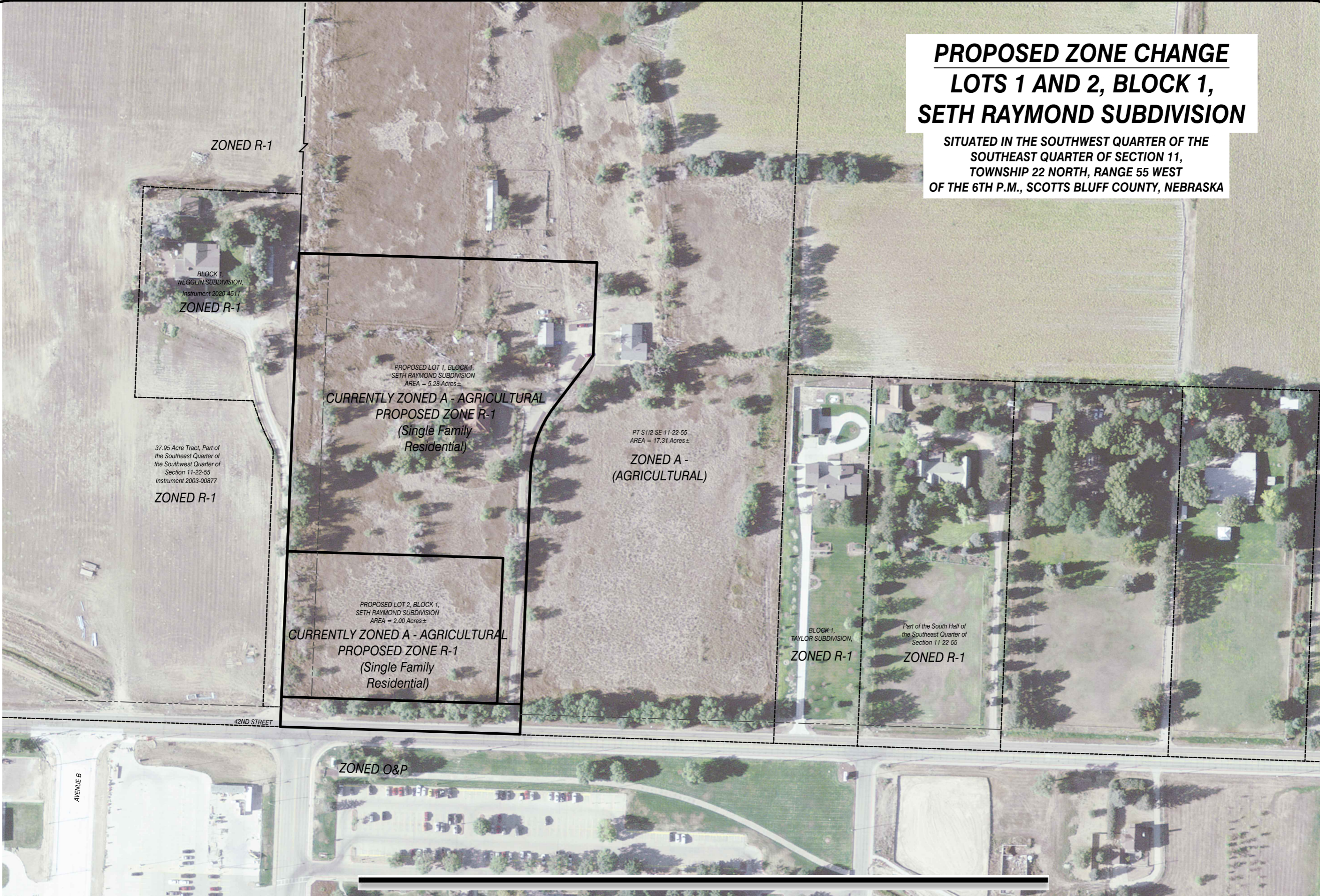
Why should the rezone request be granted?

Fits all parameters the city requires

Issued By

**PROPOSED ZONE CHANGE
LOTS 1 AND 2, BLOCK 1,
SETH RAYMOND SUBDIVISION**

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 4, 2024 For Hearing of: March 11, 2024



I. GENERAL INFORMATION

- A. **Applicant:** Daniel Raymond
210570 W 42nd Street
Scottsbluff, NE 69361

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

- C. **Proposal:** Vacate Agricultural Estate Dwelling Site in order to replat

- D. **Legal Description:** See petition

- E. **Location:** 22210570 W 42nd Street

- F. **Existing Zoning & Land Use:** A - Agricultural

- G. **Size of Site:** Approximately 7.73 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	Farmland
East	Residential	A Agricultural	Acreage and Farmland
South	Avenue B & Hospital Campus	O&P Office and Professional	Regional West Medical Center
West	Avenue B & Hospital Campus	R-1A Single-Family Residential	Acreage

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 subdivision will be via 42nd Street.
 - 2. An access easement on the flagpole portion Lot 1 will serve as the access to 42nd Street for both Lot 1 and Lot 2.

- i. The City will not allow for an additional curb cut due to 42nd Street being an arterial street.
- 3. 50' of right-of-way will be dedicated for 42nd Street.
- 4. A 50' special right-of-way along the west edge of the subdivision will be platted in the event Avenue B is continued along the quarter section line.

C. Utilities:

- 1. Water, sewer, and stormwater mains are located in the right-of-way of 42nd Street.
- 2. Lot 1 is currently served by city water and has a septic system.
 - i. Per §18-2-1, annexed premises must connect to city sewer within 1 year of annexation; or
 - ii. The City Council may extend the time of connecting to city sewer based on a time frame and/or situation.
 - 1. Development
- 3. Lot 2 will be served by both city water and sewer.

IV. STAFF COMMENTS

- A. The rezone is an expansion of the existing R-1 District to the west. Another R-1 District is located closely to the east.
- B. The minimum lot size of R-1 is 12,000 square feet.
- C. The purpose of the rezone is to allow the property owner subdivide and sell the proposed Lot 2.
- D. The Comprehensive Plan identifies this area as Residential.

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.
- 2. The rezone would not be injurious to adjacent properties as the lot will remain a residential use.
- 3. No special hazards or problems will be created from the rezone as the lot will remain a commercial lot and will be less intensive zoning district.

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 proposed Lots 1 & 2, Seth Raymond Subdivision by City Council.

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item Staff Rep1

(Informational Only)

Staff Contact:

City of Scottsbluff, Nebraska
Monday, March 11, 2024
Regular Meeting

Item Meet1

April 8, 2024

Staff Contact: