

# City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

## Item NewBiz2

### Ag Estate Dwelling

*Plat for an Ag Estate Dwelling*

*Plat: AED 2.60 acres*

*Applicant(s): Rod Adams/M.C.Schaff & Asso.*

*Owner(s) Rod Adams Farms*

*Location: Abuts C.R 24 along E side for 266'*

Staff Contact: Annie Urdiales

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	Agricultural
<b>From:</b>	Development Services Department	<b>Property Size:</b>	2.60 ± acres
<b>Date:</b>	May 12, 2014		
<b>Subject:</b>	Tract in NE ¼ of SE 1/4 Section 19, T22N R55W		
<b>Location:</b>	N of Highland Rd (County Road L) and W of County Road 24, in our Extra Territorial Jurisdiction		

### **Procedure**

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

**Public Notice:** This item was noticed in the paper and a notice was posted on the property.

### **Background**

The applicant(s), Rod Adams Farms, Inc., is requesting an Agricultural Estate Dwelling plat of property described as part of the east half of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M Scotts Bluff County, Nebraska, EXCEPT for those tracts described as “Except” in Instrument 2007-667. The property is not shown in the Comprehensive Development Plan future land use map. The property is approximately 2.60 acres in size. Properties to the west, south, and north are zoned Agricultural and in our ET jurisdiction, further east property is in the County’s jurisdiction.

### **Analysis**

The property owner is proposing to separate 2.60 acres more or less of his farmland property separating an area to allow for a home and out buildings from the farmland and will also allow for the parcel to sell separately. Access into the site will be from the west side of County Road 24. The Development Services staff has reviewed the application and the lot will meet the necessary requirements of an Agricultural Estate Dwelling (AED) in an Agricultural Zoning District.

### **RECOMMENDATION**

#### ***Approve***

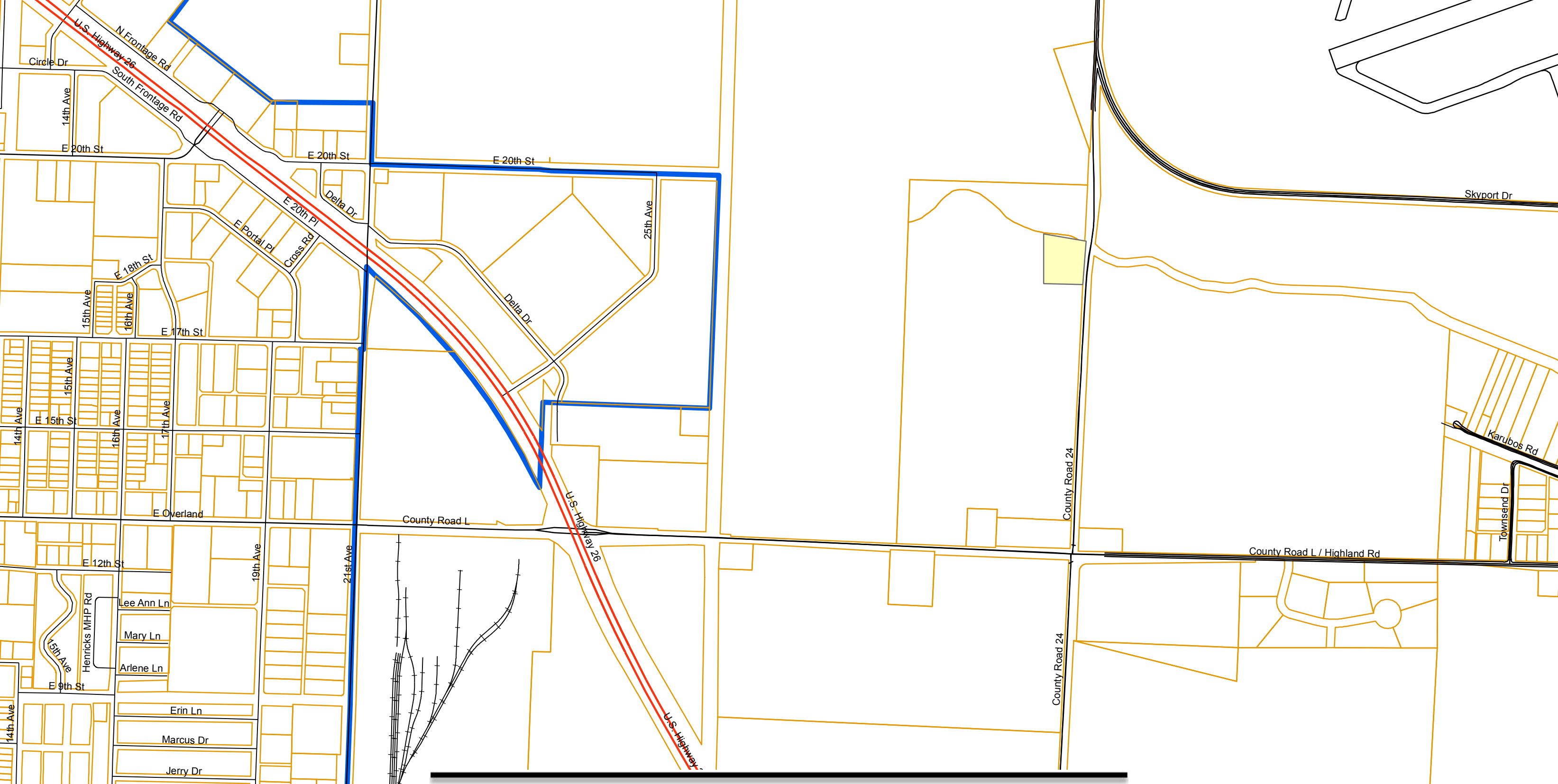
Make a POSITIVE RECOMMENDATION to the City Council to approve the AED for property described as part of the east half of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M Scotts Bluff County, Nebraska subject to the following condition(s):

#### ***Deny***

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the AED for property described as part of the east half of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M Scotts Bluff County, Nebraska for the following reason(s):

***TABLE***

Make the motion to TABLE the AED for property described as part of the east half of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M Scotts Bluff County, Nebraska the following reason(s):



**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed a Tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

A Tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of Section 19, thence southerly on the east line of said Section 19, on an assumed bearing of S02°39'55"W, a distance of 477.01 feet, to a point being 50 feet south of the centerline of the Winter Creek Canal, as measured perpendicular to said centerline, said point also being the Point of Beginning, thence continuing southerly on the east line of Section 19, bearing S02°39'55"W, a distance of 266.93 feet, thence bearing N87°20'05"W, a distance of 292.30 feet, to a point of intersection with a non-tangent curve to the left, said curve having a central angle of 05°45'59", a radius of 1339.00 feet, a chord bearing of N33°00'38"W, and a chord distance of 134.71 feet, thence northwesterly on the arc of said curve, a distance of 134.76 feet, thence bearing N02°39'55"E, a distance of 232.80 feet, to a point being 50.00 feet south of the centerline of Winter Creek Canal, and said point being the point of curvature of a non-tangent curve to the left, said curve having a central angle of 15°20'37", a radius of 302.23 feet, a chord bearing of S80°15'15"E, and a chord distance of 80.70 feet, thence easterly on the arc of said curve, and on a line being 50.00 feet south of and parallel with said centerline, a distance of 80.94 feet, thence bearing S84°43'47"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 90.81 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of 15°59'44", a radius of 213.32 feet, a chord bearing of S81°08'24"E, and a chord length of 59.36 feet, thence easterly on the arc of said curve and on an line being 50.00 feet south of and parallel with said centerline, a distance of 59.55 feet, thence bearing S66°05'46"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 151.33 feet, to the Point of Beginning, containing an area of 2.60 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 dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 3<sup>rd</sup> day of April, 2014.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Kelly A. Beatty*  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

