

City of Scottsbluff, Nebraska

Monday, July 1, 2013

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing at 6:05 p.m. as scheduled for this date to consider a zone change for proposed Lot 1, Spengler subdivision, a replat of Lot 1, Hessler subdivision from Agricultural to Agricultural Residential (located west of 5th Avenue and North of 42nd Street).

Public hearing to consider a zone change request from property owners, HVS, LLP (Shane Aulick), to rezone proposed Lot 1, Spengler Subdivision (14.71 acres ±). This parcel is located west of County Road 22 (5th Ave. extended north) & north of 42nd Street in our extra territorial jurisdiction. It is zoned A-Agricultural, the requested change is to AR Agricultural Residential. Surrounding properties are all zoned A - Agricultural except for a small area to the east which is zoned R-1 single family residential. The subdivision is exempt from the regulations but the 15 acre parcel will not meet the minimum lot size requirements of the A district (20 acres) the subdivision plat will be done administratively as a survey final plat. The City's comprehensive development plan future land use map designated the entire acreage owned by the applicant as single family residential. There were no comments received from the public.

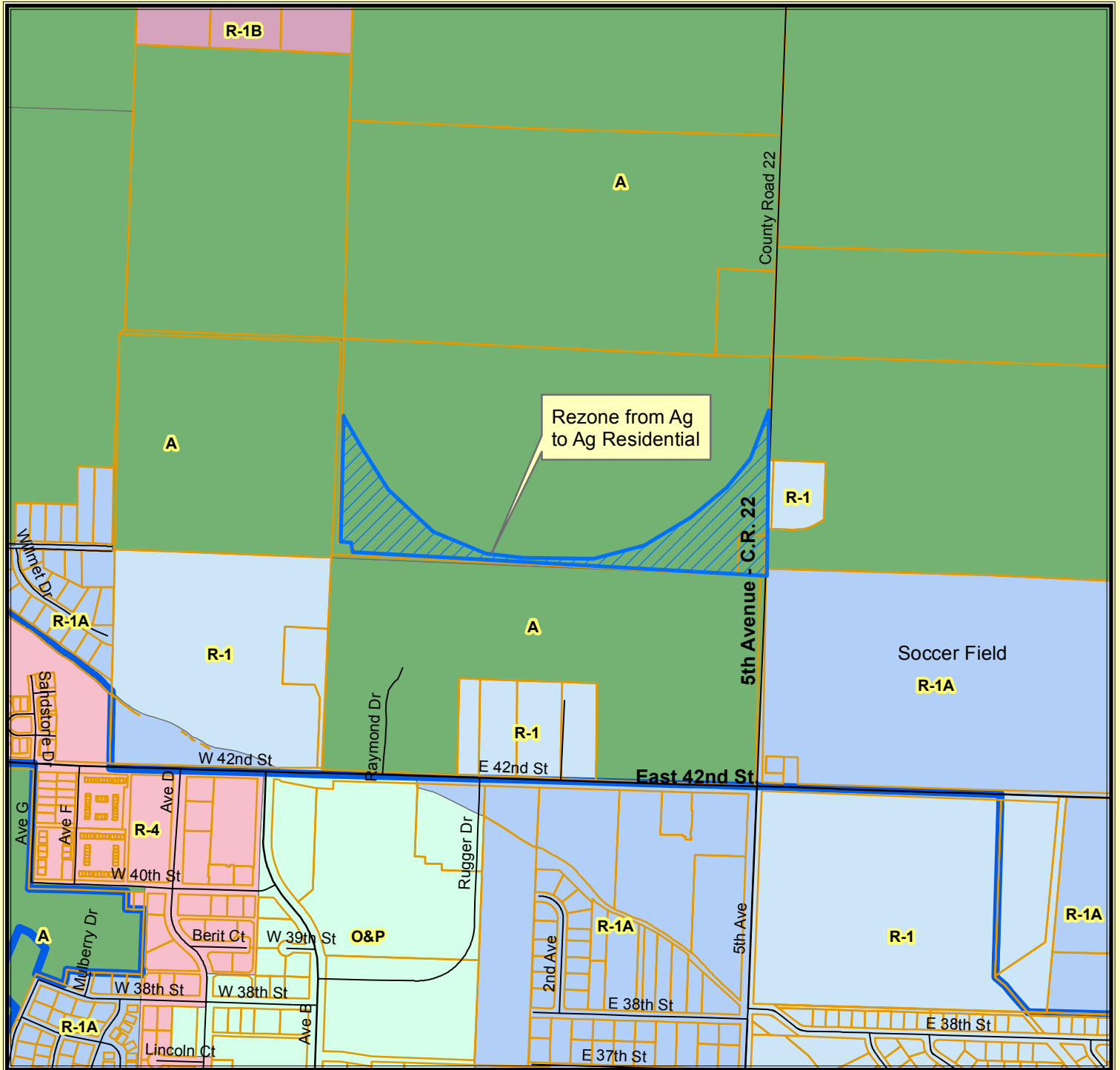
BOARD/COMMISSION RECOMMENDATION: *The Planning Commission at their regular meeting of June 10, 2013 made positive recommendation to City Council.*

STAFF RECOMMENDATION: *Council approve the zone change request of proposed Lot 1, Spengler Subdivision a replat of Lot 1, Hessler Subdivision from A –Agricultural to AR- Agricultural Residential upon filing of the plat.*

Staff Contact: Annie

Proposed Lot 1, Spengler Subdv.

Agricultural to Ag Residential



July 1, 2013



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 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.