CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA

Regular Meeting
May 12, 2025
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 Development Services Director** (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 business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)

5. **Approval of the Planning Commission Minutes From**

   A. April 14, 2025

6. **New Business**

   A. Planning Commission to make a recommendation on an annexation request by Deidra Bruner for a Tract of Land commonly identified as southwest of 21st Avenue and E. 27th Street, commonly identified as Parcel #010226966.

   B. Planning Commission to take action on the revised Planning Commission Rules and Regulations.

7. **Public Hearing**

   A. Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Lot 3A, Block 1, Triple Peaks Subdivision, commonly identified as a tract of land south of 18th Avenue and E. 27th Street (Parcel ID 010001567)

   B. Planning Commission to conduct a Public Hearing regarding a Rezone of two tracts of land, commonly identified as land southwest of 21st Avenue and E. 27th Street from AR Agricultural Residential to O-P Office and Professional (Parcel IDs 010237089 and 010226966)

C. Planning Commission to conduct a Public Hearing regarding a Rezone of Lot 1, Block 1, Parkside Addition, commonly identified as 1510 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial.

D. Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Lots 2A & 4A, Block 2, Clemens-Reinhardt Subdivision, commonly identified land south of W. 36th Street and west of the Scottsbluff Drain (Parcels 010355065, 010355073, and 010355081).

8. **Schedule a Meeting**

A. June 9, 2025

9. **Adjournment**

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
April 14, 2025
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, April 14, 2025 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 April 3, 2025. 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 Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber "Absent" Dave Gompert, Dana Weber, Jim Zitterkopf, "Excused" Linda Redfern. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Chris Perales, Fire Marshal, Kent Hadenfeldt, City Attorney, and Gary Batt, Code Administrator

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 March 10, 2025 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Bowman to approve the minutes. "Yeas" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber "Nays" None "Absent" Jim Zitterkopf, Dana Weber, Dave Gompert "The motion carried.

6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a plat vacation of Lots 2 and 3, Block 3, Northeast Second Addition, Replat #3, commonly identified as 2302 and 2410 Frontage Road. Estrada opened the public hearing at 6:01 PM. Glaubius stated the plat vacation was submitted by JEO Consulting on behalf of Rockstep Capital. Glaubius stated the property is where the mall is located. Glaubius stated the property has had over three replats, and ordinance requires a plat vacation when replatting more two times. Glaubius stated it is still being determined how many plats need to be vacated. Glaubius stated typically the City requests a plat vacation to unplatted land, however there are vacated streets involved in the past subdivisions. Glaubius stated that the existing 10' stormwater easement and 40' utility easement will be vacated as they run under the mall building. Glaubius stated a replacement 40' utility easement will be dedicated along the northwest property line. Glaubius stated staff recommended a positive recommendation on approval to City Council. Estrada closed the public hearing at 6:02 PM.

7 **Conclusion:** A motion was made by Bowman and seconded by Wayman to make a positive recommendation on approval of plat vacation Lot 2, Block 3, Northeast Second Addition Replat No. 2, Lot 3, Block 3 Northeast Second Addition Replat No. 3, and preceding plats as determined by the Scott Bluff County Register of Deeds to City Council. "Yeas" Becky Estrada, Angie Aguallo,

Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

8 Estrada introduced Item 6B, Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Blocks 1, 2, & 3, Rockstep Subdivision, commonly identified as 2302 and 2410 Frontage Road. Estrada opened the public hearing at 6:03 PM. Glaubius stated that due to the plat vacation, a preliminary plat and final plat are needed. Glaubius pointed out where the easement to be vacated is located as well as the new utility easement. Glaubius stated all utilities exist in the subdivision. Glaubius stated staff recommended the property owner plat the parcels as blocks instead of lots. Glaubius stated this would simplify replatting in the future. Glaubius stated the plats meet all requires of city code. Glaubius stated staff recommends a positive recommendation on approval of the preliminary and final plat of Blocks 1, 2, & 3, Rockstep Subdivision to City Council. Estrada closed the public hearing at 6:04 PM.

9 **Conclusion:** A motion was made by Bowman and seconded by Aguallo to make a positive recommendation on approval of the preliminary and final plat of Blocks 1, 2, & 3, Rockstep Subdivision to City Council. “Yeas” Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

10 Estrada introduced Item 6C, Planning Commission to conduct a public hearing to consider a rezone of Blocks 2 & 4, Whistle Creek Subdivision from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial, commonly identified as tracts of land located west of the City of Scottsbluff and southeast of the intersection of US Highway 26 and Nebraska Highway 92. Estrada opened the public hearing at 6:05 PM. Glaubius stated the rezone is located in the extra-territorial zoning jurisdiction (ETJ) adjacent to the corporate limits. Glaubius stated the purpose of the rezone is being requested to potentially allow the potential buyer to construct a fertilizer mixing and storage plant on the properties. Glaubius stated a fertilizer mixing and storage plant is a special use permit in the M-1 District. Glaubius stated the Comprehensive Plan identifies the land as Automobile Commercial which does not include M-1 as an appropriate zone. Glaubius stated access the site is via City Route. Glaubius also stated the 2015 plat of the subdivision notes the existing access and utility easements are to become an alley when future platting occurs. Glaubius stated that since the subdivision is located in the ETJ, no water, sewer, or stormwater mains serve the site. Glaubius stated the rezone is a creation of a new M-1 zone instead of the typical expansion of existing districts. Glaubius stated this is a sizeable rezone as it consists of 22 acres. Glaubius stated again that the rezone request does not align with the Comprehensive Plan Future Land Use Map. Glaubius stated the map identifies the land as Automobile Commercial which recommends C-2, C-3, PBC, and R-4 districts as appropriate zones. Glaubius stated the rezone could be considered as not aligning with the beautification of the city’s entry ways and heavily trafficked community corridors, which is a principle of the 2016 Comprehensive Plan. Glaubius stated this is due to the industrial use. Glaubius stated Block 4 is contiguous to the corporate limits, and the City will request annexation in the future. Glaubius stated Block 2 and Block 4 may need to be consolidated into a single lot in the future. Glaubius stated this could result in the need to extend water, sewer, and stormwater mains to the subdivision and potentially another street. Glaubius stated the City and City Staff support the project, however not in the proposed location based off of the Comprehensive Plan. Glaubius stated staff recommends the Planning Commission make a negative recommendation on approval of the rezone. Glaubius stated the property owner is in the audience. Clint McQuistan of Oxford, Nebraska, Aaron Foster of Kearney, Nebraska, and Mark Van Slyke of Kearney, Nebraska, stated they were representatives from Simplot and came to the podium. McQuistan stated three other representatives were present via his cell phone. McQuistan stated they are

requesting the rezone be approved. McQuistan stated they are currently trapped in their current location near Ashley Furniture and they have no room for growth and expansion. McQuistan stated their current location cannot take them into the future. McQuistan stated the opportunity to grow with the community is important to Simplot as they have been in Scottsbluff for many years. McQuistan stated they would not be doing any new processes at the new site compared to their current site. McQuistan stated they bring in product, store it, and take it out to farms. McQuistan stated they are not a retail location and will not have shoppers. McQuistan stated they should not have a lot of customer traffic as they will not be like a Walmart or Target. McQuistan stated the proposed location will help keep their truck traffic out of the City and residential areas. Foster and Van Slyke provided photos to the Planning Commission showing what the site may look like. Foster stated they like to be "Simplot Ready" which means the facility will look nice. Foster stated they have drawings of what the site may look like as well. Huber asked if the facility would be accessed from Highway 26. Foster stated they would not. Huber asked if one of the photographs is similar to what the proposed facility would look like. Foster stated yes, and that the landscaping had not been installed yet. Foster stated there would be the fertilizer mixing plant, a warehouse, and shop. Huber asked if they would plant trees along Highway 26. Van Slyke stated everything would be landscaped. Bowman asked if the storage tanks would be along City Route. McQuistan stated they would and they tried to keep everything to the south side of the property. Huber asked Hadenfeldt how long a special use permit is good for. Hadenfeldt stated it is good for as long as the applicant owns the property. Aguallo asked if Simplot would be requesting a special use permit for their current property or the proposed rezone property. McQuistan stated it would be for the proposed rezone property. Bowman asked Perales if the Fire Department had any concerns about the location and storage of fertilizer. Perales stated it would be dependent on what is stored at the site. Perales stated Simplot has a good safety record in Scottsbluff, and that Simplot knows they will have to meet certain standards regarding storage and hazard mitigation. McQuistan stated Simplot was aware the warehouse would be required to have a fire suppression system. John Mulholland, a pastor at Westway Christian Church (1701 W. 27th Street) came to the podium. Mulholland asked for clarity on which agenda item the Planning Commission was reviewing. Estrada stated they were on Item 6C. Mulholland asked if there was any thought of the land being rezoned for residential uses as how the land is used has an impact on the church. Mulholland asked if there was thought or concern on making it residential as there is a housing shortage in the community. Glaubius stated the Comprehensive Plan suggests that the area could be R-4 Heavy Density Multifamily Residential, but no plans to rezone it to residential have been presented in recent history. Mulholland stated he had been at the church for eight years and the subject has come up numerous times. Mulholland stated he had never attended a Planning Commission meeting and wanted to see what it entailed as well as see what other plans have been discussed for the land. Jane Moran of rural Scottsbluff, owner of Jane's Greenhouse (200856 City Route) came to the podium. Moran stated when she sold the field where the rezone is proposed, the buyers stated they were going to build storage units. Moran stated that greenhouses pull everything outside through the greenhouse. Moran stated a former business near Westway Church burnt pallets which created a lot of smoke. Moran stated a wind from the east blew the smoke through the greenhouse which is a hazard to a person's health to breathe in all day. Moran stated she was wondering if an environmental study would be conducted to ensure water and air quality are maintained. Moran stated Simplot is a good company, but one time they fumigated the field where the rezone is proposed. Moran stated Simplot spilled chemical in her parking lot and she was not told about it. Moran stated she smelled it and got a headache, so she called the company to see when they were going to clean

it up. Moran stated Simplot did not know about the spill. Moran stated it is people's tendency to not talk about mistakes. Moran stated this is a big concern for her as the water quality is important to her greenhouse business as it is basically an agricultural use. Moran stated she is also concerned about air quality. Moran stated Simplot did remove four inches of soil, and nothing grew in that area for over 10 years. Moran stated in May that the current property owners sprayed for weeds and her daughter was working in the greenhouse. Moran stated the chemical was to kill broadleaf plants which all of the plants in the greenhouse are. Moran stated she also was aware of a past incident where a farmer's pesticide drifted and killed vines and trees in a Scottsbluff neighborhood. Moran stated she is concerned about the rezone as even though Simplot is a good company and would not likely make fertilizer at the property, another company could eventually come in and change that. Moran also stated the city is to east of the property and the winds usually come from the north and west. Moran stated if there is air pollution it will go across town. Moran stated water quality needs to be considered as all across the country people are learning what chemicals do to water. Moran stated an environmental impact study should occur prior to a facility like this being built. Moran stated when there is the problem, the people who create the problems don't want to fix it. Moran stated a person living the area of the problem is just stuck. Lee Pinet came to the podium. Pinet stated his wife's family owns the farmland across Highway 26 from the proposed rezone. Pinet stated he was a Scottsbluff police officer for 21 years. Pinet stated he has been in the area long enough to witness the sugar factor explosion, train derailment, and things of that nature. Pinet stated he has nothing against Simplot, but has issue with the location. Pinet stated his vision of the area around the proposed rezone is retail and commercial. Pinet stated Highway 26 frontage and value of the land seems to be more of a retail type than industrial type. Pinet stated another concern, barring an incident, if something was terrible to happen like an explosion or fire, was the effect of the prevailing wind. Pinet stated when he was an officer during the methamphetamine days, police were concerned about the anhydrous tanks. Pinet stated one of the worries was someone trying to steal anhydrous causing a rupture or spill. Pinet stated he wasn't sure if anhydrous would be at the proposed location. Pinet stated Simplot did a good job reporting these incidents when they were aware of it. Pinet stated his vision for the area was retail and not industrial. Perales stated the last fire at Simplot was at the elevator due to a mechanical issue. Perales stated he wanted to clear up the previous statements. Brad Bode came to the podium. Bode stated he lived three-quarters of a mile north of the proposed rezone on 42nd Stret. Bode stated his understanding the City Planner recommended the Planning Commission make a negative recommendation to City Council on the rezone. Aguallo confirmed. Bode asked if the Planning Commission followed staff recommendations and stated that was a rhetorical question. Bode stated he hoped the Planning Commission would follow the recommendation of people doing their job. Bode stated he did not know much about Simplot other than their presence in the community for years. Bode stated he did not know why they were not expanding in their existing location or if they did not have room. Bode stated to put a fertilizer plant right where people are coming into town is not a good look for the city aesthetically. Estrada closed the public hearing at 6:29 PM.

11 **Conclusion:** A motion was made by Bowman and seconded by Aguallo to make a negative recommendation on approval of the Rezone of Blocks 2 & 4, Whistle Creek Subdivision from C-3 to M-1 to City Council. "Yeas" Becky Estrada, Angie Aguallo, Mary Bowman, Henry Huber "Nays" Callan Wayman, Kendall Palu "Absent" Jim Zitterkopf, Dana Weber, Dave Gompert. No action was taken.

12 Estrada introduced Item 6D, Planning Commission to hold a public hearing regarding a reone of Part of Lot 1, Tax Lot 13, and Accreted Lands in Section 27, Township 22 North, Range 55 West

of the 6th PM from R-1A Single-Family Residential to C-3 Heavy Commercial, commonly identified as 1902 W. Overland Drive. Estrada opened the public hearing at 6:31 PM. Glaubius stated the property owner, Travis Allen, is requesting a rezone from R-1A to C-3. Glaubius stated this rezone would be the creation of a new C-3 district as it does not abut an existing C-3 one. Glaubius stated the rezone for the creation of the C-3 district instead of extending the M-1 district is to prevent an industrial district from touching a residential district. Glaubius stated the Comprehensive Plan calls for the area to be residential, but similar to the recent rezone of the ABC Nursery property, this property is located in the floodplain. Glaubius stated zoning code promotes commercial and industrial uses in the floodplain over residential uses. Glaubius stated access to the property is via both W. Overland Drive and South Beltline Highway. Glaubius stated the property is served by both water and sewer in the streets right-of-way. Glaubius stated the purpose of the rezone is to allow the property owner to relocate his tree removal and landscaping business to the property. Glaubius stated staff recommends Planning Commission make a positive recommendation on approval of the rezone to City Council. Glaubius stated Mr. Allen was present. Estrada closed the public hearing at 6:33PM.

13 **Conclusion:** A motion was made by Wayman and seconded by Huber to make a positive recommendation on approval of the Rezone of 1902 W. Overland from R-1A to C-3 to City Council. “Yeas” Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

14 Estrada introduced Item 6E, Planning Commission to conduct a public hearing regarding a Zoning Text Amendment regarding the Definitions of Adult Day Service Facility & Respite Care Facility, in addition to permitting said uses in the C-1, C-2, C-3, and O-P zoning districts as Principal Permitted Uses. Estrada opened the public hearing at 6:34. Glaubius stated Ray Misner, owner of Compass Health, approached the City to see if adult day service and respite care service were allowed in C-2 District. Glaubius stated staff reviewed code and could not find an existing use which the uses could fall under. Glaubius stated staff worked with Mr. Misner to come up with definitions for adult day service facility and respite care service facility as well as allowing the uses in as principal permitted uses in all three C Districts and the O-P District. Glaubius stated the definition for Agricultural Attractions would be moved to a different code number to maintain alphabetical order. Glaubius stated the definitions for the two facilities are borrowed from the Nebraska Department of Health and Human Services website. Glaubius stated staff discussed the uses with NE DHHS staff. Glaubius stated the text amendment has been reviewed and approved by both the City Attorney and the applicant. Glaubius stated staff recommends Planning Commission make a positive recommendation on approval of the zoning text change to City Council. Glaubius stated staff combined this zoning text amendment with the next proposed zoning text amendment to reduce the number of ordinances needed. Glaubius stated he was not sure if Mr. Misner was present. Estrada closed the public hearing at 6:36 PM. Bowman asked if the change would be referenced in the Comprehensive Plan. Glaubius stated he was not sure if it would be in the Comprehensive Plan, but it would be part of the zoning code. Wayman stated he had a question regarding the off-street parking surface change. Glaubius stated that change would be discussed in the following public hearing (Item 6F).

15 **Conclusion:** A motion was made by Bowman and seconded by Palu to make a positive recommendation on approval of the zoning text amendment regarding the revised Chapter 25 Article 2 regarding the definitions of adult day service facility and respite care service facility in addition to adding the two uses to the C-1, C-2, C-3, and O-P Districts as principal permitted uses to City Council. “Yeas” Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary

Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

16 Estrada introduced Item 6F, Planning Commission to conduct a public hearing regarding a zoning text amendment regarding the Required Surface Material of Off-Street Parking Facilities. Estrada opened the public hearing at 6:37 PM. Glaubius stated staff was reviewing code on parking. Glaubius stated from the current code Walmart could have an entire gravel parking lot. Glaubius stated staff reviewed other first class cities codes for off-street parking surfaces. Glaubius stated staff found most other cities to be fairly strict, however Kearney’s code seeming flexible, logical, and practical. Glaubius stated the topic of removing gravel as an acceptable surface material for parking in 2006. Glaubius stated leaving gravel as an acceptable parking surface can be problematic for reasons such as dust, mud, gravel entering the stormwater system and streets, and being somewhat unaesthetic. Glaubius stated staff modeled the revised code off of Kearney. Glaubius stated gravel would be allowed in several exceptions. Glaubius stated gravel would still be an acceptable parking surface in the Agricultural, Agricultural Residential (AR), and R-1B Rural Residential Districts. Glaubius stated gravel would be permitted in the M-1 and M-2 Districts for industrial uses with the exception of accessible parking and driveway approaches needing to be paved. Glaubius stated surplus parking would exempt from the gravel requirement in the R Districts. Glaubius stated the driveway would still need to be paved, but a space to park a boat or camper could be rocked. Glaubius stated in the commercial zones (C-1, C-2, C-3, PBC, and O-P), storage areas, service area, and excess parking could be gravel surface. Glaubius stated staff recommends a positive recommendation on the zoning text amendment regarding off-street parking surface materials. Wayman asked for clarification that only required parking would be required to be paved. Wayman stated he was unaware someone could gravel a large parking lot. Wayman asked what brought up the proposed text change. Glaubius stated staff was reviewing some building plans and the developer was looking to cut some costs. Glaubius stated he informed the developer they could gravel the parking, but got to thinking and thought the gravel possibility should be limited to excess parking. Wayman asked if this would be detrimental to small businesses. Glaubius stated he did not see an instance where that would happen. Glaubius stated maybe a warehouse in a C-3 zone. Glaubius stated also a developer could use a parking exception to reduce the number of required parking stalls. Glaubius stated an example of a small business being required to pave 10 parking stalls, and they only wanted to pave five to save money. Glaubius stated the small business could come before the Planning Commission with evidence showing they only need 5 parking stalls, then Planning Commission can grant the exception. Glaubius stated with the exception the other five parking stalls could then be graveled. Estrada closed the public hearing at 6:41 PM.

17 **Conclusion:** A motion was made by Wayman and seconded by Bowman to make a positive recommendation on approval of the zoning text amendment regarding the revision to 25-5-9 to remove gravel as an acceptable paving material except in certain instances to City Council. “Yeas” Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

18 Estrada introduced Item 7A, Staff to provide an update on the Comprehensive Plan to Planning Commission. Glaubius stated he had a relatively minor update on the Comprehensive Plan. Glaubius stated Marvin Planning Consultants would be in Scottsbluff on May 5th and 6th. Glaubius stated MPC would be presenting to City Council on May 5th. Glaubius stated MPC would be meeting with local realtors as well as a potential open house meeting on May 6th at the library.

19 Planning Commission confirmed the next meeting date of May 12, 2025.

20 Item 9: Adjournment

21 Adjournment: Motion was made by Bowman and seconded by Palu to adjourn the meeting at 6:05 PM. “Yeas:” Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert. The motion carried.

_____. _____.

Becky Estrada, Chairperson Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, May 12, 2025
Regular Meeting

Item 6.A

Planning Commission to make a recommendation on an annexation request by Deidra Bruner for a Tract of Land commonly identified as southwest of 21st Avenue and E. 27th Street, commonly identified as Parcel #010226966.

Staff Contact:

April 25, 2025

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Request for Annexation

To Whom It May Concern:

Please accept this letter as a formal request from the undersigned owner for the annexation of parcel number 010226966, S-T-R: 24-22-55 in the Triple Peaks Subdivision. This is in accordance with and in conjunction to the newly filed application for rezoning dated April 18, 2025.

Please contact me with any further questions.

Sincerely,



Deidra Bruner

ORDINANCE NO. _____

ANNEXATION PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

EXHIBIT "A"

LEGAL DESCRIPTION ORDINANCE NO._____

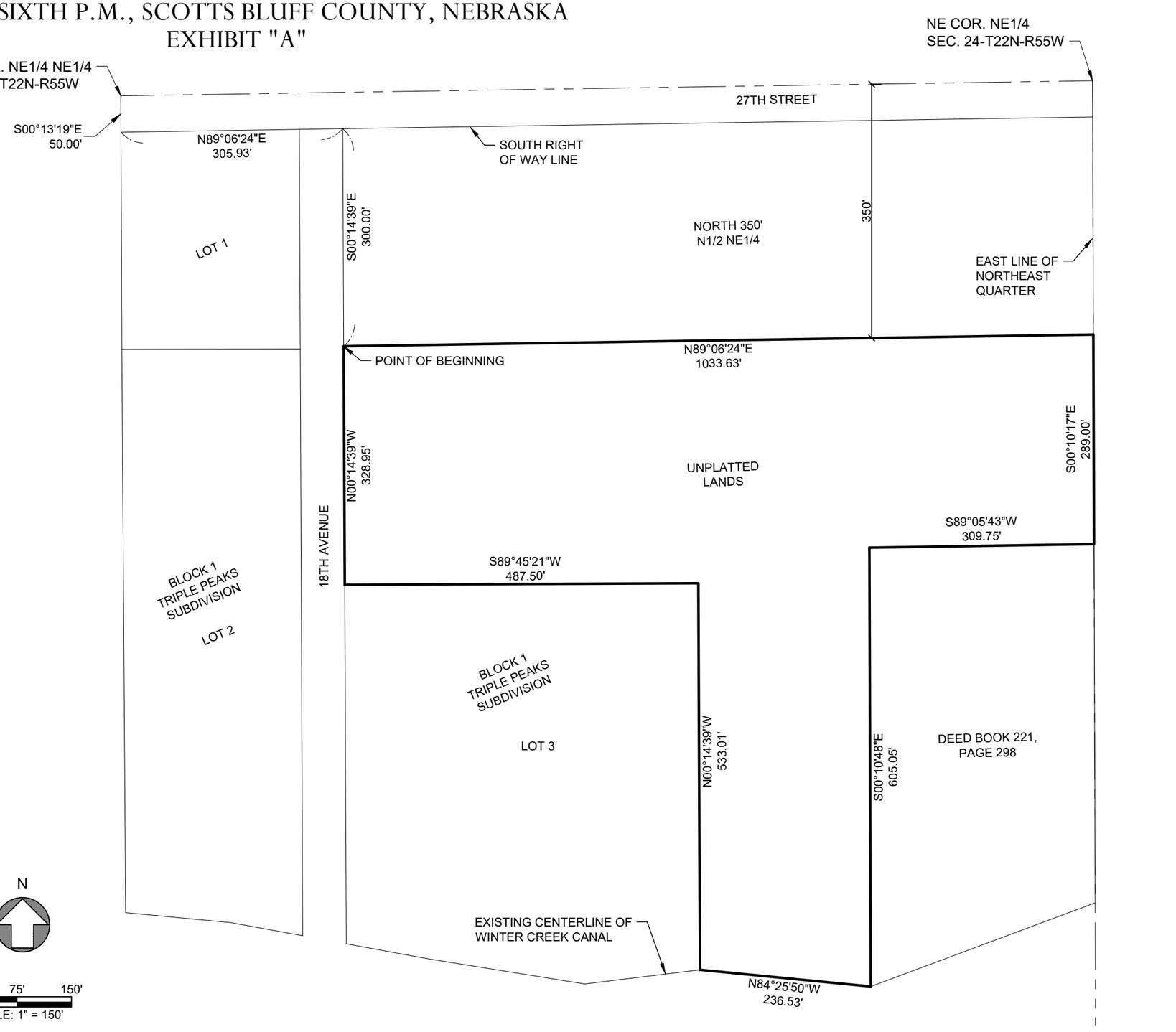
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE N89°06'24"E, PARALLEL WITH AND 350 FEET DISTANT FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1033.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°10'17"E ON SAID EAST LINE, A DISTANCE OF 289.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298; THENCE S89°05'43"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 309.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'48"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID TRIPLE PEAKS SUBDIVISION; THENCE N00°14'39"W ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 533.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°45'21"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 487.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON SAID EAST RIGHT OF WAY LINE OF 18TH AVENUE, A DISTANCE OF 328.95 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

I, ADAM J. GOERTZEN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE PROPERTY DESCRIBED IN THE ATTACHED ANNEXATION DESCRIPTION. THE INFORMATION PERTAINING TO THE PERIMETER OF THIS ANNEXATION AND DEDICATION IS BASED ON RECORD DEEDS AND/OR SURVEYS.

_____
ADAM J. GOERTZEN

_____
DATE



Project No.:	233034
Date:	4/30/2025
QAQC	AG
Scale:	1" = 150'
Field Book:	
Field Crew:	
Drawn By:	MLD

US SURVEY FEET (sFT)

Sheet 1 of 1

Survey File No.:

JEO CONSULTING GROUP

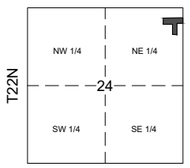
120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Organization Certificate of
Authorization Number: CA-0069

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA



NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

N

0 75' 150'

SCALE: 1" = 150'

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 7, 2025 **For Meeting of:** May 12, 2025

I. GENERAL INFORMATION

A. Deidra Bruner, owner of the proposed Lots 3A, Block 1, Triple Peaks Subdivision, and adjacent unplatted lands commonly identified as Parcel #010226966 has requested annexation by the City of Scottsbluff.

B. The annexation is shown on the annexation plat submitted by JEO.

i. Part of land to be annexed will become part of the proposed Lot 3A, Block 1, Triple Peaks Subdivision.

ii. The remaining part will remain as unplatted land.

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 subjection 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.

III. STAFF RECCOMENDATION

A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of the land as shown on the annexation plat which includes Parcel #010226966 and part of the proposed Lot 3A, Block 1, Triple Peaks Subdivision.

City of Scottsbluff, Nebraska
Monday, May 12, 2025
Regular Meeting

Item 6.B

Planning Commission to take action on the revised Planning Commission Rules and Regulations.

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 8, 2025 **For Hearing of:** May 12, 2025

I. **GENERAL INFORMATION**

A. Following a review of the Planning Commission rules and regulations, it came to staff attention that an action requires a majority of the Planning Commission (5 votes).

B. This poses as a source of confusion as a quorum is also 5 members.

a. If only 5 members are present, it would require all 5 members to vote the same to make an action (positive or negative recommendation)

II. **REQUESTED CHANGES**

A. Staff is proposing a change to allow for action to be taken by the majority of the quorum.

B. Staff is further reviewing the rules and regulations for other potential revisions.

III. **STAFF RECCOMENDATION**

A. Staff recommends the Planning Commission table this agenda item for a future meeting to allow staff to further review and revise the PC Rules and Regulations.

City of Scottsbluff, Nebraska
Monday, May 12, 2025
Regular Meeting

Item 7.A

Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Lot 3A, Block 1, Triple Peaks Subdivision, commonly identified as a tract of land south of 18th Avenue and E. 27th Street (Parcel ID 010001567)

Staff Contact: Zachary Glaubius

City of Scottsbluff
Subdivision Application

Permit Identifier 2025-47SD

Type: Preliminary Plat

Applicant Name	Monte Docekal	Applicant Address	120 East 16th Street Scottsbluff, Nebraska
Applicant Email	mdocekal@jeo.com	Applicant Phone	308-266-1908
Contact Name	Jack Baker	Contact Address	120 East 16th Street Scottsbluff, Nebraska
Conact Email	jbaker@jeo.com	Contact Phone	308-632-3123

Subdivision Information

Proposed Name of Subdivision Triple Peaks Subdivision

General Location/Address NE 1/4 OF SECTION 24-T22N R55W

Legal Description NE 1/4 OF SECTION 24-T22N R55W

Current Zoning District(s) O&P

Total Area (square feet or acre) 10.55 ACRES

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Revisions made to the layout of the new facility

City of Scottsbluff
Subdivision Application

Permit Identifier 2025-51SD

Type: Final Plat

Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff , NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name		Contact Address	
Conact Email		Contact Phone	

Subdivision Information

Proposed Name of Subdivision	Lot 3A, Block 1, Triple Peaks Subdivision
General Location/Address	18th Avenue and Winter Creek Canal Lateral
Legal Description	PT NE NE EX N 350' ABOVE WINTER CREEK CANAL 24-22-55 (21.6)
Current Zoning District(s)	AR
Total Area (square feet or acre)	
Number of Past Replat/Plat Amendments	
Describe the reason for the subdivision	

PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG
11-16-23	REVISE PAVEMENT THICKNESS	BAS
3-3-25	REVISE BOUNDARY	MLD

JEO CONSULTING GROUP

PRELIMINARY PLAT SURVEY			
COVER PAGE			
JEO Project Number: 231948			
Project Location: CITY OF SCOTTSBLUFF			
(SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
		1 of 7	1

SYMBOL LEGEND

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
  - (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
  - (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER
- INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- INDICATES SEWER MANHOLE
- INDICATES STORM SEWER MANHOLE
- INDICATES GAS METER
- INDICATES ELECTRICAL JUNCTION BOX
- INDICATES ELECTRICAL SERVICE PEDESTAL
- INDICATES ELECTRICAL TRANSFORMER
- INDICATES LIGHT POLE
- INDICATES POWER POLE
- INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES WATER WELL
- INDICATES LIGHT POLE

LINETYPE LEGEND

- UGP — INDICATES UNDERGROUND ELECTRIC LINE
- OHP — INDICATES OVERHEAD ELECTRIC LINE
- W — INDICATES UNDERGROUND WATER LINE
- FO — INDICATES UNDERGROUND FIBER OPTIC LINE
- Gas — Gas — INDICATES UNDERGROUND GAS LINE
- UGTele — INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- San — INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
- 3965 — INDICATES CONTOUR LINE
- INDICATES UTILITY EASEMENT
- INDICATES EXISTING CORPORATION LIMITS
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPOSED PROPERTY LINE



VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
RSWV	RESILIENT SEAT WEDGE VALVE	CL	CENTERLINE
MH	MANHOLE	EL.	ELEVATION
STA	STATION	PROP	PROPOSED
ELEV	ELEVATION ABOVE SEA LEVEL	EX.	EXISTING
INV	INVERT	BCR	BEGIN CURB RETURN
BOC	BACK OF CURB	ECR	END CURB RETURN
TOC	TOP OF CURB	PC	POINT OF CURVATURE
EOR	EDGE OF ROAD	PT	POINT OF TANGENT
FL	FLOW LINE	PRC	POINT OF REVERSE CURVE
FG	FINISH GRADE	POB	POINT OF BEGINNING
GL	GUTTER LINE	POE	POINT OF END
L.F.	LINEAL FEET	PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE MATERIAL	PVI	POINT OF VERTICAL INTERSECTION
VCP	VITRIFIED CLAY PIPE	GB	GRADE BREAK
RCP	REINFORCED CONCRETE PIPE	HP	HIGH POINT
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	(R)	RECORDED DISTANCE
T-BLK	CONCRETE THRUST BLOCK	(M)	MEASURED DISTANCE

INDEX OF SHEETS

PAGE 1 TITLE SHEET

PAGE 2 EXISTING SITE PLAN

PAGE 3 PROPOSED LOT PLAN

PAGE 4 PROPOSED LOT PLAN

PAGE 5 UTILITY PLAN

PAGE 6 UTILITY PLAN

PAGE 7 R.O.W. CROSS-SECTION

PRELIMINARY PLAT

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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

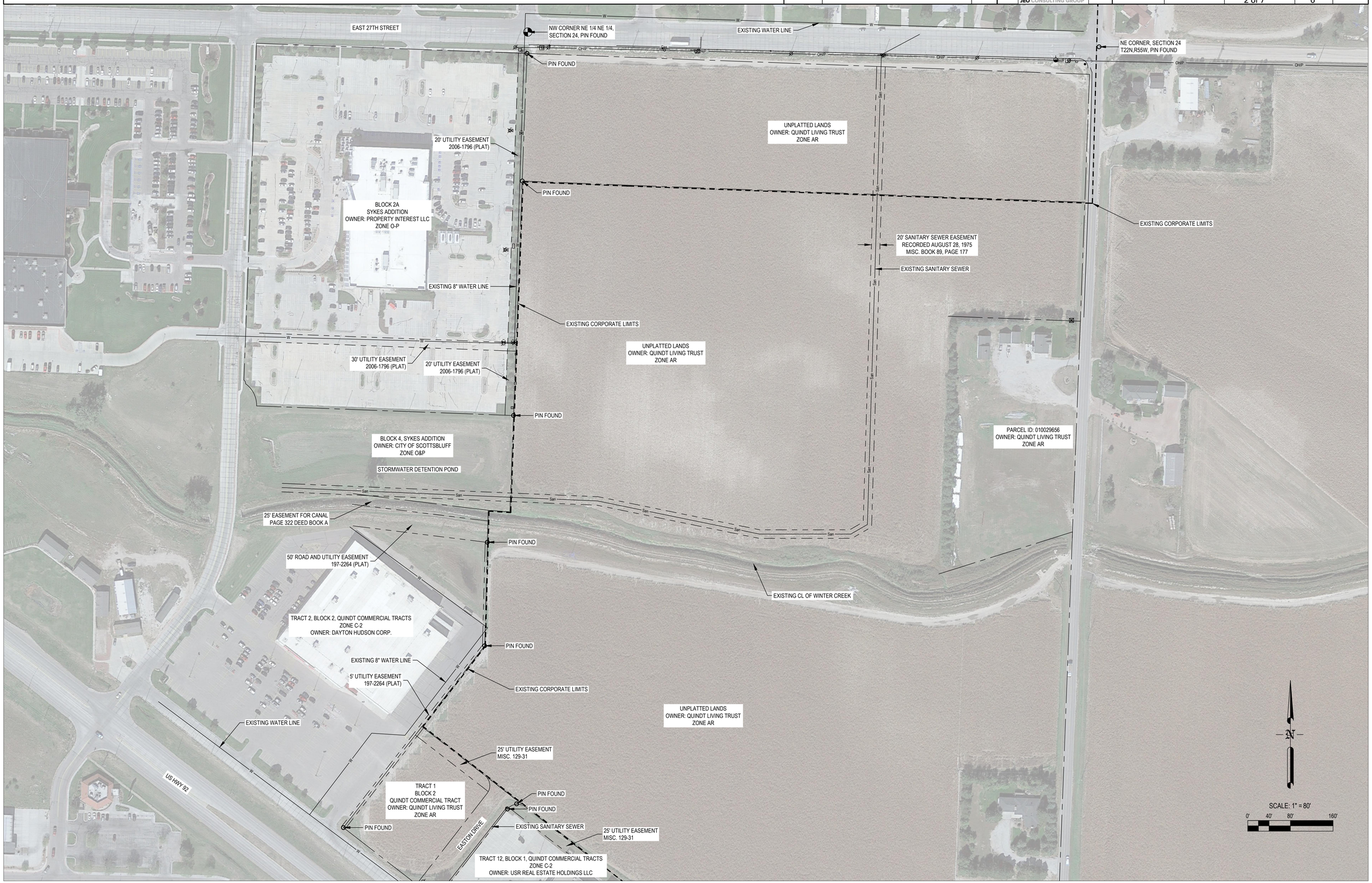
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JEO CONSULTING GROUP

PRELIMINARY PLAT SURVEY
EXISTING SITE PLAN

JEO Project Number: 231948
Project Location: CITY OF SCOTTSBLUFF
(SCOTTS BLUFF COUNTY, NEBRASKA)

Project Code	Last Mod. Date	Subset	Sheet No.
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PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
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JEO CONSULTING GROUP

PRELIMINARY PLAT SURVEY
PROPOSED SITE PLAN

JEO Project Number: 231948
Project Location: CITY OF SCOTTSBLUFF
(SCOTTS BLUFF COUNTY, NEBRASKA)

Project Code	Last Mod. Date	Subset	Sheet No.
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PRELIMINARY PLAT

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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

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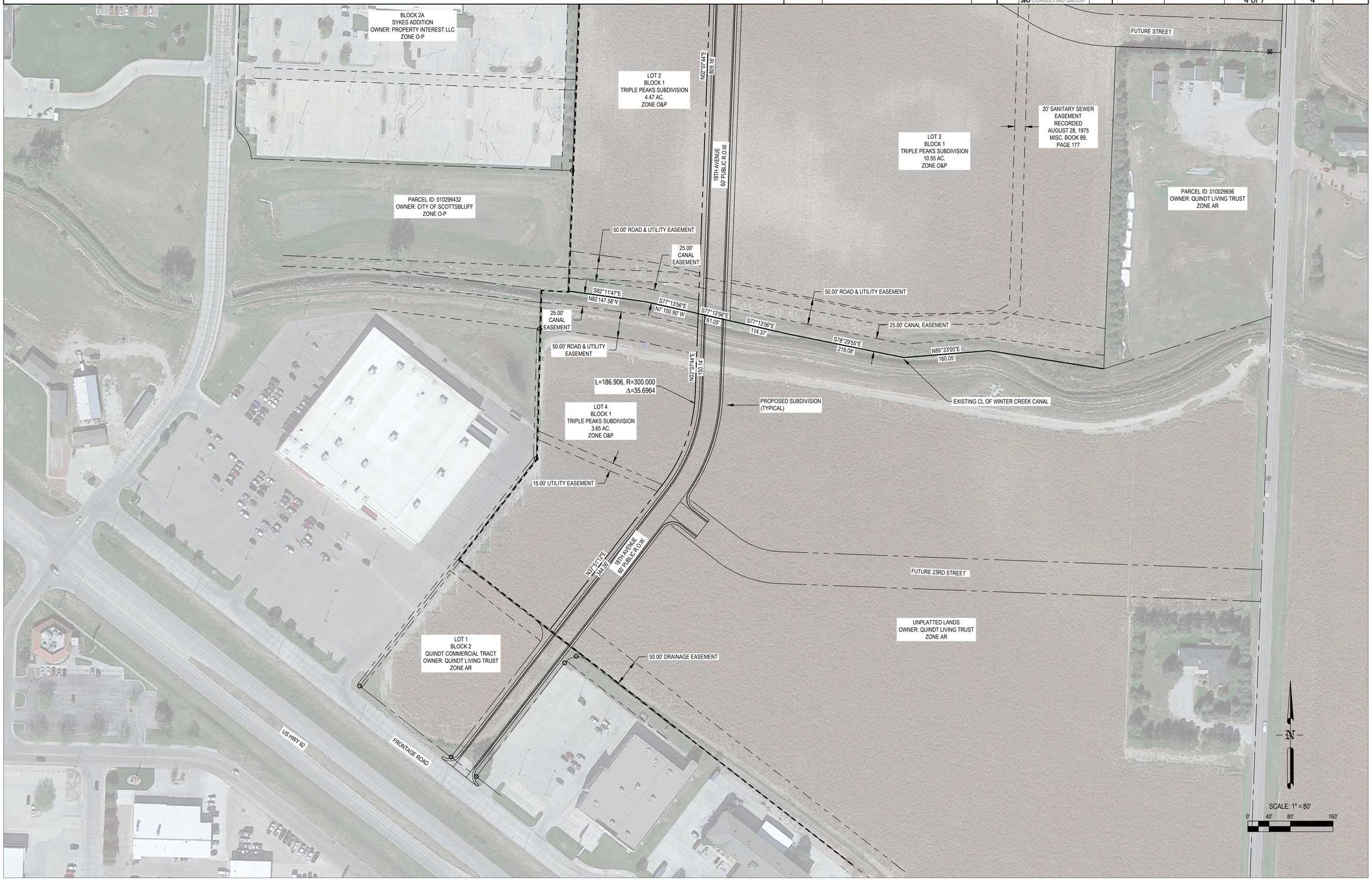
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JEO CONSULTING GROUP

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PRELIMINARY PLAT

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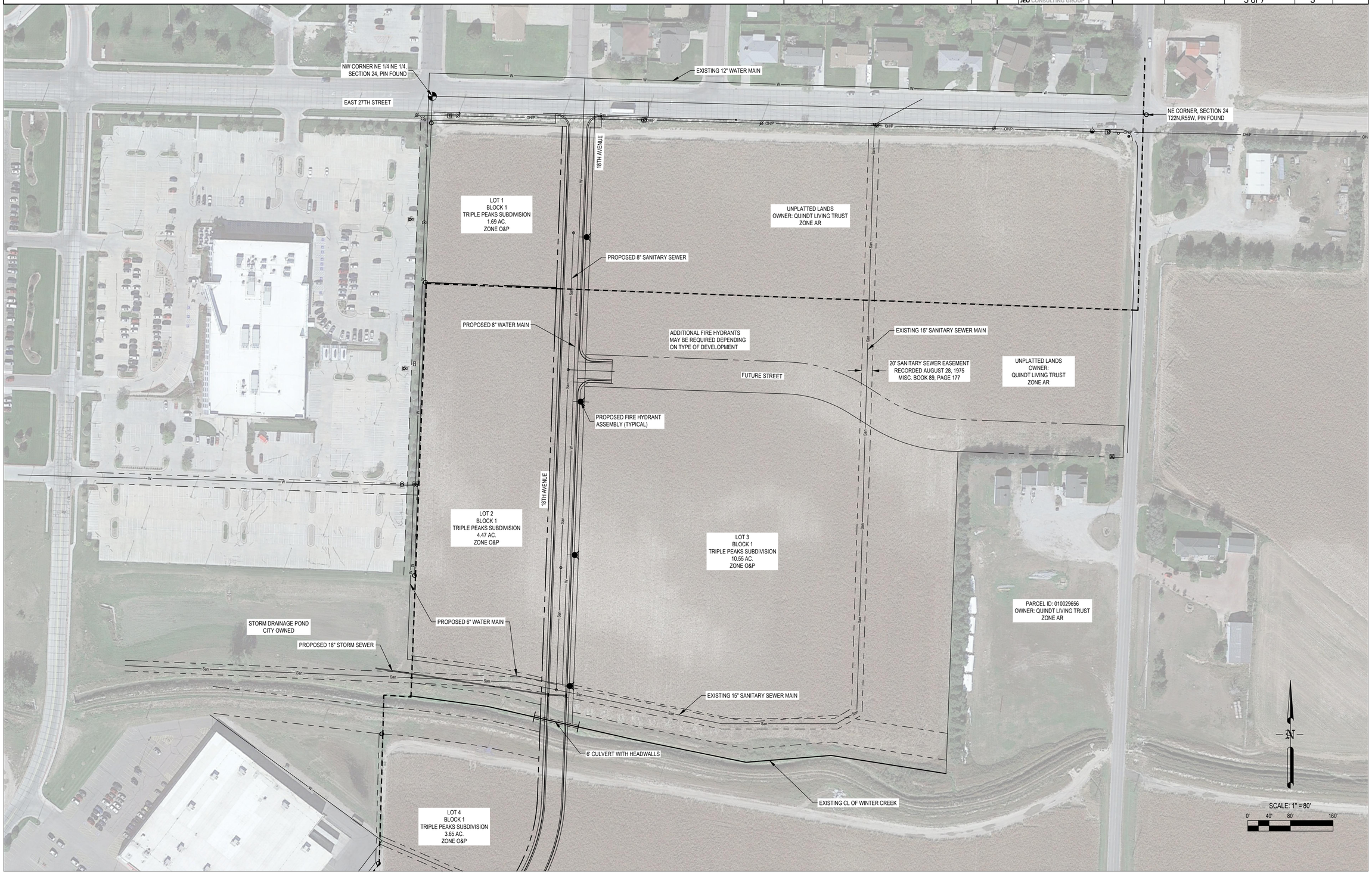
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JEO CONSULTING GROUP

PRELIMINARY PLAT SURVEY
UTILITY PLAN

JEO Project Number: 231948
Project Location: CITY OF SCOTTSBLUFF
(SCOTTS BLUFF COUNTY, NEBRASKA)

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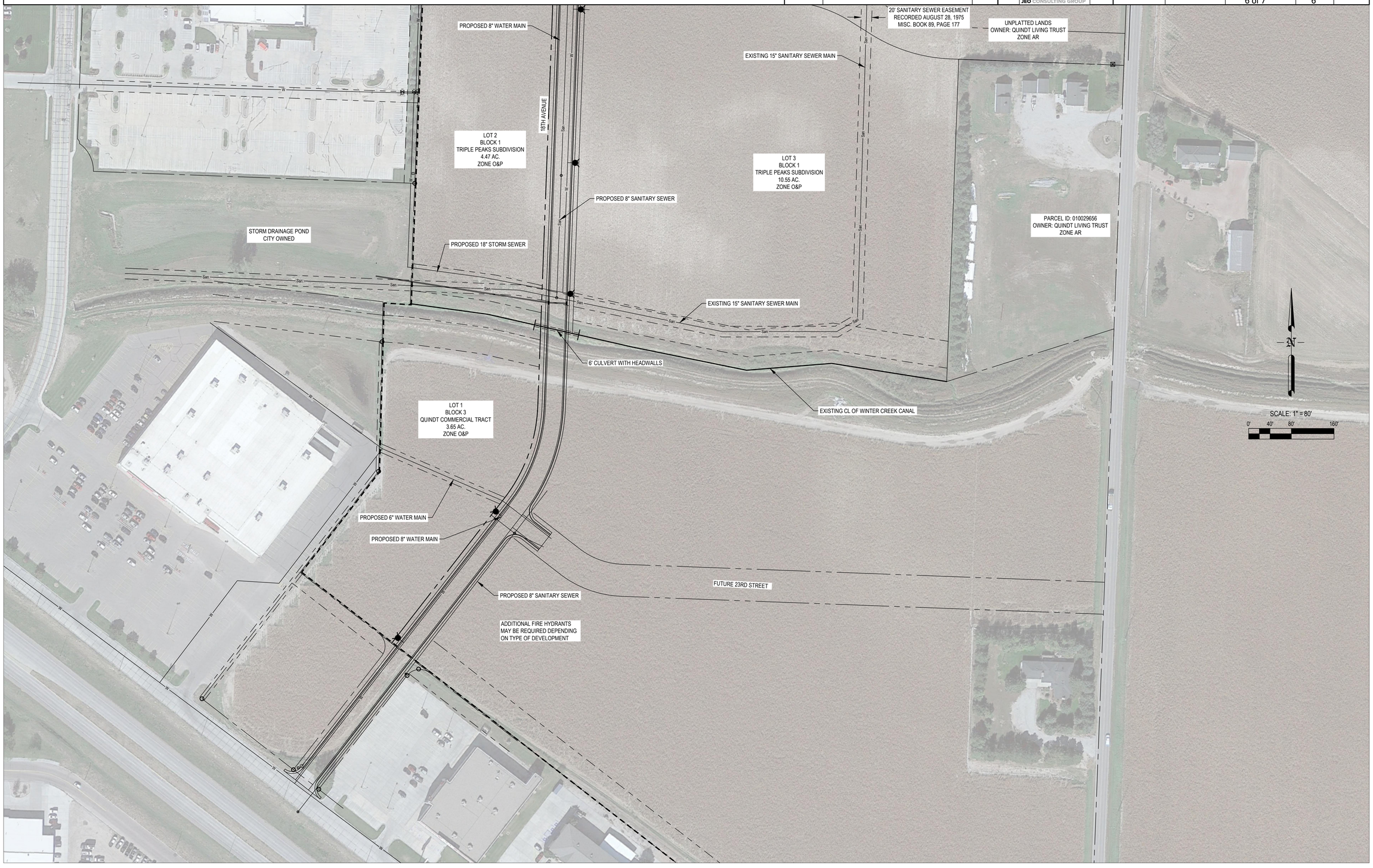
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JEO CONSULTING GROUP

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JEO Project Number: 231948			
Project Location: CITY OF SCOTTSBLUFF			
(SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
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PRELIMINARY PLAT

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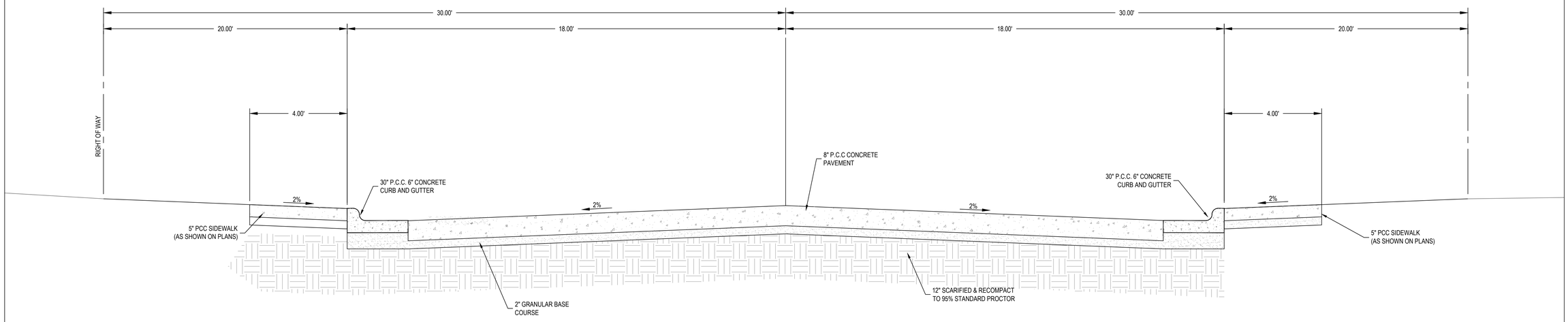
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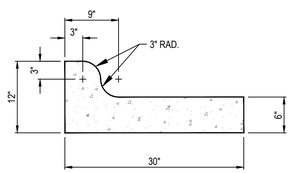
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R.O.W. CROSS-SECTION

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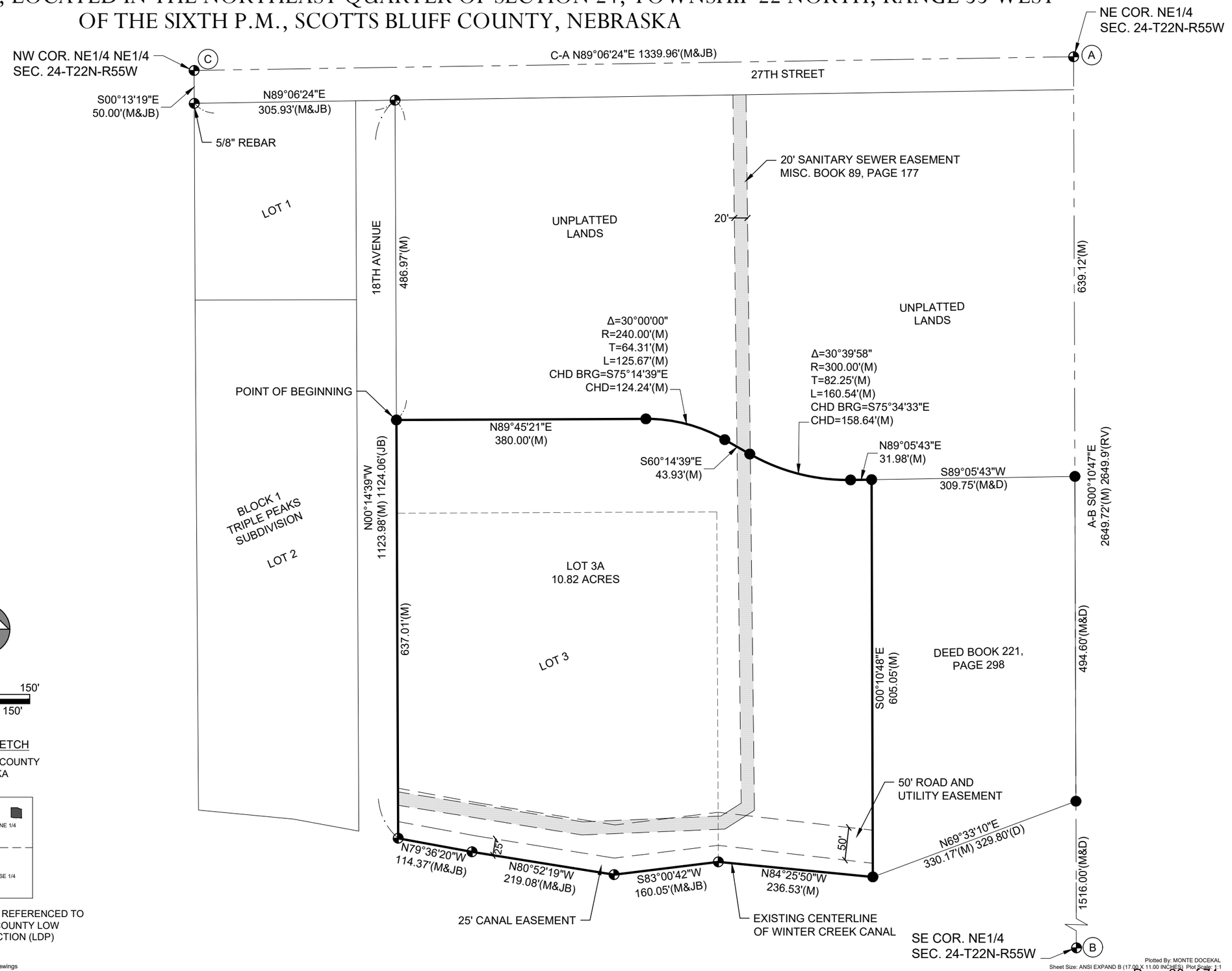
TYPICAL 60.00' R.O.W. CROSS SECTION



6" STANDARD CURB & GUTTER
(STREETS)

FINAL PLAT

LOT 3A, BLOCK 1, TRIPLE PEAKS SUBDIVISION, A REPLAT OF LOT 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND

⊕	MONUMENT FOUND
●	MONUMENT SET
○	CALCULATED POINT
D	DEEDED DISTANCE (DEED BOOK 221, PAGE 298)
G	GOVERNMENT DISTANCE
M	PLATTED DISTANCE
P	PLATTED DISTANCE
R	RECORDED DISTANCE
JB	RECORDED DISTANCE (JOSH BORCHERS 1/11/2024)
RV	RECORDED DISTANCE (RONALD VOGEL 5/6/1985)

REPOSITORY STAMP

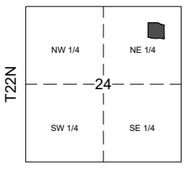
N

0 75' 150'

SCALE: 1" = 150'

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA
R55W



NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

Project No.:	233034
Date:	4/29/2025
QAQC	AG
Scale:	1" = 150'
Field Book:	SCOTTS BLUFF CO. #2
Field Crew:	AM
Drawn By:	MLD

JEO CONSULTING GROUP

120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Organization Certificate of Authorization Number: CA-0069

US SURVEY FEET (sFT)

Sheet 1 of 2

Survey File No.:

2025-055

Drawing Name: Final Plat.dwg
File Path: J:\Projects\233034.00-Bruner - Element Sports Building Design\2 Drawings and Supporting Data\2.1 Working Drawings\2.1.6 - Survey\Drawings

Plotted By: MONTE DOCEKAL
Sheet Size: ANSI EXPAND B (17.00 X 11.00 INCHES) Plot Scale: 1:1

FINAL PLAT
LOT 3A, BLOCK 1, TRIPLE PEAKS SUBDIVISION, A REPLAT OF LOT 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOT 3A, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY:_____
DEIDRA BRUNER , REPRESENTATIVE
BRUNER BUNCH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DEIDRA BRUNER, REPRESENTATIVE OF BRUNER BUNCH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOT 3A, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS_____DAY OF _____, 2025.
BY:

_____
BETSY VIDLAK, MAYOR

ATTESTED:

_____
CITY CLERK

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRUNER BUNCH, LLC. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF LOT 3A, BLOCK 1,TRIPLE PEAKS SUBDIVISION, A REPLAT OF LOT 3, BLOCK 1 OF TRIPLE PEAKS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS 766", UNLESS NOTED OTHERWISE OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R10 GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

_____
ADAM J. GOERTZEN, PLS 704

CORNER TIES:

(A) NE CORNER NE1/4 SECTION 24-T22N-R55W
FOUND A 5/8" REBAR, AS RECORDED IN SURVEY BY JOSHUA BORCHERS, LS 766, DATED 1/11/2024, FLUSH WITH ASPHALT.

SW	77.12'	TO A SPIKE WITH AN ALUMINUM WASHER FOUND IN THE NORTH FACE OF A POWER POLE (1.5' ABOVE GROUND)
SE	45.51'	TO A SPIKE WITH AN ALUMINUM WASHER FOUND IN THE WEST FACE OF A POWER POLE (1' ABOVE GROUND)
NE	44.46'	TO A SPIKE WITH AN ALUMINUM WASHER FOUND IN THE NW FACE OF A POWER POLE (1.5' ABOVE GROUND)
NW	56.02'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH THE GROUND

(B) SE CORNER NE1/4 SECTION 24-T22N-R55W
FOUND A 5/8" REBAR, AS RECORDED IN SURVEY MONUMENT RECORD BY CARL GILBERT, LS 731, DATED 8/23/2016, INSIDE A MONUMENT WELL.

NE	48.76'	TO A SPIKE FOUND IN THE NW FACE OF A POWER POLE (1' ABOVE GROUND)
SW	62.31'	TO A SPIKE FOUND IN THE SE FACE OF A POWER POLE (1.3' ABOVE GROUND)
SE	46.70'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH THE GROUND
NW	55.00'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH THE GROUND

(C) NW CORNER NE1/4 NE1/4 SECTION 24-T22N-R55W
FOUND A 2-1/4" ALUMINUM CAP, AS RECORDED IN SURVEY BYJOSHUA BORCHERS, LS 766, DATED 1/11/2024, FLUSH WITH CONCRETE.

SE	61.50'	TO A SPIKE FOUND IN THE NE FACE OF A POWER POLE
S	50.08'	TO A 5/8" REBAR FOUND 0.8' BELOW GRADE
NW	56.01'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH THE GROUND
NE	53.98'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH THE GROUND

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 486.97 FEET TO THE POINT OF BEGINNING; THENCE N89°45'21"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 380.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 240.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 125.67 FEET, THE CHORD OF SAID CURVE BEARS S75°14'39"E, A DISTANCE OF 124.24 FEET; THENCE S60°14'39"E, A DISTANCE OF 43.93 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 300.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 160.54 FEET THE CHORD OF SAID CURVE BEARS S75°34'33"E, A DISTANCE OF 158.64 FEET; THENCE N89°05'43"E ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298, A DISTANCE OF 31.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'47"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION; THENCE S83°00'42"W ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 160.05 FEET; THENCE N80°52'19"W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 219.08 FEET; THENCE N79°36'20"W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 114.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 637.02 FEET TO THE POINT OF BEGINNING, CONTAINING 10.82 ACRES, MORE OR LESS

Project No.:	233034
Date:	4/29/2025
QAQC	AG
Scale:	NA
Field Book:	SCOTTS BLUFF CO. #2
Field Crew:	AM
Drawn By:	MLD

US SURVEY FEET (sFT)

Sheet 2 of 2

Survey File No.:
2025-055

JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Organization Certificate of Authorization Number: CA-0069

Drawing Name: Final Plat.dwg
File Path: J:\Projects\233034.00-Bruner - Element Sports Building Design\2 Drawings and Supporting Data\2.1 Working Drawings\2.1.6 - Survey\Drawings

Plotted By: MONTE DOCEKAL
Sheet Size: ANSI EXPAND B (17.00 X 11.00 INCHES) Plot Scale: 1:1

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 7, 2025 **For Hearing of:** May 12, 2025

I. GENERAL INFORMATION

A. Applicant: Deidra Bruner
3302 Verbena Place
Scottsbluff, NE 69361

B. Property Owner: Bruner Bunch, LLC
3302 Verbena Place
Scottsbluff, NE 69361

C. Proposal: Preliminary Plat and Final, Lot 3A, Block 1, Triple Peaks Subdivision

D. Legal Description: See Preliminary Plat

E. Location: Tract of land south of E. 27th Street and east of SWBC building

F. Existing Zoning & Land Use: AR Agricultural Residential – Farmland

Size of Site: Approximately 10.82 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	WNCC and Surrounding Area	AR – Agricultural Residential	Farmland
East	WNCC and Surrounding Area	AR - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional	Farmland

B. Relevant Case History

1. The original Triple Peaks Plats were approved on February 5, 2024.
2. The original Triple Peaks Rezone was approved on March 4, 2024
3. The original Triple Peaks annexation was approved on March 18, 2024.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

B. Traffic & Access:

1. Access to the subdivision will be via the unbuilt 18th Avenue. Construction is anticipated in 2025 to 2026.
2. Intersections for 26th Street and 23rd Street are shown.

C. Utilities:

1. Water mains will be located in 18th Avenue Right-of-Way and Utility Easements on Lot 2 and Lot 4.
2. Sewer mains will be/ is located in 18th Avenue Right-of-Way and Canal Utility/Access Easement
3. A Stormwater Main will be located in the Canal Utility/Access Easement on Lot 4 which will drain 18th Avenue (north of the canal) into the City-owned retention pond south of the SWBC building.
4. A stormwater easement has been dedicated on the unplatted land northeast of Staples which 18th Avenue (south of the canal) will drain into.

IV. STAFF COMMENTS

A. This replat is to expand the existing Lot 3 as it is currently too small to accommodate the future structure, required parking, landscaping, and stormwater retention.

B. A Developer's Agreement/Contract for Public Improvements will need to be updated as it is unlikely the public improvements will be constructed by December 2025.

C. The subdivision and adjoining unplatted land will be annexed into the corporate limits of the City.

D. Easton Drive has been renamed to 18th Avenue.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed subdivision is intended to be commercial which aligns with the future land use map.
2. The minimum lot size requirement for the O-P zoning district is 7,000 square feet, and Lot 3A will be over 10 acres.

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

1. None

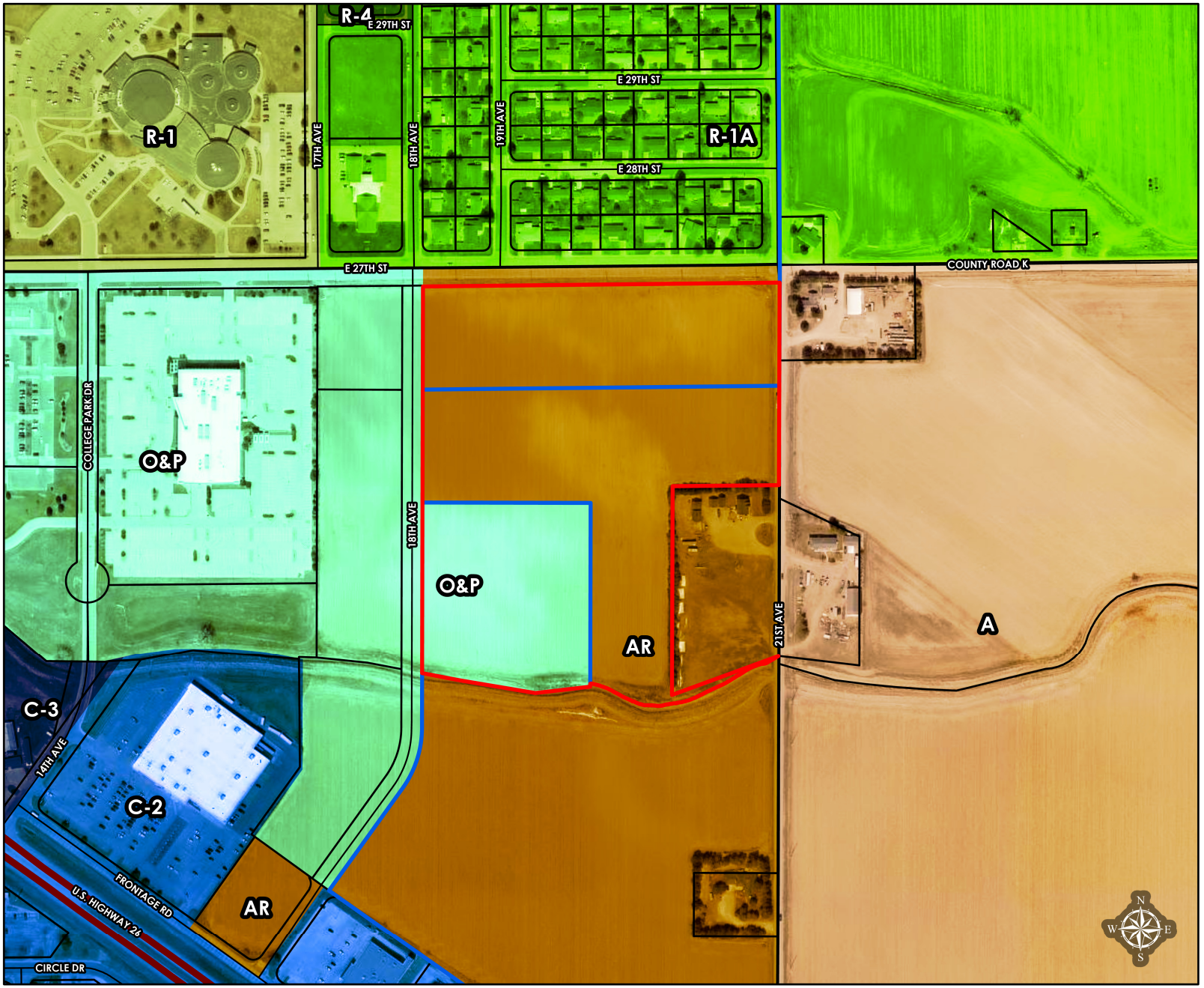
VI. STAFF RECCOMENDATION

A. Staff recommends Planning Commission make a positive recommendation on approval of the preliminary plat and final plat of Lot 3A, Block 1, Triple Peaks Subdivision, on the condition the City Council finds the revised contract for public improvements acceptable.

City of SCOTTSBLUFF

Triple Peaks Project

Zoning Overview



Property Location(s)

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

Corporate and ETJ Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens
City of Scottsbluff GIS

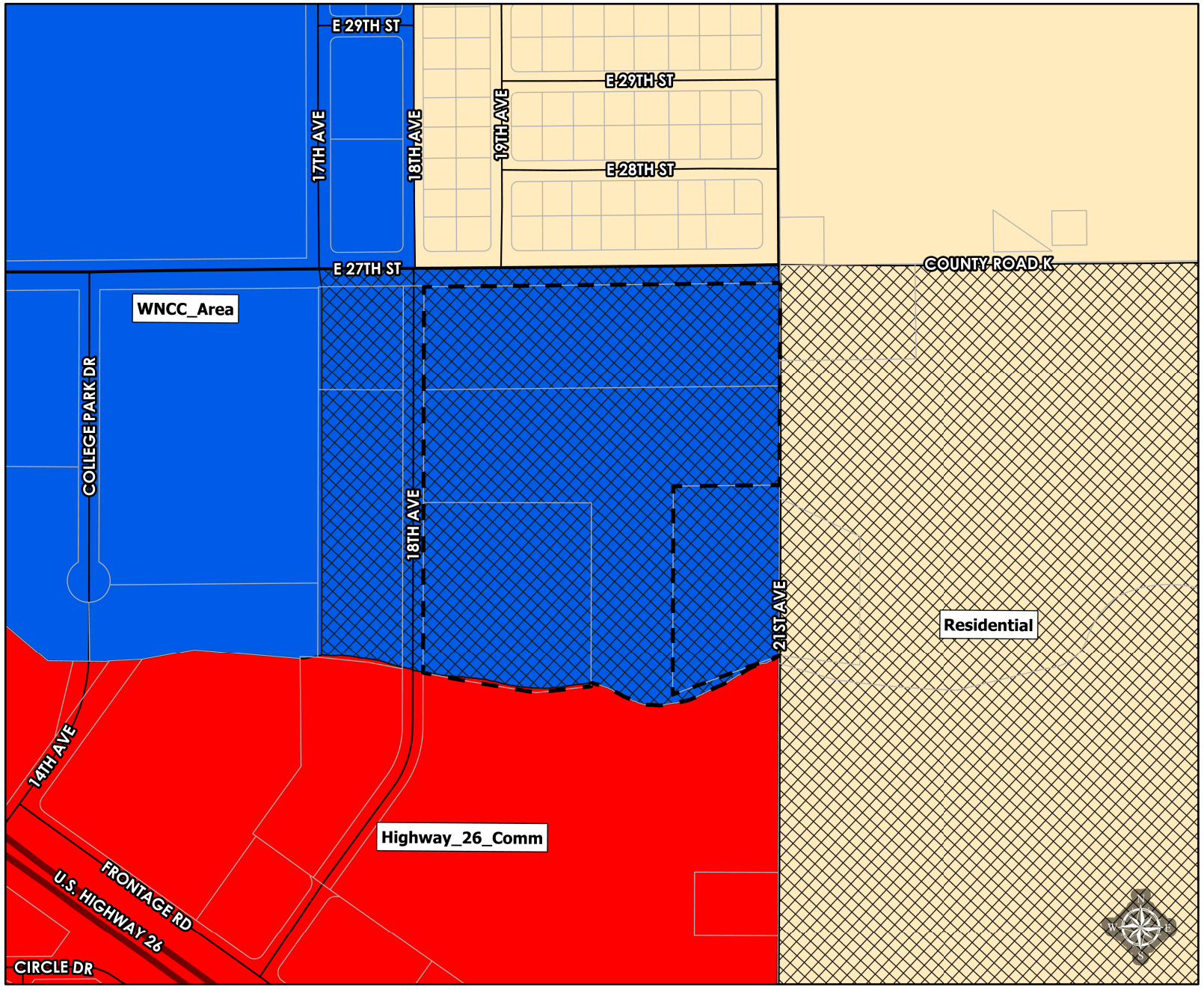
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Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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City of SCOTTSBLUFF

Triple Peaks Project

2016 Comp. Plan Future Land Use Overview



Proposed Changes

Parcel Boundaries

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 Surrouding 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)

Taylor Stephens
City of Scottsbluff GIS

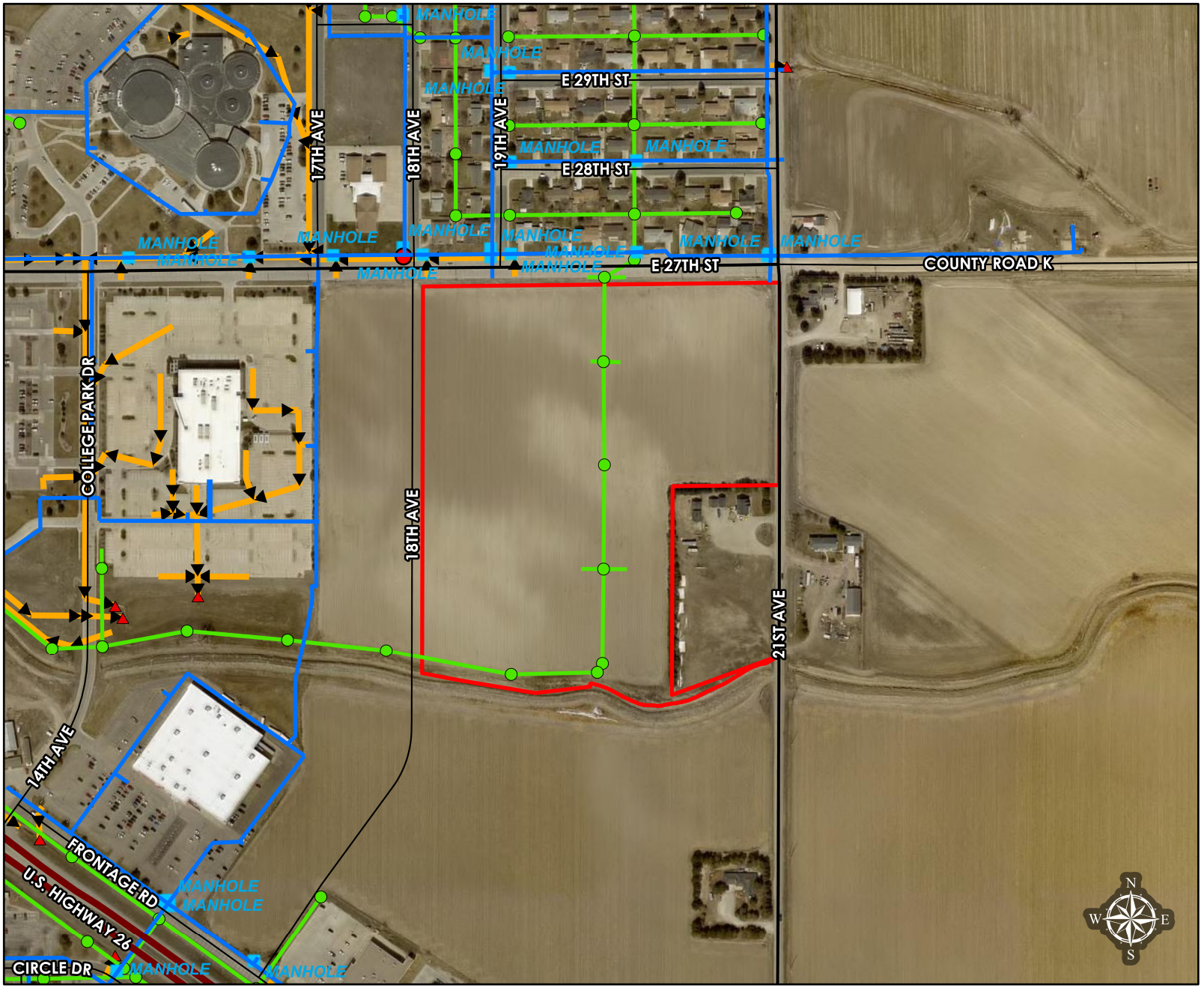
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City of SCOTTSBLUFF

Triple Peaks Project

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water_Lines

Taylor Stephens
City of Scottsbluff GIS

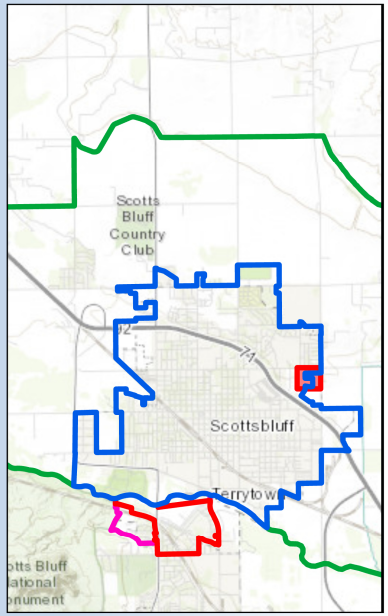
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Triple Peaks Project

Aerial Overview





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Address

Taylor Stephens
City of Scottsbluff GIS

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City of Scottsbluff, Nebraska
Monday, May 12, 2025
Regular Meeting

Item 7.B

Planning Commission to conduct a Public Hearing regarding a Rezone of two tracts of land, commonly identified as land southwest of 21st Avenue and E. 27th Street from AR Agricultural Residential to O-P Office and Professional (Parcel IDs 010237089 and 010226966)

Staff Contact: Zachary Glaubius

City of Scottsbluff
Zoning Amendment Application

Permit Identifier 2025-11Z

Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff , NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name	Deidra Bruner	Contact Address	
Conact Email		Contact Phone	

Property Information

General Location/Address: SW of 21st Avenue and E. 27th Street

Legal Description: PT NE NE EX N 350' ABOVE WINTER CREEK CANAL 24-22-55 (21.6)

Current Zoning District(s): AR

Proposed Zoning District: O-P

Does the proposed zoning district abut the property: Yes

Total Area (square feet or acre): 10.63

Required Information (§25-15-2)

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

Replat of Lot 3

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

Yes, the rezone allows for more development than currently allowed

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

Yes, it expands the existing O-P district

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

The rezone will permit a mix of residential and commercial buildings.

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

O-P is a mix of residential and commercial which is the existing character of the neighborhood.

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

Yes, O-P is an appropriate zone for the WNCC and Surrounding Areas future land use.

Why should the rezone request be granted?

The rezone will allow for the sports center to be built to the optimal extent.

Issued By

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 8, 2025 **For Hearing of:** May 12, 2025

I. **GENERAL INFORMATION**

A. **Applicant:** Deidra Bruner
3302 Verbena Place
Scottsbluff, NE 69361

B. **Property Owner:** Bruner Bunch
3302 Verbena Place
Scottsbluff, NE 69361

C. **Proposal:** Rezone Lot 3A, Block 1, Triple Peaks Subdivision and adjacent unplatted land from AR Agricultural Residential to O-P Office & Professional

D. **Legal Description:** Lot 3A, Block 1, Triple Peaks Subdivision, Parcels 010237089 and 010226966

E. **Location:** Tract of land southwest of 21st Avenue and East 27th Street

F. **Existing Zoning & Land Use:** AR Agricultural Residential - Farmland

G. **Size of Site:** 17.75 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	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Farmland

B. **Relevant Case History**

1. The original Triple Peaks Plats were approved on February 5, 2024.
2. The original Triple Peaks Rezone was approved on March 4, 2024
3. The original Triple Peaks annexation was approved on March 18, 2024.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

B. Traffic & Access:

1. Access to Lot 3A will be via the unbuilt 18th Avenue. Construction is anticipated in 2025 to 2026.
2. The unplatted land has access via E. 27th Street and 21st Avenue

C. Utilities:

1. Water will be located in 18th Avenue Right-of-Way
2. A water main is located in the right-of-way of E. 27th Street
3. Sewer will be/ is located in 18th Avenue Right-of-Way and Canal Utility/Access Easement
4. A sewer main crosses the unplatted land and Lot 3A via a utility easement.
5. A stormwater will be located in Canal Utility/Access Easement.
6. A stormwater main is located in the right-of-way of E. 27th Street.

IV. STAFF COMMENTS

A. The rezone is an expansion of the existing O-P District to the west.

B. The minimum lot size of O-P is 7,000 square feet.

C. The purpose of the rezone is to allow the property owner to build a community center on Lot 3. A community center permitted in O-P but not in AR.

D. The Comprehensive Plan identifies this area as WNCC and Surrounding Area in the future land use map. Appropriate zones for this area are R-1a, O-P, and R-4.

E. The landscaping ordinance will require a bufferyard between Lot 3A and the acreage to the east.

F. The land can still be used for agricultural purposes until it is developed.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed rezone to O-P aligns with the future land use map.
2. The rezone would not be injurious to adjacent properties as the lot will remain a commercial zone.
3. No special hazards or problems will be created form 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

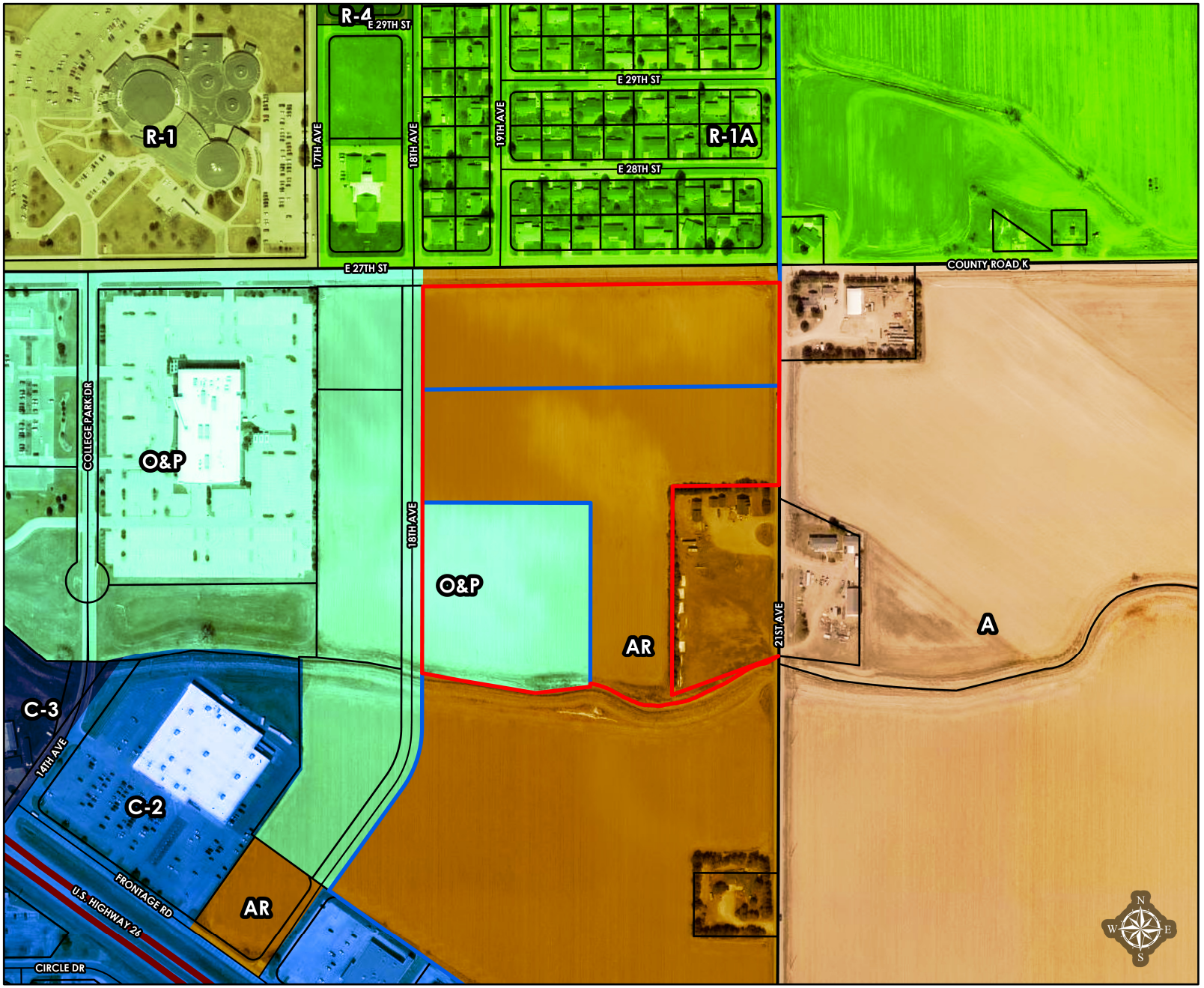
VI. STAFF RECCOMENDATION

A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the proposed Lot 3A, Block 1, Triple Peaks Subdivision, Parcel #010237089 and Parcel #010226966 by City Council.

City of SCOTTSBLUFF

Triple Peaks Project

Zoning Overview



Property Location(s)

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

Corporate and ETJ Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens
City of Scottsbluff GIS

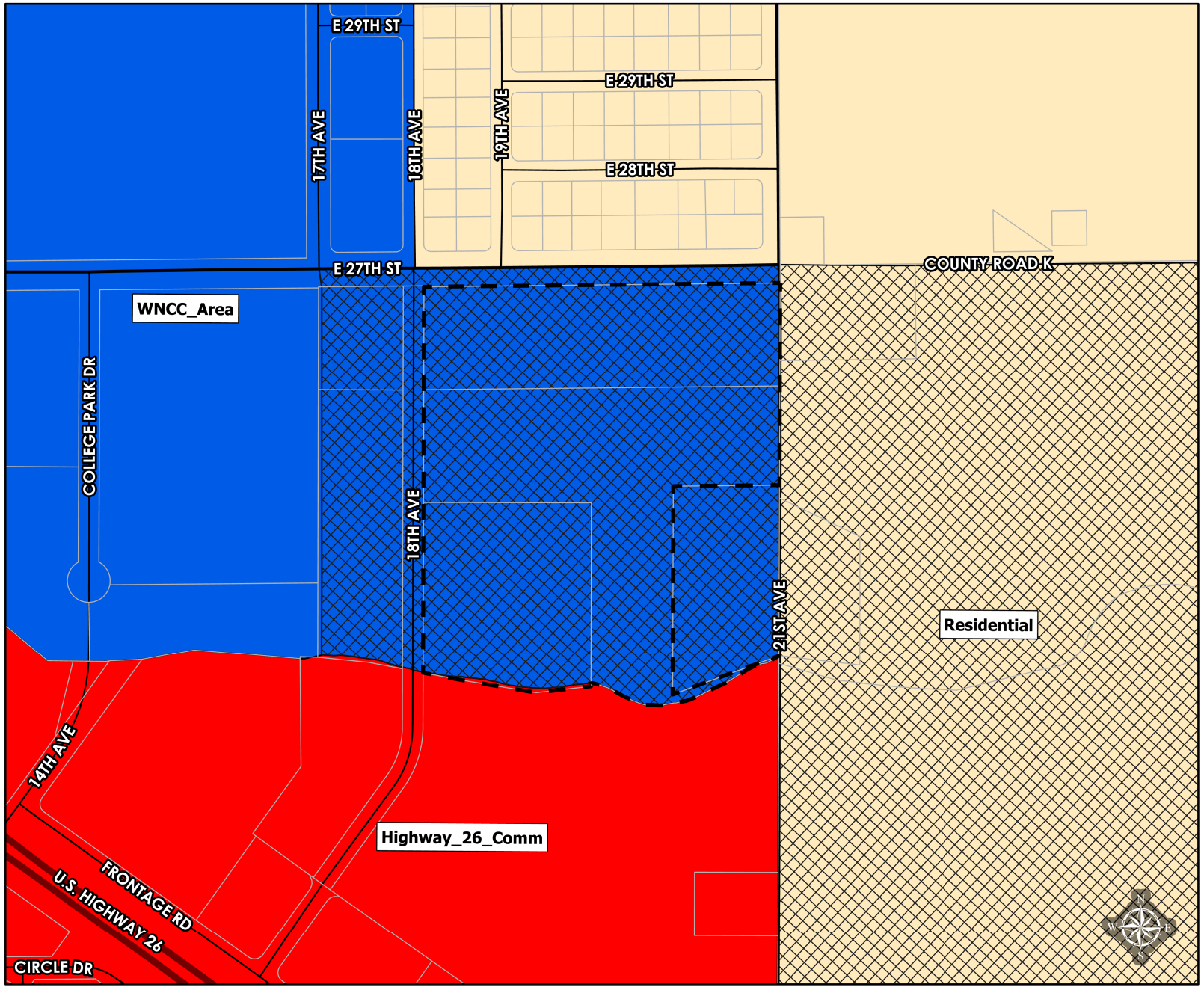
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City of SCOTTSBLUFF

Triple Peaks Project

2016 Comp. Plan Future Land Use Overview



- Proposed Changes
- Parcel Boundaries

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 Surrouding 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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City of Scottsbluff GIS

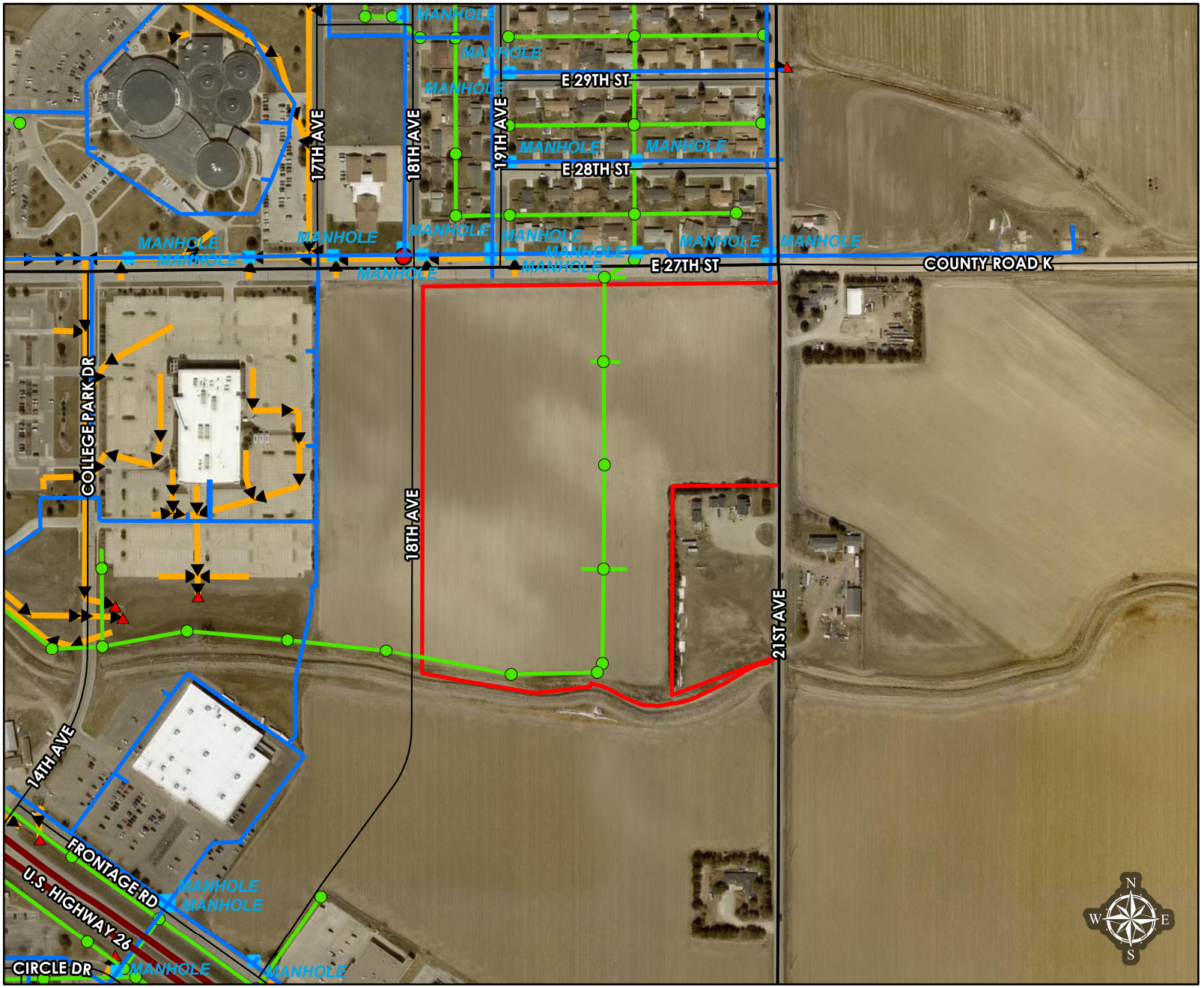
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City of SCOTTSBLUFF

Triple Peaks Project

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water_Lines

Taylor Stephens
City of Scottsbluff GIS

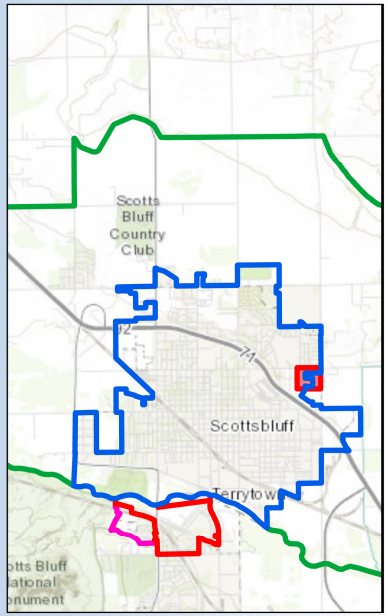
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Triple Peaks Project

Aerial Overview





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Address

Taylor Stephens
City of Scottsbluff GIS

Created on 5/6/2025
Coordinate System: NAD 1983 (2011)
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Lambert Conformal Conic

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City of Scottsbluff, Nebraska
Monday, May 12, 2025
Regular Meeting

Item 7.C

Planning Commission to conduct a Public Hearing regarding a Rezone of Lot 1, Block 1, Parkside Addition, commonly identified as 1510 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial.

Staff Contact: Zachary Glaubius

City of Scottsbluff
Zoning Amendment Application

Permit Identifier 2025-10Z

Applicant Name	Planning & Zoning	Applicant Address	2525 Circle Drive Scottsbluff, NE
Applicant Email	zglaubius@scottsbluff.org	Applicant Phone	3086306244
Contact Name	Becky Estrada	Contact Address	1624 2nd Ave
Conact Email	monestrada@allophone.com	Contact Phone	3086411378

Property Information

General Location/Address	1510 W OVERLAND DR
Legal Description	LT 1,BLK 1, PARKSIDE ADD, RPLT BLK 1 PARKSIDE ADD
Current Zoning District(s)	R-1a
Proposed Zoning District:	C-3

Does the proposed zoning district abut the property: No

Total Area (square feet or acre):

Required Information (§25-15-2)

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

To build commercial shop

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

Allow existing business to expand

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

Yes, as its converting residential to commercial in the floodplain

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

Lot 2 will remain residential and bufferyards will be required by landscaping ordinance

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

removing residential from the floodplain

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

No, however its in the floodplain

Why should the rezone request be granted?

Puts vacant land to use.

Issued By Zachary Glaubius

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 6, 2025 **For Hearing of:** May 12, 2025

I. GENERAL INFORMATION

A. Applicant: Becky Estrada
1624 2nd Avenue
Scottsbluff, NE 69361

B. Property Owner: Darwin Adams/ AE Services LLC
2410 W. Overland Drive
Scottsbluff, Nebraska 69361

C. Proposal: Rezone property from R-1A Single-Family Residential to C-3 Heavy Commercial

D. Legal Description: Lot 1, Block 1, Parkside Addition

E. Location: 1510 W. Overland Drive

F. Existing Zoning & Land Use: R-1A Single-Family Residential & Vacant Land

G. Size of Site: Approximately 5.82 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	R-1 Single-Family Residential	Single-Family Dwelling and Multi-Family Dwelling
East	Residential	R-1A Single-Family Residential	Single-Family Dwellings
South	Automotive Commercial	A Agricultural	Riverside Park
West	Residential	R-1 Single-Family Residential	Acreage

B. Relevant Case History

1. The property was sold by the City of Scottsbluff in 2012.
2. The property was replatted in 2015, which split off Lot 2.

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 property is via South Beltline Highway West to the south and W. Overland Drive to the north
2. The Monument Valley Pathway crosses the property via an easement.
3. The former Park Road is located on the property.

C. Utilities:

1. A water main and sewer main are located in the right-of-way of South Beltline Highway West.
2. A water main and sewer main are located in the right-of-way of West Overland Drive
3. Two water mains are located on the property.
    i. One main connects the W. Overland main with the South Beltline Highway West main.
    ii. The other main dead ends into a fire hydrant on the property.
4. An abandoned city well is located on the property.
5. A City-maintained ditch draining the Westmoor detention pond crosses onto the property.
6. Stormwater infrastructure is limited in this area.
7. The new NPPD powerlines cross the property.

IV. STAFF COMMENTS

A. The rezone is the creation of a new C-3 District.

B. The purpose of the rezone is to allow the owner to construct a shop for his electrician business.

C. Although the Comprehensive Plan identifies this area as Residential, City Staff recommend this rezone to C-3 Commercial for the following reasons:

a. The property is located in the floodplain and per ordinance, the City prefers commercial, agricultural, and industrial uses in the floodplain over residential uses.

b. The property is unique as it has the following crossing it:

i. NPPD power lines
ii. City water main
iii. Monument Valley Pathway
iv. Former Park Road

c. Due to the unique conditions and being located in the floodplain, residential development is unlikely.

V. FINDINGS OF FACT

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

1. The proposed rezone reduces the amount of residential land in the floodplain.
2. The rezone would not be injurious to adjacent properties as the part of the subdivision will stay residential and the landscaping ordinance will require bufferyards.

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

1. The Comprehensive Plan future land use map identifies the land as Residential.
2. The rezone is the creation of a new C-3 district rather than an expansion of an existing district.

VI. STAFF RECCOMENDATION

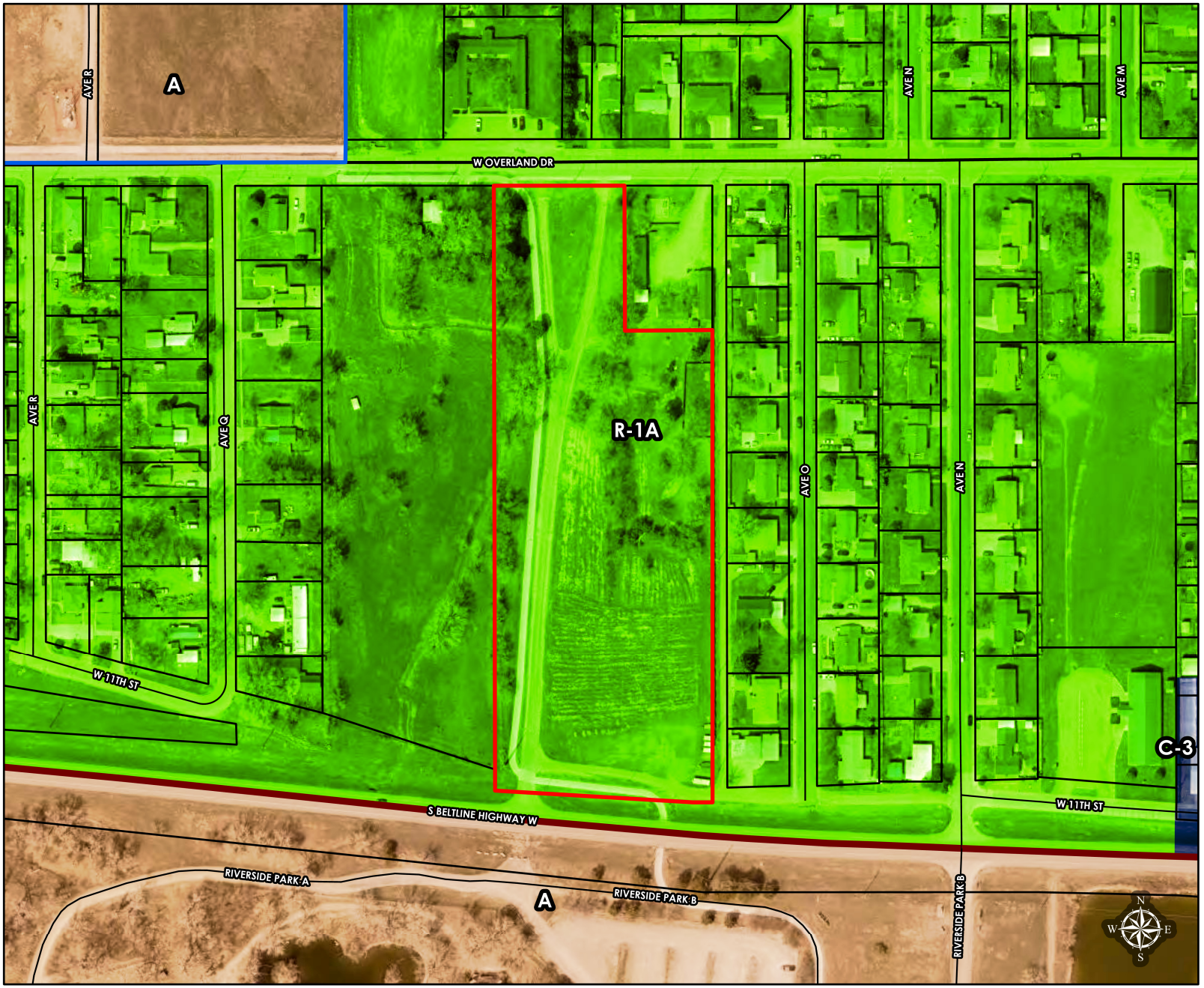
A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 1, Block 1, Parkside Addition commonly identified as 1510 W. Overland by City Council.

City of SCOTTSBLUFF

1510 W Overland Project

Zone change from R-1A to C-3

Zoning Overview



- Property Location(s)

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

Corporate and ETJ Boundaries

- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens
City of Scottsbluff GIS

Created on 5/6/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

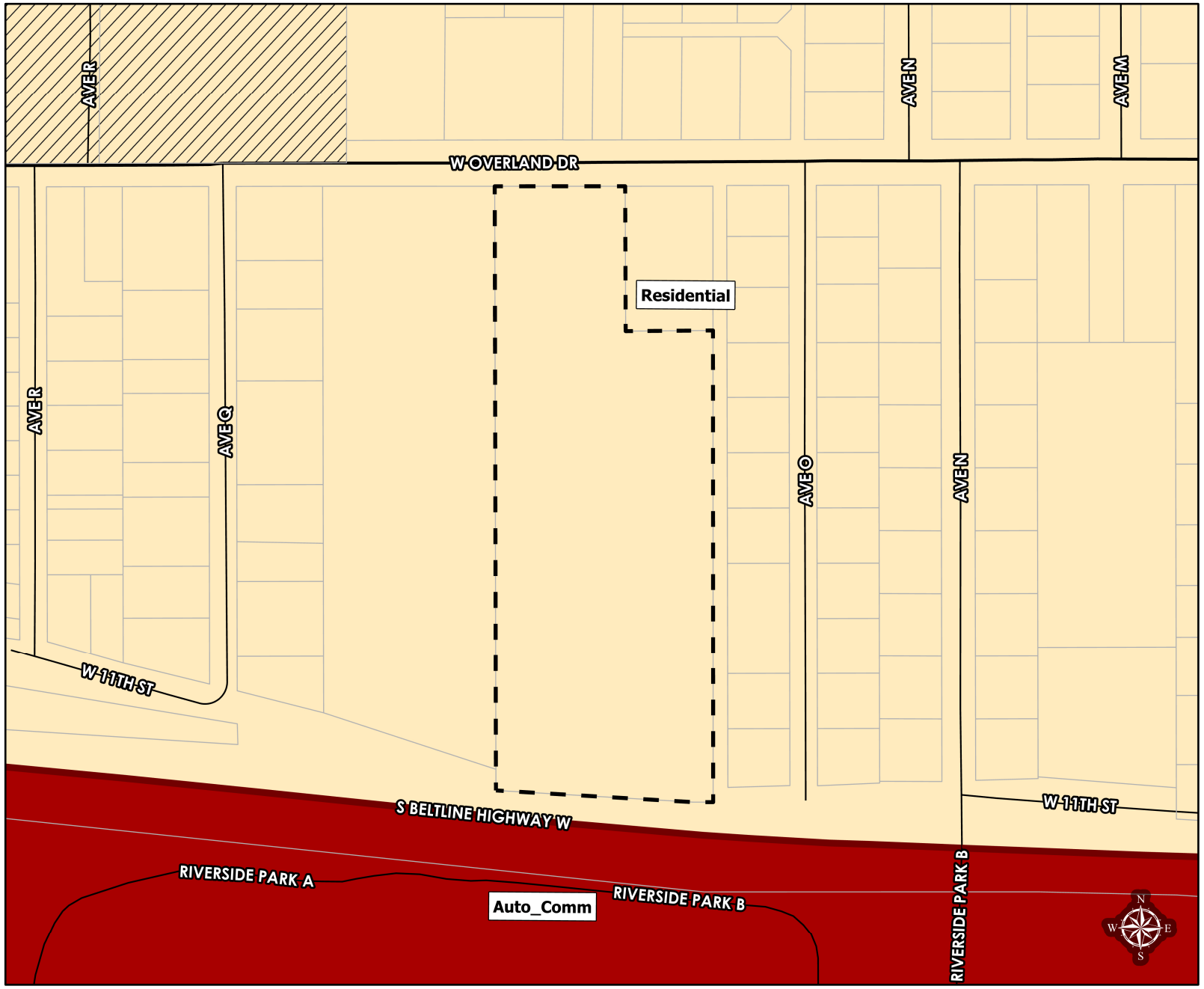
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

City of SCOTTSBLUFF

1510 W Overland Project

Zone change from R-1A to C-3

2016 Comp. Plan Future Land Use Overview



- Proposed Changes
- Parcel Boundaries

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 Surrouding 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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City of Scottsbluff GIS

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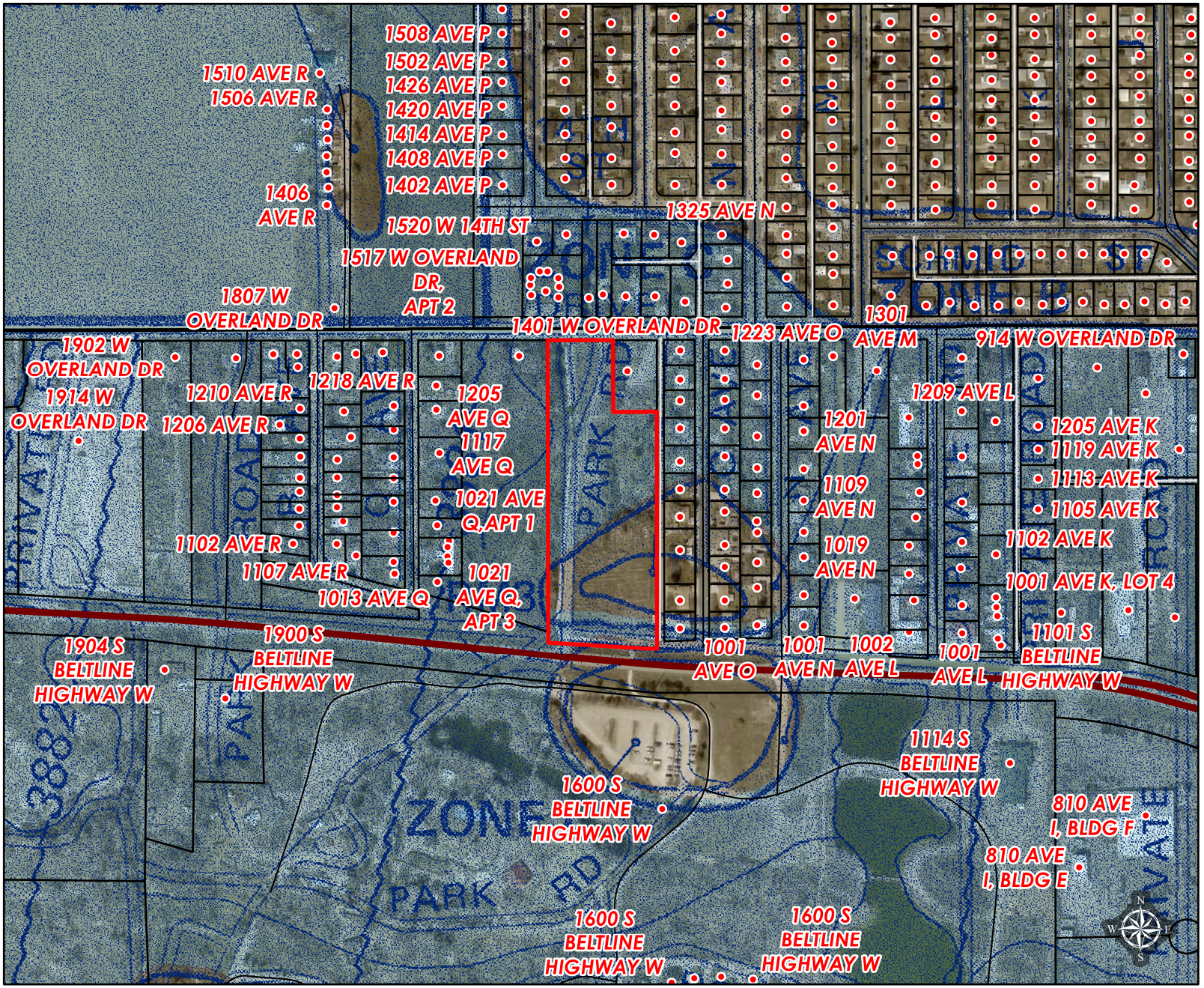
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City of SCOTTSBLUFF
A Place of Opportunity

1510 W Overland Project

Zone change from R-1A to C-3

Floodplain Overview



- Parcels
- Street_Centerlines
  - Highway
  - Main Road
  - Residential/Rural
  - Alley
- Address
- Property Location(s)
- Floodway
- Floodplain

Taylor Stephens
City of Scottsbluff GIS

Created on 5/6/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

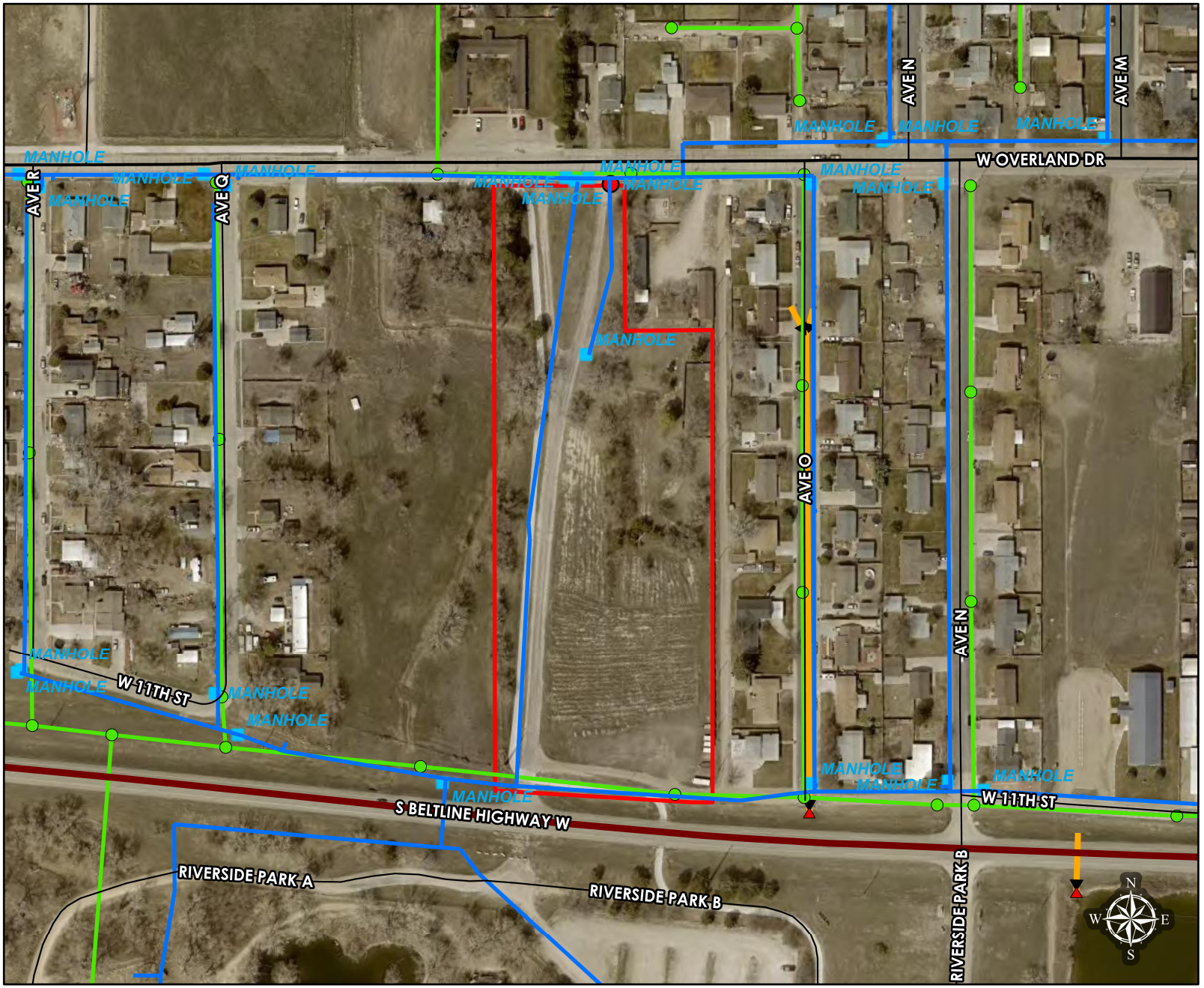
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City of SCOTTSBLUFF

1510 W Overland Project

Zone change from R-1A to C-3

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water_Lines

Taylor Stephens
City of Scottsbluff GIS
Created on 5/6/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

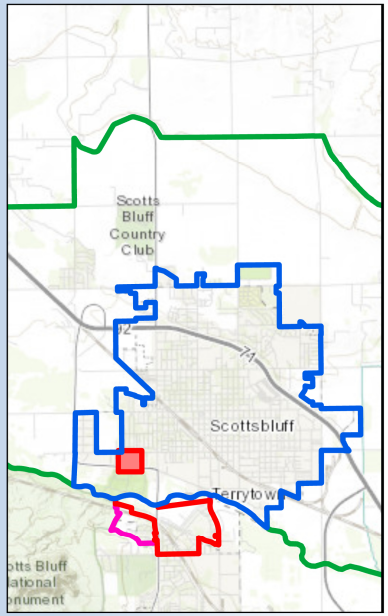
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

1510 W Overland Project

Zone change from R-1A to C-3

Aerial Overview





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Address

Taylor Stephens
City of Scottsbluff GIS

Created on 5/6/2025
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, Nebraska

Monday, May 12, 2025
Regular Meeting

Item 7.D

Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Lots 2A & 4A, Block 2, Clemens-Reinhardt Subdivision, commonly identified land south of W. 36th Street and west of the Scottsbluff Drain (Parcels 010355065, 010355073, and 010355081).

Staff Contact:

City of Scottsbluff
Subdivision Application

Permit Identifier 2025-50SD

Type: Preliminary Plat

Applicant Name	Todd Krell	Applicant Address	223 Willow Street Fort Collins, Colorado 80524
Applicant Email	tkrell@f-w.com	Applicant Phone	9704433065
Contact Name	Todd Krell	Contact Address	223 Willow Street, Fort Collins CO 80524
Conact Email	tkrell@f-w.com	Contact Phone	9704847477

Subdivision Information

Proposed Name of Subdivision Les Schwab Tire Center

General Location/Address

Legal Description LT 2, BLK 2, CLEMENS-REINHARDT SUB (1.15AC)

Current Zoning District(s) C-3

Total Area (square feet or acre) 2.15

Number of Past Replat/Plat Amendments Unsure

Describe the reason for the subdivision

City of Scottsbluff
Subdivision Application

Permit Identifier 2025-49SD

Type: Final Plat

Applicant Name	Todd Krell	Applicant Address	223 Willow Street
Applicant Email	tkrell@f-w.com	Applicant Phone	9704847477
Contact Name	Todd Krell	Contact Address	223 Willow Street, Fort Collins CO 80524
Conact Email	tkrell@f-w.com	Contact Phone	9704847477

Subdivision Information

Proposed Name of Subdivision Les Schwab Tire Center

General Location/Address West 36th Street and Highway 71

Legal Description LT 2, BLK 2, CLEMENS-REINHARDT SUB (1.15AC)

Current Zoning District(s) C-3

Total Area (square feet or acre) 2.15

Number of Past Replat/Plat Amendments Unsure

Describe the reason for the subdivision

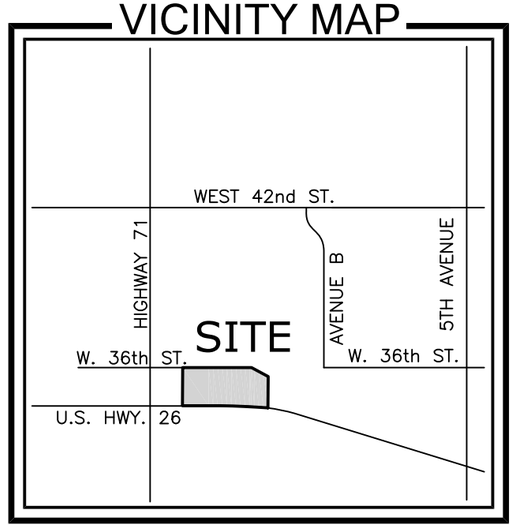
Les Schwab tires is developing a new store across two of the lots in the existing subdivision. The replat will eliminate the currently platted lot line between the lots where the building will lie.

LEGAL DESCRIPTION:

Lots 2A and 4A, Block 2, Clemens–Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

Containing a calculated area of 141,705 square feet (3.253099 acres), more or less.

VICINITY MAP

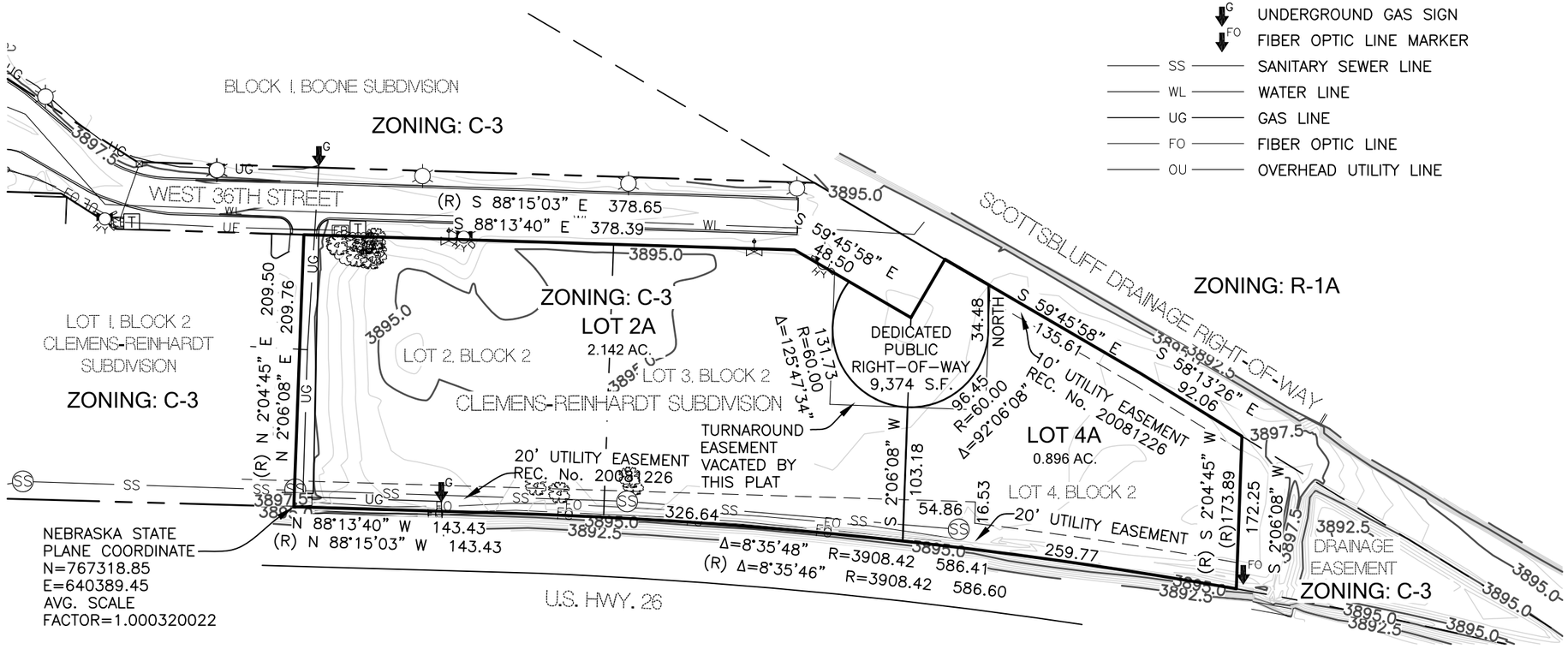


LINE/SYMBOL LEGEND

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- ELECTRIC TRANSFORMER
- COMMUNICATIONS PEDESTAL/CABINET
- UTILITY POLE
- UNDERGROUND GAS SIGN
- FIBER OPTIC LINE MARKER
- SS — SANITARY SEWER LINE
- WL — WATER LINE
- UG — GAS LINE
- FO — FIBER OPTIC LINE
- OU — OVERHEAD UTILITY LINE

PROPERTY OWNER:

Krishna Management, Inc.
PO Box 1127
Laramie, WY 82073



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PRELIMINARY PLAT

LOTS 2A AND 4A, BLOCK 2, CLEMENS-REINHARDT SUBDIVISION,
CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

PROJECT NO.	24246
DATE:	MAY 6, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	1 OF 1

NW COR., SEC. 14
FOUND 1" SURVEY MARKER SPIKE FLUSH WITH PAVEMENT
SE TO 77.18 TO SPIKE IN POWER POLE
SW TO 70.26 TO SPIKE IN POWER POLE
NE TO 69.25 TO SPIKE IN POWER POLE
NW 66.74 TO CENTER OF MANHOLE

THE MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 4 DIFFER FROM THEIR CALCULATED POSITIONS BY 1.6 TO 13.6 FEET.

BECAUSE THE RECOVERED SECTION MONUMENTS FIT THEIR RECORD POSITIONS SO WELL, THE SURVEYED BOUNDARY (WITH THE EXCEPTION OF THE CURVED PORTION OF U.S. HIGHWAY 26) WAS DETERMINED FROM THE RECORD BEARINGS AND DISTANCES SHOWN ON THE FINAL PLAT.

THE CURVED PORTION OF THE HIGHWAY 26 RIGHT OF WAY WAS DETERMINED BY USING THE MONUMENT AT THE APPARENT SOUTHEAST CORNER OF LOT 4 AND THE CALCULATED POSITION OF THE WEST END OF THE CURVE USING THE RADIAL DISTANCE SHOWN ON THE RECORDED PLAT.

N

● DENOTES FOUND MONUMENT AS NOTED

○ DENOTES SET 1 1/4" ORANGE PLASTIC CAP MARKED "NEBRASKA RLS 615" ON A 5/8"X18" REBAR. TOP OF CAP IS 0.1 ABOVE GROUND

□ DENOTES SET NAIL & 1 1/2" WASHER MARKED "NEBRASKA RLS 615"

BLOCK 1, BOONE SUBDIVISION

WEST 36TH STREET

(R) S 88°15'03" E 378.65
S 88°13'40" E 378.39

S 59°45'58" E
48.50

SCOTTSBLUFF DRAINAGE RIGHT-OF-WAY

HIGHWAY 71

(R) N 2°02'43" E 2675.36
S 2°03'46" W 2675.31

LOT 1, BLOCK 2
CLEMENS-REINHARDT SUBDIVISION

(R) N 2°04'45" E 209.50
N 2°06'08" E 209.76

LOT 2A
2.142 AC.

LOT 2, BLOCK 2

LOT 3, BLOCK 2
CLEMENS-REINHARDT SUBDIVISION

DEDICATED PUBLIC RIGHT-OF-WAY
9,374 S.F.

131.73
R=60.00
Δ=125°47'34"

34.48
NORTH

S 59°45'58" E
135.61

S 58°13'26" E
92.06

10' UTILITY EASEMENT
REC. No. 20081226

96.45
R=60.00
Δ=92°06'08"

TURNAROUND EASEMENT VACATED BY THIS PLAT

LOT 4A
0.896 AC.

S 2°06'08" W
103.18

S 2°04'45" W
(R) 173.89

172.25
S 2°06'08" W

(R) S 88°15'03" E
63.02
64.54
S 87°37'12" E

(R) S 88°15'03" E
S 88°23'38" E
239.00
237.50

20' UTILITY EASEMENT
REC. No. 20081226

N 88°13'40" W 143.43
(R) N 88°15'03" W 143.43

326.64

LOT 4, BLOCK 2

54.86

16.53

20' UTILITY EASEMENT

259.77

Δ=8°35'48" R=3908.42 586.41
(R) Δ=8°35'46" R=3908.42 586.60

U.S. HWY. 26

DRAINAGE EASEMENT

S 58°13'26" E
347.78

Δ=5°16'04"
R=3908.42
359.34

RADIAL BEAR.=
S 10°3'54" W

RADIAL BEAR.=
S 14°34'2" W

159.75

FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BAKER & ASSOC. BOSSE LS 603 FLUSH WITH GROUND

APPARENT SE COR. LOT 4
FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BAKER & ASSOC. BOSSE LS 603 FLUSH WITH GROUND AND HELD AS MARKING THE NORTH RIGHT-OF-WAY HWY. 26

W 1/4 COR., SEC. 14
FOUND 1 1/2" ALUM. CAP FLUSH WITH PAVEMENT
ESE TO 58.10 TO SPIKE IN POWER POLE
SE 56.36 TO TOP OF HYDRANT
SSE 54.11 TO X IN SW CORNER OF LIFT STATION
WSW 80.31 TO R.O.W. MARKER

S 88°13'40" E 2650.50
(R) S 88°15'03" E 2650.57

CENTER 1/4, SEC. 14
FOUND 5/8" REBAR IN MANHOLE
NNW TO 35.32 TO SPIKE IN POWER POLE
NE TO 71.19 TO TOP OF HYDRANT
ENE TO 1" PIPE AT BLOCK CORNER
ESE 65.44 TO GATE STEM

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

FINAL PLAT

LOTS 2A AND 4A, BLOCK 2, CLEMENS-REINHARDT SUBDIVISION,
CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

PROJECT NO.	24246
DATE:	MAY 6, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	1 OF 2

LEGAL DESCRIPTION:

Lots 2A and 4A, Block 2, Clemens–Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

Containing a calculated area of 141,705 square feet (3.253099 acres), more or less.

OWNERS STATEMENT:

The undersigned, owner of the real estate described hereon and shown on the accompanying plat, has caused such real estate to be platted as: Lots 2A and 3A, Block 2, Clemens–Reinhardt Subdivision.

The rights–of–way and easements shown on this plat are hereby dedicated to the use and benefit of the public.

Krishna Management Inc, a Wyoming corporation

By: _____
Manmohan Patel, its CEO and President

ACKNOWLEDGEMENT:

STATE OF _____ } SS
COUNTY OF _____

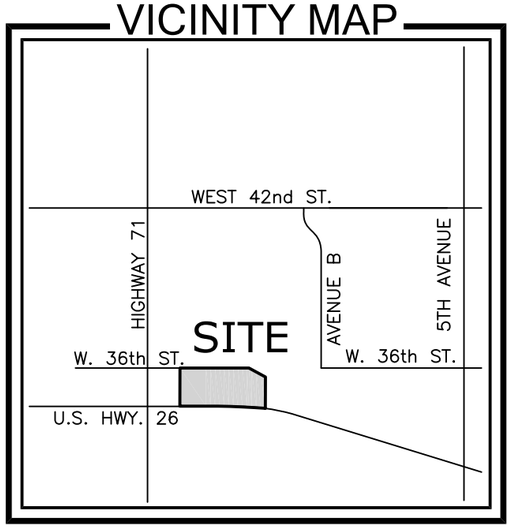
Before me. a Notary Public, qualified and acting in said County, personally came Manmohan Patel, CEO and President of Krishna Management, Inc. a Wyoming corporation, known to me to be the identical person who signed the foregoing "Owners Statement and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____ , 20___.

_____

My Commission expires _____ Notary Public
_____

VICINITY MAP



SURVEYOR'S CERTIFICATE:

The undersigned Professional Land Surveyor licensed in the State of Nebraska, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the applicable standards of practice have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

_____ _____
Mark S. Johannes Date
Nebraska Professional Land Surveyor No. 615
For and on behalf of Compass Surveying & Mapping, LLC

CITY APPROVALS

The foregoing Lots 2A and 3A, Block 2, Clemens–Reinhardt Subdivision was approved by the Mator and City Council of the City of Scottsbluff, Nebraska by Resolution passed this _____ day of _____ , 20___ .

By: _____
Betsy Vidlak, Mayor

Attested: _____
Kimberley Wright, City Clerk

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
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FINAL PLAT

LOTS 2A AND 3A, BLOCK 2, CLEMENS-REINHARDT SUBDIVISION,
CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

PROJECT NO.	24246
DATE:	MAY 6, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	2 OF 2

Zachary Glaubius
Development Services Director
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Subject: **Permission to Apply for Replat**

Dear Mr. Glaubius:

Krishna Management Inc., the owner of the property located within the City of Scottsbluff, Nebraska, hereby grants permission to **CenterPointe** and their consultant, **Farnsworth Group**, to apply for and pursue a **replat** of the property on our behalf.

This authorization includes the submission of all necessary applications, plans, and documentation required by the City of Scottsbluff for review and processing of the proposed replat.

Should you require any further information or documentation, please feel free to contact us directly.

Sincerely,

Shivam Patel
Acquisitions & Development
Krishna Management Inc.
Shivam.patel@kmiwy.com
(307)-399-0020

Farnsworth GROUP

223 Willow Street
Fort Collins, CO 80524
p 970-484-7477

www.f-w.com

March 13, 2025

Re: Conditions of Approval Memorandum, Les Schwab Store – City of Scottsbluff NE

The purpose of this letter is to confirm compliance with the conditions of approval for the proposed public street turnaround (cul-de-sac) required by City ordinance for the Les Schwab project. The conditions, in general, are to confirm that using a turnaround instead of a through street will not impact the following:

- Vehicular traffic and specifically the level of service for the intersection of West 36th Street and Avenue 1 (the main intersection serving the overall development)
- Emergency Vehicle Response time
- Pedestrian access to public bus routes
- Travel distance for police response.
- Utility systems, drainage, and access to open spaces
- Solid waste vehicle access and routes
- Fire Protection

Below is a summary of expected affects for each of the 7 conditions listed above:

1. According to the institute for traffic engineering (ITE) manual the AM/PM peak hour trips for the proposed tire store (code item 848) are 25 (AM) and 36 (PM). The site is with the "Heavy Commercial" zone district. The peak hour trips listed are not anticipated to be more than zoning allows for two lots combined. No master traffic study for the overall development was provided for comparison.
2. Ambulance vehicles responding from 422 E. South Beltline Highway and Police and Fire responding form 1801 Avenue B would both use Highway 26 to travel to the main entrance to the development and then to the site. Having a through local road connection to the east would not significantly reduce travel time due to speed limits on the highway being higher.
3. A bus stop is located to the east within a ¼ mile of the site for pedestrian access. Existing roads to the bus stop are already established, the turnaround is in the opposite direction.
4. See response to condition 2 above.
5. Utility service for water, sanitary, electric, gas and communications are already in place adjacent to the site. There are no designated open space areas within the overall development and within proximity to the site.
6. Solid waste vehicles will be able to navigate the turnaround. The turnaround was designed for fire trucks which are larger, and therefore the turnaround is overdesigned for a typical solid waste vehicle.

7. There are existing fire hydrants immediately adjacent the proposed new store location. The building will have an automatic fire suppression system (sprinklers). The internal fire sprinkler design will be submitted along with the building drawings for review by the city.

The proposed design for the extension of 36th street and turnaround will not have any significant adverse effects to the required conditions set forth by the applicable City ordinance.

Sincerely

Farnsworth Group,



Todd Krell

Engineering Manager

CONTRACT FOR PUBLIC IMPROVEMENTS

This Contract for Public Improvements ("Agreement") is made this _____ day of _____, 2025, between **City of Scottsbluff, Nebraska**, a Municipal Corporation, hereafter called "**City"**, and **SFP-E, LLC**, an Oregon limited liability company hereafter called "Developer".

RECITALS

1. Developer intends to develop the real estate described as follows:

[Lot 2, Clemens-Reinhardt Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska recorded _____ as Document Number _____]

This real estate will hereafter be referred to herein as the "Developer Tract").

2. Developer has previously been granted approval by the City for a tentative plat for the Developer Tract. Before final plat approval can be granted by the City, the City requires that certain Improvements [on and adjacent to the Developer Tract] (more fully set forth below) are to be constructed by the Developer pursuant to the Scottsbluff Municipal Code. The parties desire to memorialize their agreement with respect to the construction of these Improvements. For that purpose, Developer desires to bind itself and its successors in interest to construct the Improvements in accordance with the Scottsbluff Municipal Code as hereinafter provided.

AGREEMENTS OF THE PARTIES

In consideration of the mutual promises of the parties, it is agreed as follows:

3. By [_____] Developer shall cause to be constructed, all in accordance with the plans and specifications to be approved by the City, which approval will not be unreasonably withheld, the following:

[Improvements will include an extension of 36th Street terminating in a cul-de-sac, new storm sewer utilities, sidewalks, curb and gutter, street trees, landscaping and irrigation] (the "Improvements").

The parties recite their understanding that the quantities described above may change when the final plans and specifications are approved. The cost of these Improvements shall be paid by the Developer.

4. All Improvements described in this Agreement shall be constructed in accordance with plans and specifications approved by the City and in accordance with all ordinances and

codes adopted by the City. Upon completion of the Improvements (but no later than twenty (20) days after completion), the City shall perform an inspection. If all work is found to be satisfactory, the City shall issue a written acceptance of the completed Improvements. All of the public Improvements constructed by Developer shall become the property of the City immediately upon acceptance of the Improvements by the City Council. Developer warrants such Improvements for a period of one year from the date of the acceptance of the Improvements at which time the City shall issue a written document certifying Developer's completion of the foregoing warranty and this Agreement shall terminate and expire without the need of further action by either party.

5. Should Developer fail to construct the Improvements, the City may do so after notice to Developer and a thirty (30) day cure period. Developer shall reimburse the City for all costs expended by the City in constructing such Improvements. All Improvements described in this Agreement shall be constructed in accordance with plans and specifications approved by the City and in accordance with all ordinances and codes adopted by the City. [OPEN – DELETE IF NO SPECIAL ASSESSMENT WILL BE ASSESSED: The City may at its option, assess all or any part of the unreimbursed cost of the Improvements against the properties benefitted by the Improvements. When any installment of special assessments is unpaid for a period of six (6) months after the same is delinquent, the City may mail written notice to Developer of that fact and demand that Developer pay such installment. If Developer fails to do so within thirty (30) days after such notice is mailed, the City may proceed by appropriate action to enforce Developer's liability as described in this paragraph. In any such action the City shall not be limited to the installments which are currently due but shall be entitled to collect the entire cost of the Improvements, plus interest, less sums previously paid. Any forbearance by the City to exercise any right granted to it in this contract shall not be considered a waiver of the City's rights. Any notice under this paragraph shall be deemed properly sent if sent by certified U.S. mail, postage prepaid, to Developer at the following address:

[Developer address]

6. To secure Developer's liability, Developer agrees to provide security consistent with the policies established by the City. The estimated cost of the Improvements contemplated by Developer are agreed to be $_____. The parties recite their understanding that this is an estimate only and that the actual cost of the Improvements may differ from the estimate. The security furnished by Developer will be in the amount of the actual cost of the Improvements. It is contemplated that Developer will enter into a contract for the construction of the Improvements. The actual cost of the Improvements will be determined by the provisions of such contract. If the security furnished by Developer is a bond or letter of credit, the bond or letter of credit shall provide that upon demand by the City, the City shall be paid all sums which the City is entitled to collect from Developer under this Agreement. If the sums collected by the City under the bond or letter of credit are not sufficient to satisfy Developer's liability to the City, Developer will remain liable for the balance. The City may, at its option, assess all or any part of

the amounts owed for the Improvements described in paragraph 3 hereof and not covered by the bond or letter of credit and not paid for by Developer.

7. [Developer agrees to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve _____. This paragraph will not be deemed a waiver of Developer's right to contest the extent to which it is benefitted by such special improvement district, or to contest the amount of any assessments levied against the Developer's property.]

8. This Agreement shall bind, in addition to the parties, the successors and assigns of the respective parties.

9. This agreement contains the entire agreement to which it relates and supersedes any prior written or verbal agreements or representations.

The parties agree to execute a Memorandum of Agreement suitable for filing in the Office of the Register of Deeds of Scotts Bluff County, Nebraska, to give notice of the fact that this Agreement has been executed and when this Agreement shall expire. Developer shall reimburse the City for the costs of filing this Memorandum of Agreement.

IN WITNESS WHEREOF, the parties have set their hands the day and year first herein written.

CITY OF SCOTTSBLUFF, NEBRASKA

y_____
Mayor

Dated_____

Attest:

_____
City Clerk

Developer

SFP-E, LLC, an Oregon limited liability company

DRAFT

By:_____
Name: _____
Title: _____
Dated_____

DRAFT

Public Improvements - Engineer's Opinion of Costs
Scottsbluff NE - Les Schwab Tire Center

SF=Square Feet LF=Linear Feet SY=Square Yard EA=Each LS=Lump Sum

unit costs for materials only, complete in place

Landscaping in ROW
(and associated with residential projects)

Description	Unit	Quantity	Unit Cost	Total Cost
Trees - *Specify Species and Size*				
Large (Shade) Trees	EA	10	$1,000.00	$10,000.00
Ground Covers - *Sod, Mulch, Rock, etc.*				
Fescue Sod	SY	451	$27.00	$12,177.00
Grass Seed	SY	217	$10.00	$2,170.00
Irrigation System - *does not need to be itemized*				
Irrigation System	SF	4059	$4.00	$16,236.00
			Subtotal	$40,583.00

Utilities in ROW

Description	Unit	Quantity	Unit Cost	Total Cost
Storm Sewer	LF	90	$110.50	$9,945.00
Storm Inlet	EA	2	$5,800.00	$11,600.00
Storm Manhole	EA	2	$5,800.00	$11,600.00
			Subtotal	$33,145.00

General Site Work in ROW

Description	Unit	Quantity	Unit Cost	Total Cost
Sidewalk	SF	3,048	$15.00	$45,720.00
Curb and Gutter	LF	465	$18.00	$8,370.00
Concrete Pavement	SF	9,450	$15.50	$146,475.00
Cross Pans	SY	89	$138.00	$12,282.00
			Subtotal	$212,847.00

Accessibility in ROW

Description	Unit	Quantity	Unit Cost	Total Cost
Curb Ramps w/ Truncated Domes	EA	5	$1,500.00	$7,500.00
			Subtotal	$7,500.00

Public ECE Total

Landscape Subtotal	$40,583.00
Utility Subtotal	$33,145.00
General Site Work Subtotal	$212,847.00
Accessibility Subtotal	$7,500.00
	$294,075.00
Contingency (5%)	$14,703.75
TOTAL PUBLIC ECE*	**$308,778.75**

*Collateral Amount per Developer Agreement

X_____
Applicant Engineer's Signature and Date

X_____
Applicant Engineer's Name Printed

X_____
City Engineer's Signature and Date

X_____
City Engineer's Name Printed

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 6, 2025 **For Hearing of:** May 12, 2025

I. **GENERAL INFORMATION**

A. **Applicant:** Farnsworth Group – Todd Krell
223 Willow Street
Fort Collins, CO 80435

B. **Property Owner:** Krishna Management, Inc
PO Box 1127
Laramie, WY 82073

C. **Proposal:** Preliminary and Final Plats of Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision

D. **Legal Description:** Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision

E. **Location:** W. 36 Street and the Scotts Bluff Drain - northeast of the intersection of Avenue I and US Highway 26

F. **Existing Zoning & Land Use:** C-3 Heavy Commercial

G. **Future Land Use Designation:** Highway 26 Commercial

H. **Size of Site:** Approximately 3.04 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 and Highway 26 Commercial	R-1A Single Family Residential and C-3 Heavy Commercial	Vacant land and Scottsbluff Drain
East	Residential and Highway 26 Commercial	R-1A Single Family Residential and C-3 Heavy Commercial	Scottsbluff Drain
South	Residential	R-4 Heavy Density Multi-Family Residential	Highway 26, Vacant Land, Apartment Complex
West	Highway 26 Commercial	C-3 Heavy Commercial	Chili's

B. Relevant Case History

1. The Final Plat for Lots 1-4, Block 2, Clemens-Reinhardt Subdivision was approved on March 3, 2008.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan shows the property as Highway 26 Commercial.

B. Traffic & Access:

1. Lots 2A and 4A are accessible via W 36th Street.
2. Sidewalks will be constructed along the two lots.
3. A cul-de-sac will be constructed as part of the Contract for Public Improvements required for this plat.

C. Utilities

1. A water main is located in the right-of-way of W. 36th Street.
2. A sewer main is located in a utility easement on the south edge of the properties.
3. A private stormwater retention pond is located east of Lot 4A. This pond serves the subdivision.
4. Stormwater from W. 36th Street will drain into the Scottsbluff Drain.

IV. STAFF COMMENTS

A. A letter from the current property owner, Krishna Management Inc., is included. KMI has granted permission to CenterPointe and Farnsworth Group to submit and pursue the replat.

B. A cul de sac (turnaround) is required by code. While 21-1-18 does not allow a turnaround easement on a dead-end street exceeding 400 feet, the 1996 Standards and Specifications for the Design and Construction of Public Improvements Section 502.5 provides an exemption on the maximum length based on the following criteria:

a. Intersection vehicular traffic capacity
b. Emergency vehicle response time
c. Pedestrian trip to public bus routes
d. Travel distance for service and patrol vehicles.
e. Utility systems, drainage, and open space access
f. Solid waste collection vehicles
g. Fire Protection

C. The project engineering firm, Farnsworth Group, submitted a letter which explain how the above criteria is met.

D. Due to the existing W. 36th Street not being built to Chapter 21 required widths, the extension will match the existing street.

E. The existing turnaround easement will be vacated and most of it will be dedicated as public right-of-way.

F. An access easement will be granted to Chili's due to their driveway being split along the property line.

G. A draft contract for public improvements is included.

a. Required public improvements are:

i. Extension of W. 36th Street and Cul-de-sac

1. Curb, gutter, and sidewalk

ii. Stormwater Main

iii. Landscaping

b. The contract will be assigned to KMI and its successors.

H. Staff has requested an agreement be created and recorded which permits stormwater runoff from Lot 1 (Chili's) travel across Lots 2A and 4A to the stormwater retention easement in the far east of the subdivision.

V. FINDINGS OF FACT

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

1. W. 36th Street will be brought into conformance with Chapter 21 with the construction of the cul-de-sac

2. The C-3 District does not require a minimum lot size.

3. The access easement will address the issue of the Chili's driveway being partially located on Lot 2A.

4. The property will not change zoning districts, and therefore remains aligned with the Comprehensive Plan.

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

1. None

VI. STAFF RECCOMENDATION

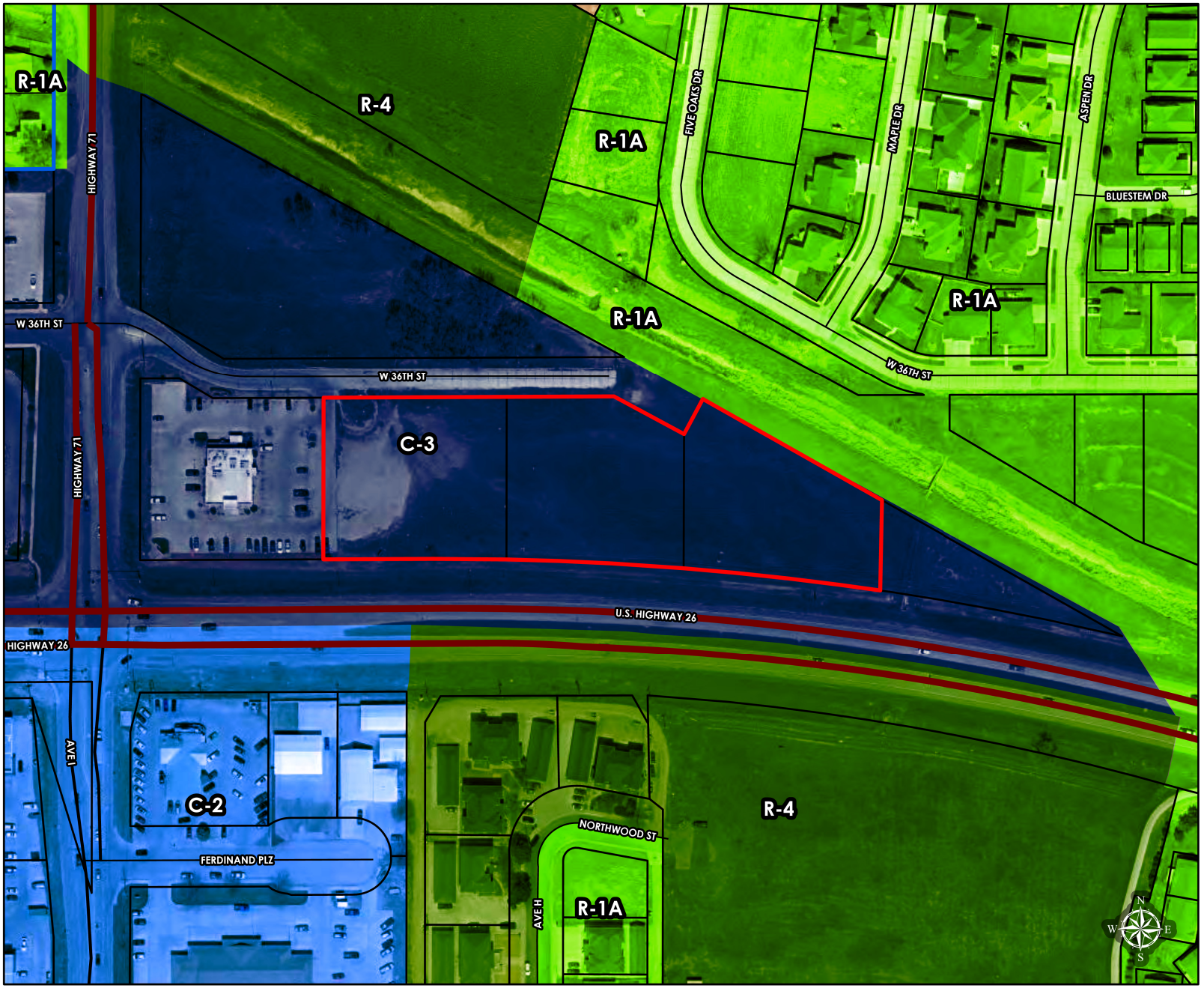
A. Staff recommends Planning Commission recommend the approval of the Preliminary and Final Plat of Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision to City Council on the following conditions:

i. City Council finds the contract for public improvements acceptable.

ii. The access easement for Lot 1, Block 2, Clemens-Reinhardt Subdivision is dedicated.

Clemens-Reinhardt Replat

Zoning Overview



Property Location(s)

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

Corporate and ETJ Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

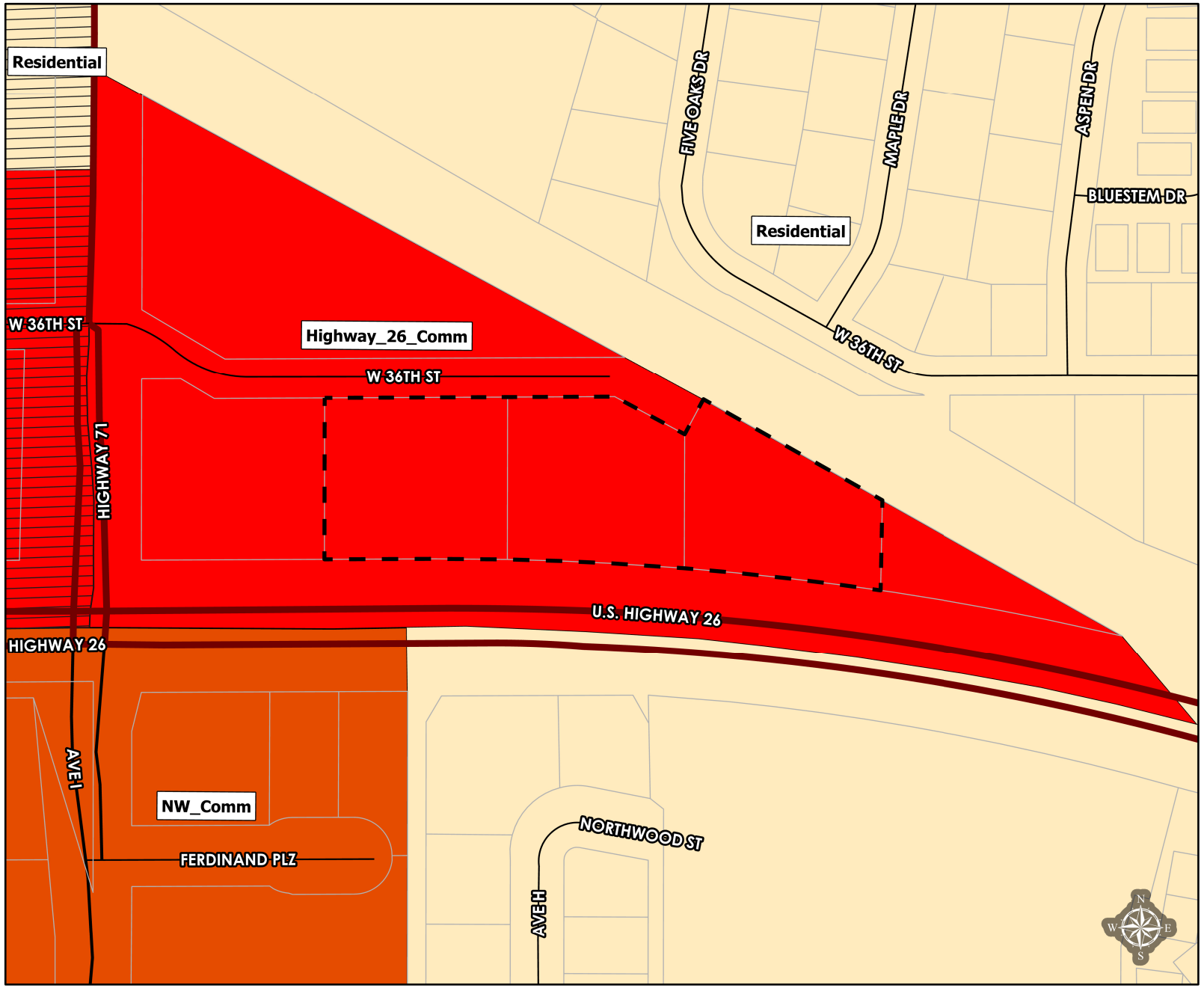
Taylor Stephens
City of Scottsbluff GIS

Created on 5/5/2025
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.

Clemens-Reinhardt Replat

2016 Comp. Plan Future Land Use Overview



- Proposed Changes
- Parcel Boundaries

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 Surrouding 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)

Taylor Stephens
City of Scottsbluff GIS

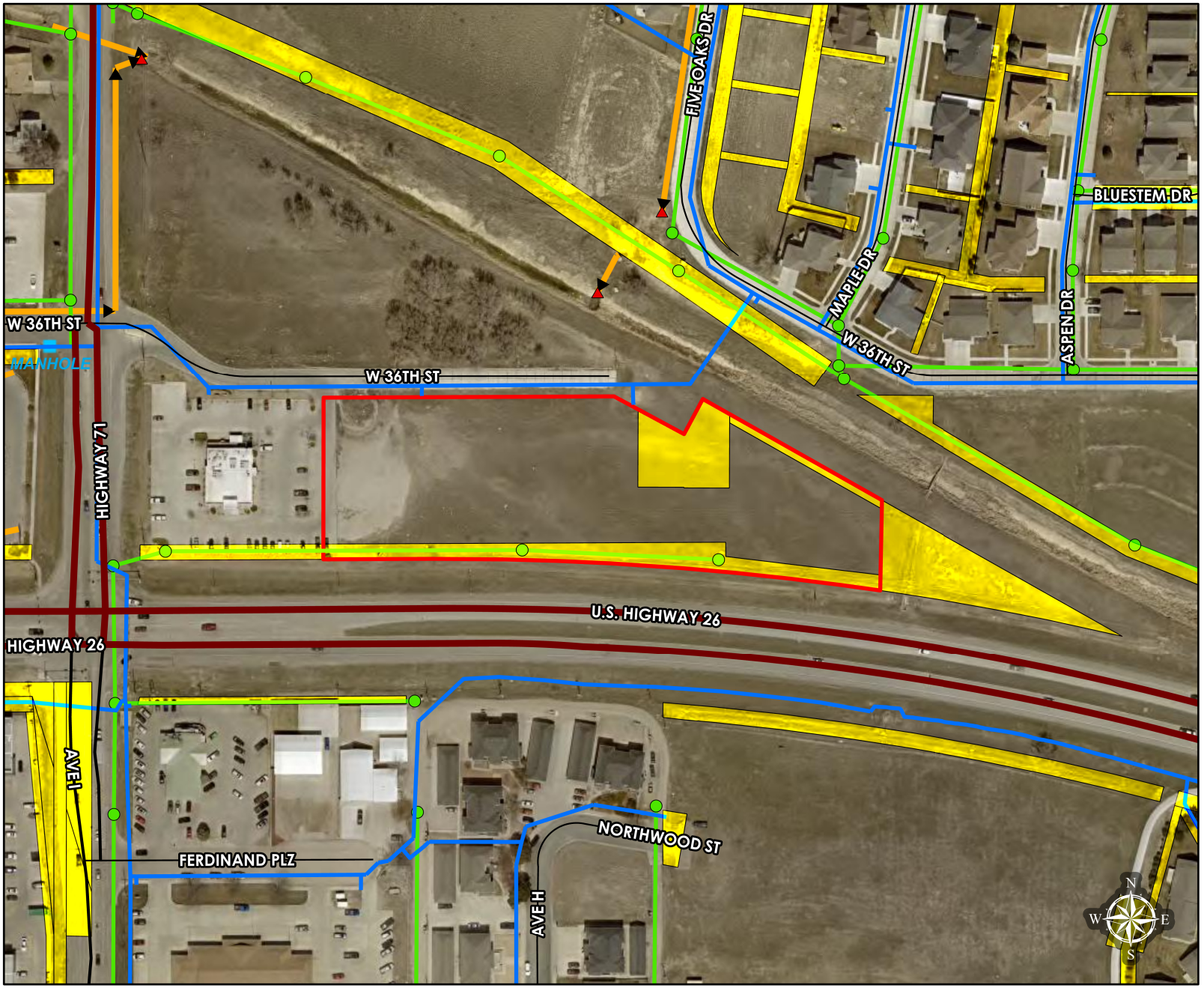
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City of SCOTTSBLUFF

Clemens-Reinhardt Replat

Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water_Lines
- Easements

Taylor Stephens
City of Scottsbluff GIS

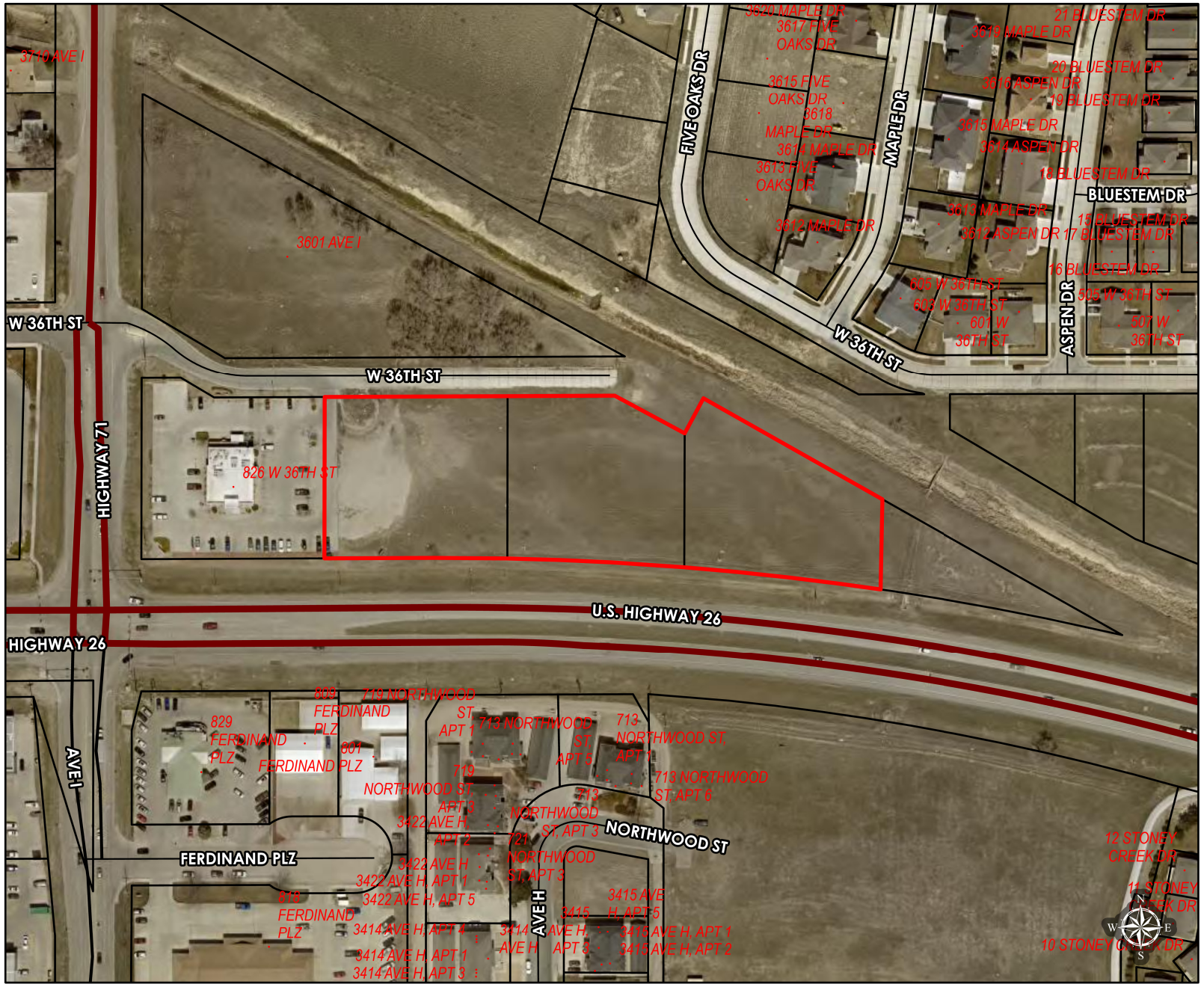
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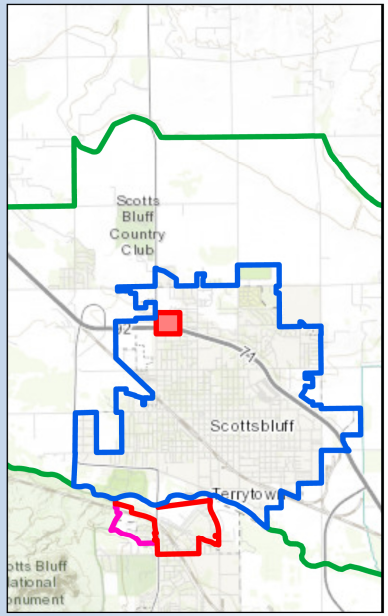
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City of SCOTTSBLUFF

Clemens-Reinhardt Replat

Aerial Overview





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Address

Taylor Stephens
City of Scottsbluff GIS
Created on 5/5/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
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