



CITY OF SCOTTSBLUFF
Council Chambers, Scottsbluff City Hall
2525 Circle Drive
PLANNING COMMISSION AGENDA
Monday, November 14, 2022
6:00 PM

- 1. Roll Call:**
- 2. Nebraska open Meetings Act:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.
- 3. Notice of Changes in the Agenda by the City Manager:** Additions may not be made to this agenda less than 24-hours before the beginning of the meeting unless added under item 4 of this agenda.
- 4. Citizens with Items not Scheduled on the Regular Agenda:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 5. Approval of the Planning Commission Minutes From:**
 - A October 10, 2022 Regular Meeting**
- 6. New Business :**
 - A Planning Commission to conduct a Public Hearing to consider and take action on a Special Use Permit Application by Mesner Development Co. for townhomes at Lots 1 through 5, Block 6, Northeast Second Addition**
 - B Planning Commission to conduct a Public Hearing to consider and take action on a Special Use Permit Application by Transwest Inc. for Auto Sales and Service at 1515 E. 20th Street**
- 7. Officer Election:**
 - A 2022-2023 Officer Elections**
Remove from Table and Conduct Elections for Chairperson and Vice-Chairperson
- 8. Staff Reports:**
 - A (Informational Only)**
- 9. Other Business:**
 - A Planning Commission to discuss Community Surveys**
 - B Planning Commission to welcome new members**
Kendall Palu and Jerry Stricker
- 10. Schedule Meeting:**
 - A Confirm next Meeting Date: December 12, 2022**
- 11. Adjourn**

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



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

City of Scottsbluff, Nebraska
Monday, November 14, 2022
Regular Meeting

Item Appr. Min.1

October 10, 2022 Regular Meeting

Staff Contact: Zachary Glaubius, Planning Administrator

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
October 10, 2022
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, October 10, 2022 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 September 30, 2022. 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 Vice-Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Callen Wayman, Henry Huber, Angie Aguallo, Linda Redfern (Alternate, Quorum present so excused). "Absent": Dana Weber, Jim Zitterkopf, Kendall Palu. City Officials present were Zachary Glaubius, Planning Administrator, Taylor Stephens, GIS Analyst, Stormwater Specialist Leann Sato, and Gary Batt, Code Administrator II, and Logan Lund, Code Administrator I.
- 2 Chairman Dana Weber 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 September 12, 2022 meeting were reviewed. **Conclusion:** a motion was made by Wayman and seconded by Gompert to approve the minutes from September 12, 2022 meeting. "Yeas" Aguallo, Huber, Wayman, Gompert, Estrada "Nays": "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 6 Item 6A: Vice-Chair Estrada opened a public hearing at 6:01 PM regarding a Preliminary Plat & Final Plat of Lots 1 & 2, Block 1, Morgan Subdivision, commonly identified as 209 W. 27th Street. Glaubius stated staff had discovered part of the Hilltop Estates subdivision was rezoned with the other part in 2017. Glaubius stated this is a replat of a two lots into two new lots. Glaubius stated the lots would follow the existing zoning district boundary with the north lot being R-1A and the southern lot being C-2. Glaubius stated code required the landowner to dedicate and install a cul de sac at the current dead end of Avenue C. Glaubius informed the Planning Commission that the developer does not desire to construct the cul de sac at this time, and the City and developer have agreed upon the contract for public improvements included in the packet. Glaubius stated the contract requires the Avenue C cul de sac to be installed prior to a building permit being issued for the northern lot. Glaubius stated a deed of trust is the security for the contract. Glaubius stated staff recommended a positive recommendation on approval of the preliminary and final plat of Morgan Subdivision. Neighboring property owners Greg Kerr and Rita Tecson stated they could not hear Glaubius. Glaubius stated the above information again. Aguallo asked if the only change was the property lines. Glaubius stated that the existing two properties will be replatted as two different properties in addition to the cul de sac dedication. Gompert inquired why the City was requiring the cul de sac. Glaubius stated Municipal Code 21-1-18 requires a turn around to be dedicated as with the proposed replat,

Avenue C will have one end permanently closed. Wayman asked if Avenue C would never connect to 27th Street. Glaubius stated Wayman was correct. Greg Kerr, a nearby property owner, spoke to the Planning Commission. Kerr asked if residential units would be built around the Avenue C cul de sac. Glaubius stated the zoning district around the cul de sac is R-1A Residential, and there is no proposed rezone. Gompert asked if any lots were platted around the cul de sac. Glaubius stated that the developer desired to keep one large lot and let a future developer further subdivide. Kerr asked about the future of the fire hydrant located at the end of Avenue C presently. Glaubius stated the fire hydrant would be relocated. Kerr asked what would happen to Cedar Lane. Glaubius stated Cedar Lane is not a dedicated street and will no longer remain. Kerr stated he and his wife were concerned about Avenue C being a dead end. Gompert asked where the Cedar Lane name came from. Stephens stated it was a private drive for a previous apartment complex. Kerr stated the name of the Apartment Complex as Cedar Lane Village. Rita Tecson, a nearby property owner, spoke to the Planning Commission. Tecson asked how big the lot along Avenue B would be. Glaubius stated the size of the lot in the future is unknown and for time being, it will be part of the larger northern lot. Glaubius stated the minimum lot width for a detached single-family dwelling in the R-1A district is 55 feet. Stephens stated the existing width is 104 feet. Tecson concluded only one lot would fit. Tecson asked if multi-family or two-family dwellings would be permitted there. Glaubius stated both would be permitted as long as the lot meets the minimum width and area requirements of the R-1A zoning district. Tecson asked if there would be any covenants with the subdivision. Glaubius stated that would be up to the landowner. Gompert asked if there would be another Planning Commission meeting if the developer would further subdivide. Glaubius confirmed that another meeting would be necessary to further subdivide. Tecson asked who was responsible for mowing, clearing snow, and taking care of the property. Glaubius stated the property owner is responsible for the maintenance. Tecson stated the City has not done anything about the condition of the property. Glaubius stated he would contact Code Enforcement regarding the matter. Wayman stated it was likely the intent of the landowner to subdivide the land and get a buyer lined up. Tecson stated she was concerned about the current state of the property. Kerr stated a drunk driver drove through the fence at the end of Avenue C and if the City could require the fence to be repaired and the broken bollard by the fire hydrant. Kerr stated there has been significant foot traffic through the broken fence, and he suspects the property is being used for drug trafficking. Glaubius stated he would bring this to the attention of Code Enforcement. Estrada closed the public hearing at 6:13 PM. Estrada asked if the exits to the northern property would be on Avenue D and Avenue B. Glaubius stated either or Avenue C could be used as exits. Glaubius stated the primary exit of the property is presently Avenue D as there is an existing single-family dwelling located on the property along Avenue D. Estrada stated she was concerned about another exit onto Avenue B.

- 7 **Conclusion:** A motion was made by Aguillo and seconded by Wayman to make a positive recommendation on the approval of the preliminary and final plat of Lots 1 and 2, Block 1, Morgan Subdivision. "Yeas" Aguillo, Huber, Wayman "Nays": Gompert, Estrada "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 8 Vice-Chair Estrada introduced Item 6B regarding a Public Hearing to consider the creation of an AEDS situated on a tract of land in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22N, Range 55 West of the 6th PM, commonly identified as 80436 CR 24. Estrada opened the public hearing at 6:16 PM. Glaubius stated the AEDS would be approximately 4.16 acres in size and the reserved land would be approximately 82.8 acres. Glaubius stated the property is zoned agricultural and the future land use map identifies it as rural. Glaubius stated the AEDS meets the 150 feet width along a road as it has a width of 515 feet. Glaubius stated

staff recommends a positive recommendation on the approval of the AEDS at 80436 CR 24. Estrada closed the public hearing at 6:18 PM.

- 9 **Conclusion:** A motion was made by Gompert and seconded by Huber to make a positive recommendation on the approval of AEDS at 80436 CR 24. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 10 Estrada introduced Item 6C regarding a public hearing to consider the Plat Vacation of Lots 2A, 2, and 3a, Block 7, Fairway Estates, commonly identified as 1214 Mockingbird Drive. The public hearing was opened at 6:18. Glaubius stated the landowner wishes to split their property into two lots. Glaubius stated the land has already been replatted twice and due to 21-1-68, the plat must be vacated in order to replate again. Glaubius stated staff recommends a positive recommendation on the approval of the plat vacation. Estrada closed the public hearing at 6:19.
- 11 **Conclusion:** A motion was made by Wayman and seconded by Gompert to make a positive recommendation on the approval Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates. . "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 12 Estrada introduced Item 6D regarding a public hearing to consider the Plat Vacation of Part of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition, commonly identified as 1501 E. Overland Drive. The public hearing was opened at 6:20. Glaubius stated this plat vacation was requested by the Scotts Bluff County Register of Deeds. Glaubius stated this plat vacation is related to the Orphan Motors subdivision and the plat vacation of Lot 1B. Glaubius stated the City is obliging the County's request, and staff recommends a positive recommendation on the approval of the plat vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition. Estrada closed the public hearing at 6:21. Gompert asked why the County requested this for record keeping purposes. Wayman stated this shortens the deed as they can get very long with multiple replats.
- 13 **Conclusion:** A motion was made by Wayman and seconded by Gompert to make a positive recommendation on the approval Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 14 Estrada introduced Item 7A regarding Officer Elections. Wayman stated he would prefer to table the elections until the next meeting when more Planning Commission members are present.
- 15 **Conclusion:** A motion was made by Wayman and seconded by Aguillo to table office elections until the next meeting. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 16 Estrada introduced Item 8A regarding staff reports. Glaubius introduced Code Administrator I Logan Lund. Lund stated he is doing the residential and plumbing code administration.
- 17 Estrada introduced Item 9A regarding Other Business. Glaubius stated the Community Survey discussion would be postponed for the next meeting when Chair Weber is present.
- 18 Estrada introduced Item 10 regarding scheduling the next Planning Commission meeting on November 14, 2022.
- 19 Item 10: Adjournment
- 20 Adjournment: Motion by Aguillo, seconded by Gompert to adjourn the meeting at 6:25 PM. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item New Bus1

Planning Commission to conduct a Public Hearing to consider and take action on a Special Use Permit Application by Mesner Development Co. for townhomes at Lots 1 through 5, Block 6, Northeast Second Addition

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff NE.
Special Use Permit App.

			DO NOT WRITE IN THIS BLOCK	
Date: <u>October 25, 2022</u>				
Address (Location) of requested Special Use: <u>SW Corner of 26th Street and Circle Drive</u>			Permit Number:	
Applicant's Name: <u>Mesner Development Co. - Christopher F. Lenz</u>			Special Use Permit ☐ Approved ☐ Denied	
Applicant's Address: <u>1415 16th St. P.O. Box 335</u>			Date Issued:	
City: <u>Central City</u>	State: <u>NE</u>	Zip: <u>68826</u>	Comp. Plan Land Use: Zone:	
Telephone: <u>308-940-0493 (C)</u>	Mobile:	Email: <u>lenz@mesnerlaw.com</u>	Attached: ☐ Plot Plan ☐ Legal Description (in word) ☐ \$100.00 filing fee ☐ \$250.00 for PUD (planned unit dev) ☐ \$3.00 per property owner within 300-feet ☐ Receipt # _____	
Property Owner: <u>Mesner Development Co. - Christopher F. Lenz</u>				
Property Owner's Address: <u>(same as above)</u>				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Description of the nature of the use for which the Special Use Permit is requested (Why and What): <u>To begin construction of Four Townhome Duplexes (8 units) prior to the start of winter, to be sold under the Rural Workforce Housing Fund in Scottsbluff. Administrative Replat has begun with the assistance of M.C. Schaff or Assoc.</u>				
Legal Description: <u>Lots One(1), Two(2), Three(3), Four(4) and Lot Five(5), Block Six(6), Northeast ^{second} Addition to the City of Scottsbluff, Nebraska, Scotts Bluff County, Nebraska.</u>				
Zoning Ordinance Section pertaining to Special Use Permit:				
Please attach the following: ☒ Copy of Plot Plan (showing property lines, dimensions, existing structures, proposed structures, easements, etc..) ☒ Legal Description on a CD/Disk (in Word) ☒ \$100.00 filing fee				
I, the undersigned, hereby certify that I agree to be bound by all requirements of the ordinances of the City of Scottsbluff and any other conditions that may be place concerning the use for which a Special Permit is requested. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Property Owner(s) of Record: <u>Mesner Development Co.</u> <u>by Christopher F. Lenz</u>			Date: <u>10/25/2022</u>	
Applicant's Signature: <u>Mesner Development Co.</u> <u>by Christopher F. Lenz</u>			Date: <u>10/25/2022</u>	
Remarks: (Insert here any information not covered above) <u>by Christopher F. Lenz</u>				

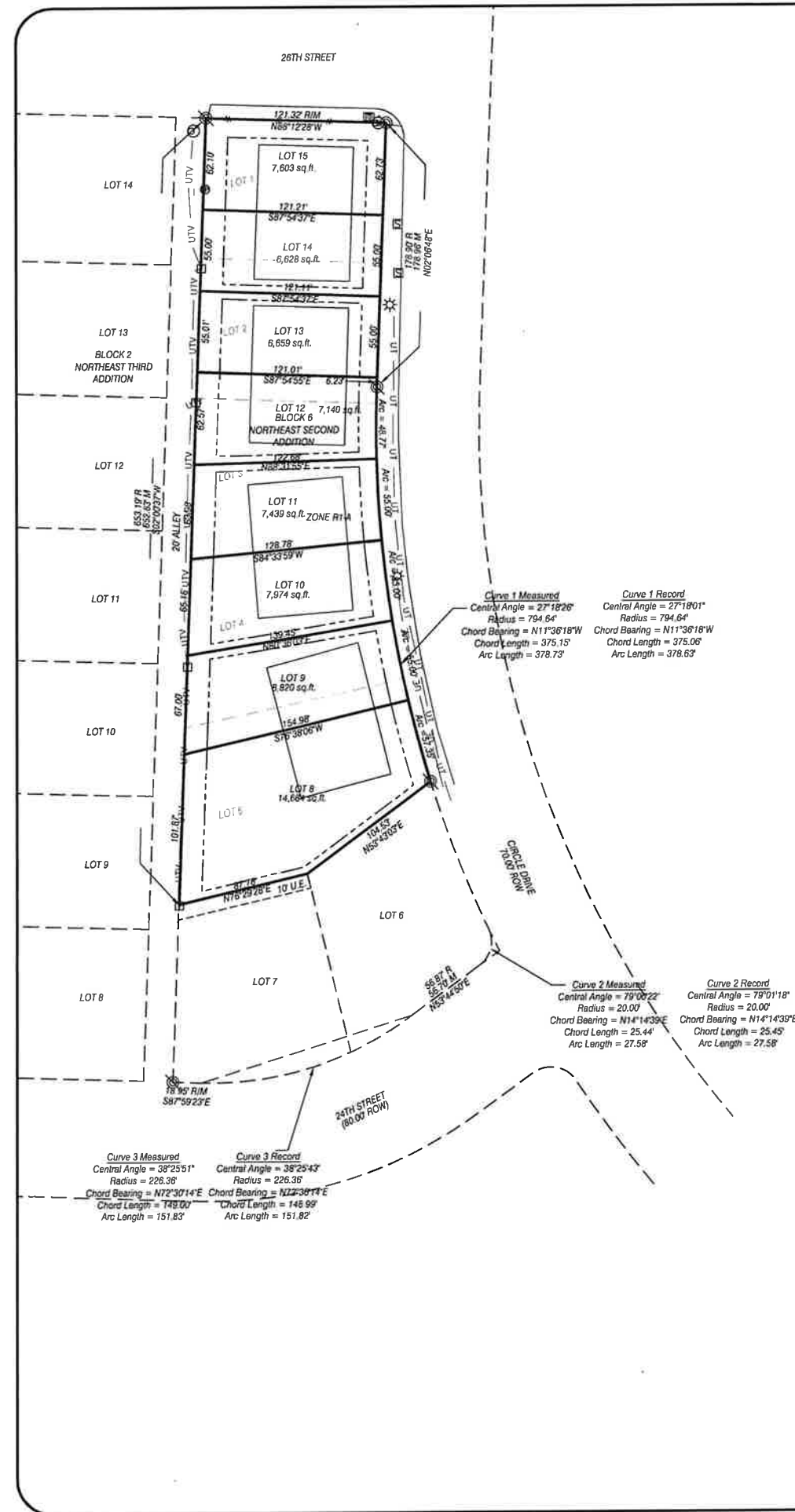
Mesner Development Co.

Circle Drive Townhomes

Address: SW Corner of 26th Street and Circle Drive

Legal Description:

Lots One (1), Two (2), Three (3) Four (4) and Lot Five (5), Block Six (6), Northeast Second Addition to the City of Scottsbluff, Nebraska, Scotts Bluff County, Nebraska.



- GENERAL NOTES:
1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
 2. Zoning Information: The Building Setback requirements as per zoning designation is as follows:

LOTS 8 THROUGH 15
SETBACK REQUIREMENTS FOR ZONE R-1A (SINGLE FAMILY DWELLING):

Front yard setback - 12' to house
20' to garage
7' to porch
Rear yard setback - 15' to house
10' to deck
Interior side yard setback - 5'
Side street setback - 12.5', to garage - 20'
The maximum height of building allowed - 35 feet
(source: Scottsbluff Municipal Code Section 25-3-3)
 3. Flood Plain Information: Zone B, as shown on FIRM Map, Community Panel 310206-0005C, effective date June 15, 1979.
- Zone B refers to areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.

PROPOSED LOTS
LOTS 8 THROUGH 15, BLOCK 6,
NORTHEAST SECOND ADDITION
A REPLAT OF LOTS 1 THROUGH 5, BLOCK 6,
NORTHEAST SECOND ADDITION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

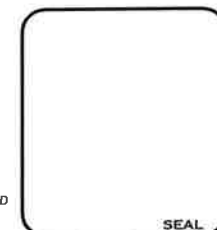
M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-636-1926 FAX: 308-636-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: PROPOSED LOTS 8-15
NORTHEAST SECOND
ADDITION TO
SCOTTSBLUFF, NE

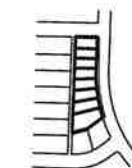
CLIENT: MESNER DEVELOPMENT

PROJECT NUMBER:
RM220301-00
PROJECT DATE:
10-27-2022
PROJECT MGR:
D.P.S.
PROJECT TEAM:
K.A.B. GS-TD



DATE	REVISION

SHEET 1 OF 1
P-1

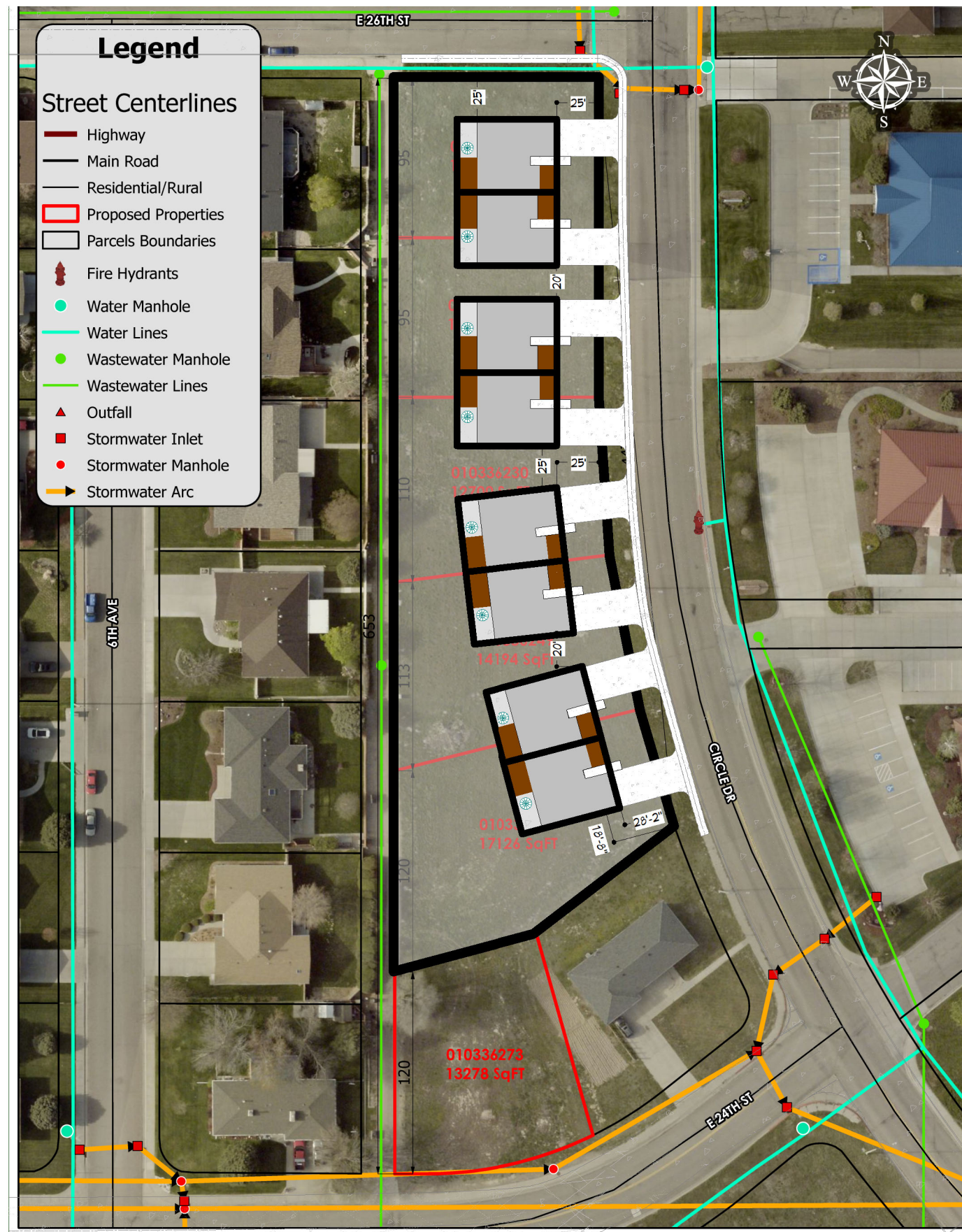


VICINITY MAP

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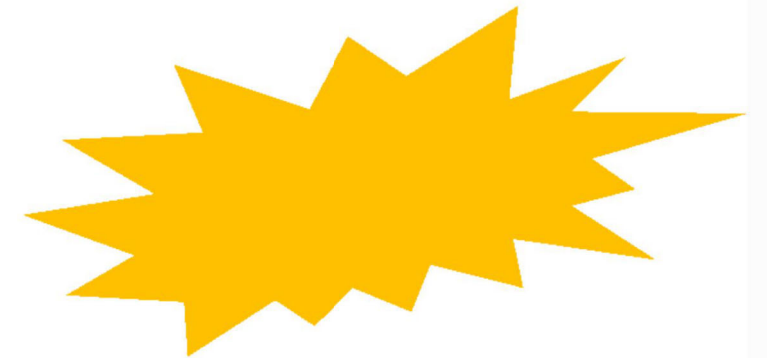
REVIEW DRAFT





Townhomes for Sale

Zero Entry
1,500 sq. ft.
2 bedroom
2 bath
2 car garage
Open floor design with vaulted ceilings



DEVELOPMENT PROJECTS

Workforce / Retirement Housing

Mesner Development Company

Project: **Circle Drive Duplexes**

Location: COLLINSBURG, Nebraska

NOT FOR CONSTRUCTION

SCHEME "D" - 9/9/2022

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City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: November 1, 2022

For Hearing of: November 14, 2022



I. GENERAL INFORMATION

- A. Applicant:** Mesner Development Company – Christopher F. Lenz
1415 16th Street or PO Box 335
Central City, NE 68826
- B. Property**
Owner: Same as applicant
- C. Proposal:** Special Use Permit to construct four townhome duplexes (8 units total)
- D. Legal Description:** Lots 1, 2, 3, 4, & 5, Block 6, Northeast Second Addition, City of Scottsbluff, Scotts Bluff County, Nebraska
- E. Location:** SW corner of 26th Street and Circle Drive. Future Addresses are: 2416, 2420, 2426, 2502, 2506, 2510, 2514, and 2518 Circle Drive.
- F. Existing Zoning & Land Use:** R-1A Single-Family Residential
- G. Size of Site:** Approximately 67,258 sq. ft.

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	C-2 Neighborhood & Retail Commercial	Apartment Complex
East	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	City Hall & Office Buildings
South	Highway 26 Commercial	R-1A Single-Family Residential	Detached Single-Family Dwelling & Vacant Lot
West	Residential	R-1A Single-Family Residential	Detached Single-Family Dwellings

B. Relevant Case History

1. N.A.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial.
- B. Traffic & Access:**

1. Access to Lots 1-6 is via Circle Drive.
2. Lot 1 is a corner lot is also accessible via 26th Street.
3. A 20' wide alley is located behind the lots.

C. Zoning

1. Per 25-3-3 C, Townhome (single-family attached) dwelling units are a special permit use.

D. Off-Street Parking

1. Each Townhome will have a two-car garage which satisfies the 2 parking stalls per townhome requirement of 25-5-1.

IV. STAFF COMMENTS

- A.** While the comprehensive plan identifies this area as Highway 26 Commercial, this land designation includes moderate to high density mixed uses, which townhomes could be considered as.
- B.** The land will be replatted administratively following construction to ensure accuracy of the property line that aligns with the separation wall between units. The plat can be done administratively as all public improvement exist. (21-1-42)
- C.** Per 25-13-3, the Planning Commission may issue a special permit for the use of a lot, tract of - land, building, or structure in circumstances and a manner authorized by other articles of this chapter if the Commission finds the proposed use:
- a. Provides a service required by the neighborhood or community and is consistent with sound principles of land use;
 - b. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures;
 - c. Will not create special hazards or problems for the area in which it is located;
 - d. Is related to and harmonious with the general plan for the area in which it is located, as indicated by this chapter
 - e. Otherwise, is in accordance with the intents and purposes of this chapter. The Commission may make the use which is authorized in the special permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this chapter.
- D.** Public Notice Letters to property owners within 300' were mailed out on October 27, 2022, and public notice for this ran in the, November 1, 2022 edition of the Star-Herald.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as Highway 26 Commercial which includes moderate to high density of mixed uses including commercial and residential.
2. Townhomes represent services that are required by the community and the use is consistent with the surrounding zonings and uses.
3. The use will not be injurious to neighboring uses.
4. The use will not create special hazards or problems.
5. The Comprehensive Plan Future Land Use Map supports the use.
6. The use is in accordance with the intents and purposes of the Code.

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

1. None

VI. STAFF RECCOMENDATION

- H.** Staff recommends Planning Commission approve the special use permit to Mesner Development Company for townhomes (single family attached) dwelling units at Lots 1 through 5, Block 6, Northeast Second Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, which will be known as 2416, 2420, 2426, 2502, 2506, 2510, 2514, and 2518 Circle Drive following an administrative replat.

Circle Dr Townhomes Special Use Permit

Zoning Overview



Proposed Changes

City Zoning

- (A)Agriculture
- (AR)Ag Residential
- (C-1)Central Business District
- (C-2)Neighborhood Com
- (C-3)Heavy Com
- (M-1)Light Man & Ind
- (M-2)Heavy Man & Ind
- (O-P)Office and Professional
- (PBC) Planned Bussiness
- (R-1)Single Family
- (R-1A)Single Family Med Dens
- (R-1B)Rural Residential
- (R-4)Heavy Dens Multiple
- (R-6)Mobile Home

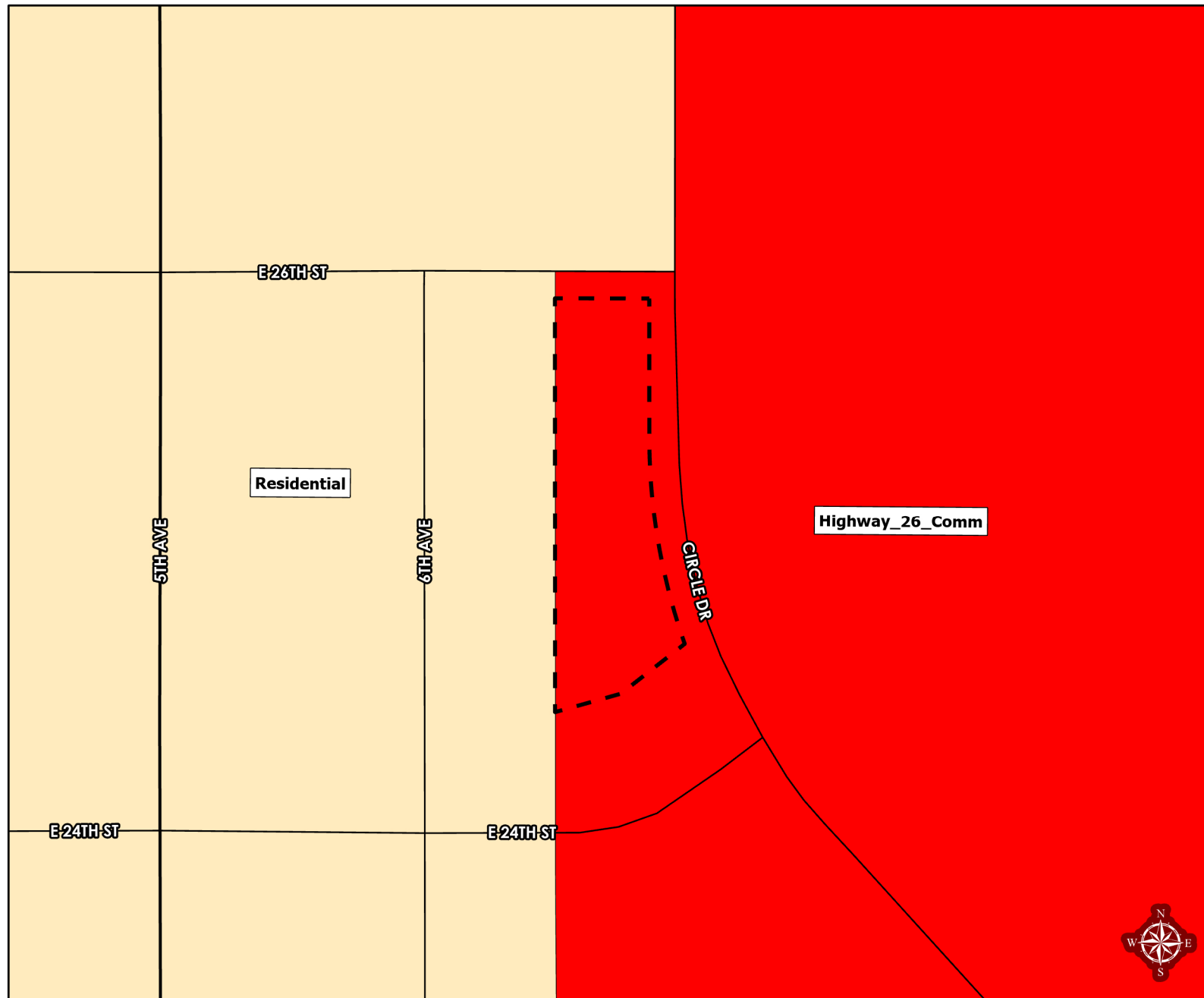
Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 10/27/2022
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.

Circle Dr Townhomes Special Use Permit

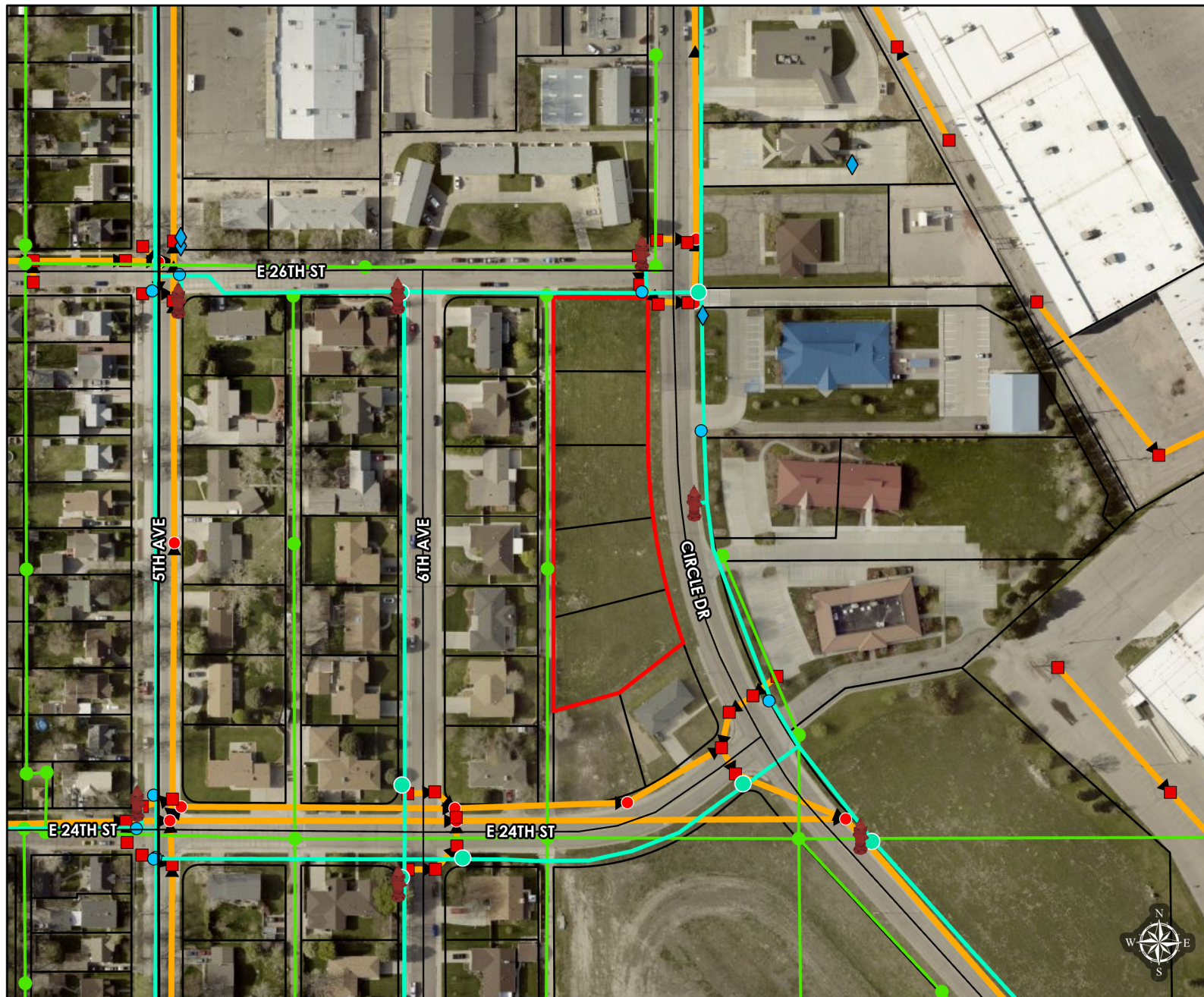


- Proposed Changes
- 2016 Comp. Plan Land Use
- Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines
- Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development
- LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)



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Street Centerlines

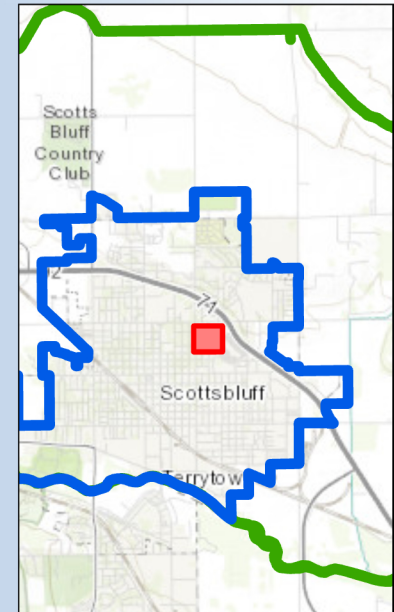
- Highway
- Main Road
- Residential/Rural
- 🔥 Fire Hydrants
- ◊ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ➡ Stormwater Arc
- ▭ Proposed Property
- ▭ Parcels

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Circle Dr Townhomes Special Use Permit

Aerial Overview



- Corporate Limits
 - Extended Jurisdiction
 - Proposed Changes
- Street Centerline**
- Highway
 - Main Road
 - Residential
 - Address

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City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item New Bus2

Planning Commission to conduct a Public Hearing to consider and take action on a Special Use Permit Application by Transwest Inc. for Auto Sales and Service at 1515 E. 20th Street

Staff Contact: Zachary Glaubius, Planning Administrator



City of Scottsbluff, Nebraska Special Use Permit Application

Date: 11/8/2022			DO NOT WRITE IN THIS BLOCK	
Address (Location) of requested Special Use: 1515 E. 20th Street, Scottsbluff NE			Permit Number:	
Applicant's Name: Transwest Inc. - Kyle Schmidt			Special Use Permit ☐ Approved ☐ Denied	
Applicant's Address: 20770 I-76 Frontage Road			Date Issued:	
City: Brighton	State: CO	Zip: 80603	Comp. Plan Land Use:	Zone:
Telephone: 303-301-7436	Mobile: 303-829-2964	Email: kschmidt@transwest.com	Attached: Plot Plan ☐ Legal Description (in word) ☐ \$100.00 filing fee ☐ \$250.00 for PUD (planned unit dev) ☐ \$3.00 per property owner within 300-feet ☐ Receipt # _____	
Property Owner: GEP Investments Inc.				
Property Owner's Address: 20770 I-76 Frontage Rd				
City: Brighton	State: CO	Zip: 80603		
Telephone: 303-301-7500	Mobile:	Email: geidsness@transwest.com		
Description of the nature of the use for which the Special Use Permit is requested (Why and What): Continue sales, service, retail operations of the current Ford Dealership. The Ford dealership is located in the C-2 Neighborhood and Retail Commercial Zoning District. Auto sales and service are a special permit use in the C-2 district. Transwest needs to apply and be granted a new special permit for auto sales and service at 1515 E 20th Street in Scottsbluff.				
Legal Description: LT 2A, BLK 8 QUINDT COMMERCIAL TRACTS REPLAT 1515 E 20TH ST SCOTTSBLUFF NE 69361				
Zoning Ordinance Section pertaining to Special Use Permit: C-2 Neighborhood and Retail Commercial Zoning District.				
Please attach the following: ☒ Copy of Plot Plan (showing property lines, dimensions, existing structures, proposed structures, easements, etc.. ☒ Legal Description on a CD/Disk (in Word) ☒ \$100.00 filing fee				
I, the undersigned, hereby certify that I agree to be bound by all requirements of the ordinances of the City of Scottsbluff and any other conditions that may be place concerning the use for which a Special Permit is requested. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Property Owner(s) of Record: 			Date: 11-8-22	
Applicant's Signature: 			Date: 11/8/22	
Remarks: (Insert here any information not covered above)				

Legal Description

LT 2A, BLK 8 QUINDT COMMERCIAL TRACTS REPLAT
1515 E 20TH ST SCOTTSBLUFF NE 69361

1515 E 20th St - Aerial Property Boundary



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: November 8, 2022

For Hearing of: November 14, 2022



I. GENERAL INFORMATION

- A. Applicant:** Transwest Inc. – Kyle Schmidt
20770 I-76 Frontage Road
Brighton, CO 80603
- B. Property**
Owner: GEP Investments Inc.
20770 I-76 Frontage Road
Brighton, CO 80603
- C. Proposal:** Special Use Permit to sell automobiles and motorcycles at 1515 E. 20th Street
- D. Legal Description:** Lot 2A, Block 8, Quindt Commercial Tracts Replat
- E. Location:** 1515 E. 20th Street
- F. Existing Zoning & Land Use:** C-2 Neighborhood & Retail Commercial
- G. Size of Site:** Approximately 235,343 sq. ft.

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Highway 26 Expressway, Shari's
East	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Highway 26 Expressway
South	Highway 26 Commercial	PBC – Planned Business Center	Murdoch's and other commercial buildings
West	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Auto Body Shop & Carr Trumbull Lumber

B. Relevant Case History

1. This property is currently a legal non-conforming auto sales and repair shop.
2. Per Ordinance 3398, this property was zoned as C-3 in 1994.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial.

B. Traffic & Access:

1. Access to 821 W. 33rd Street is via South Frontage Road, 14th Avenue, and E 20th Street.

C. Zoning

1. Per 25-3-14 C, Auto sales and service is a special permit use in the C-2 Neighborhood and Retail Commercial Zoning District.

IV. STAFF COMMENTS

- A. Research on the property shows it was formerly C-3 which permits auto sales and service as a principal permitted use. A rezone between 1994 and 2010 resulted in the property becoming C-2 where a special use permit is needed for auto sales and service.
- B. The owner of the Ford Dealerships is changing from Fremont to Transwest. Under Fremont Ford, the car dealership was a legal non-conforming use. However, with the sale to Transwest, a special permit is needed to continue operating as auto sales and service in the C-2 District.
- C. A special permit is assigned to the business owner and not the land itself.
- D. Per 25-13-3, the Planning Commission may issue a special permit for the use of a lot, tract of land, building, or structure in circumstances and a manner authorized by other articles of this chapter if the Commission finds the proposed use:
 - a. Provides a service required by the neighborhood or community and is consistent with sound principles of land use;
 - b. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures;
 - c. Will not create special hazards or problems for the area in which it is located;
 - d. Is related to and harmonious with the general plan for the area in which it is located, as indicated by this chapter
 - e. Otherwise, is in accordance with the intents and purposes of this chapter. The Commission may make the use which is authorized in the special permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this chapter.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as Highway 26 Commercial.
2. Auto mobile sales and service represent services that are required by the community and the use is consistent with the surrounding zonings and uses.
3. The use will not be injurious to neighboring uses.
4. The use will not create special hazards or problems.
5. The Comprehensive Plan Future Land Use Map supports the use.
6. The use is in accordance with the intents and purposes of the Code.
7. The special use permit will bring a legal non-conforming use into conformance as a special permit use.

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

1. None

VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission approve the special use permit to Transwest Inc. for automobile sales and service at 1515 E. 20th Street.

Special Use Permit Ford Dealership

Zoning Overview



 Proposed Changes

City Zoning

- (A)Agriculture
- (AR)Ag Residential
- (C-1)Central Business District
- (C-2)Neighborhood Com
- (C-3)Heavy Com
- (M-1)Light Man & Ind
- (M-2)Heavy Man & Ind
- (O-P)Office and Professional
- (PBC) Planned Business
- (R-1)Single Family
- (R-1A)Single Family Med Dens
- (R-1B)Rural Residential
- (R-4)Heavy Dens Multiple
- (R-6)Mobile Home

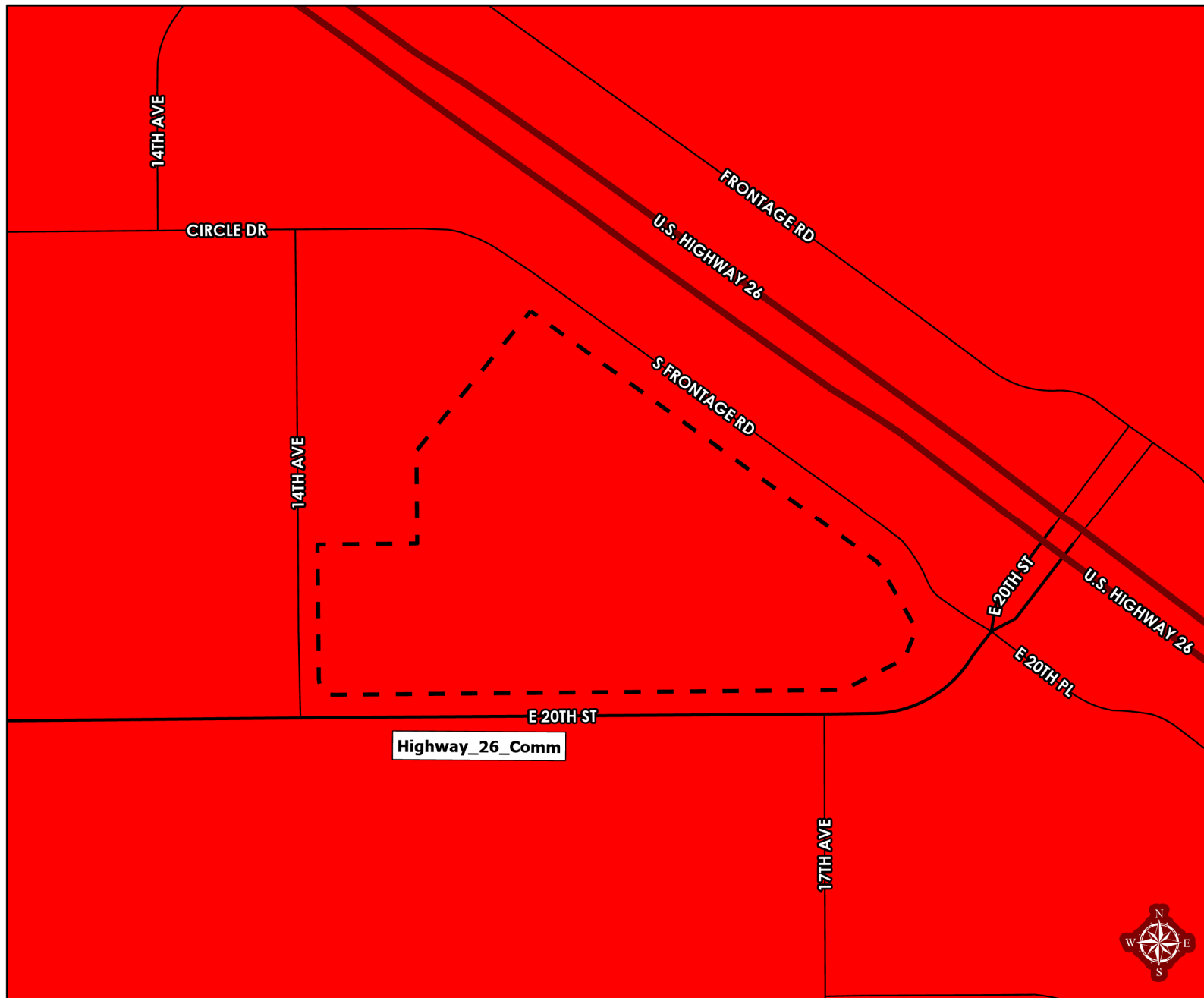
Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 11/9/2022
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.

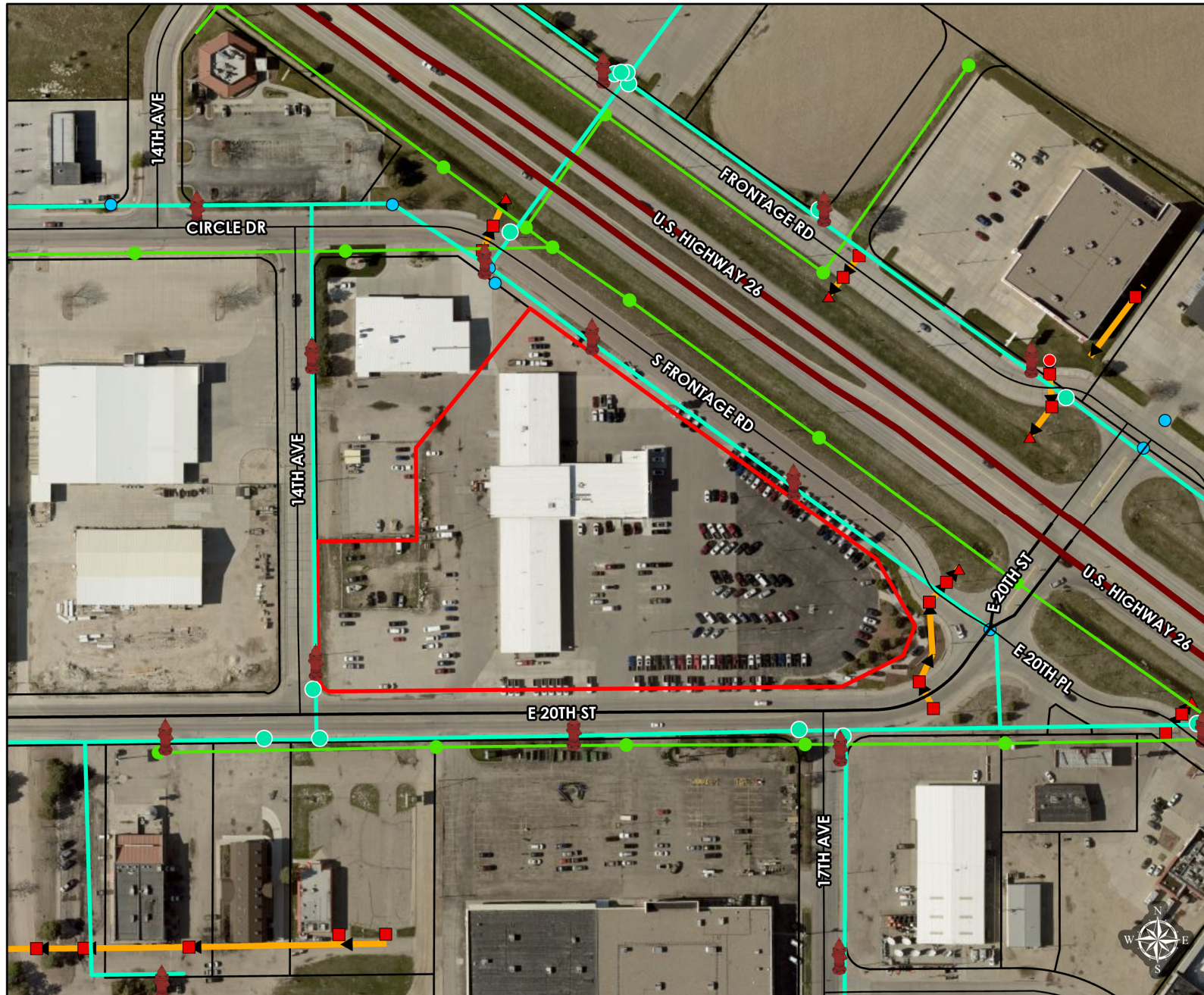
Special Use Permit Ford Dealership



- Proposed Changes
- 2016 Comp. Plan Land Use
- Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines
- Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development
- LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)

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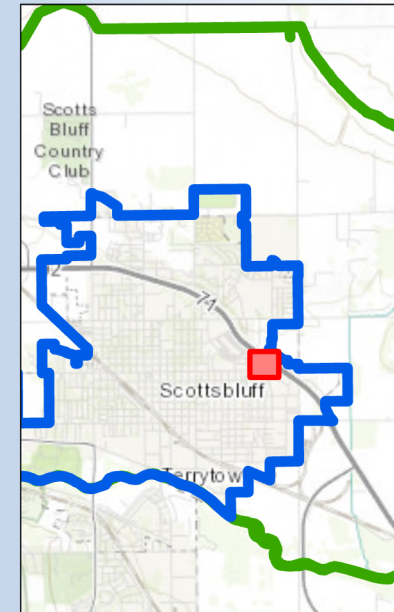


Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Proposed Property
- Parcels

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- Corporate Limits
- Extended Jurisdiction
- Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item Election1

2022-2023 Officer Elections

Remove from Table and Conduct Elections for Chairperson and Vice-Chairperson

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item Staff Rep1

(Informational Only)

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item Olher Bus.1

Planning Commission to discuss Community Surveys

Staff Contact: Taylor Stephens, GIS Analyst

Community Surveys



The City of Scottsbluff utilizes software provided by ESRI for mapping and asset management purposes. They provide us with a form-fill survey solution called Survey123 which can allow for public input in an easy product. This can be used via a computer or a smart device. Survey data can be compiled into reports are exported as an excel file or csv for ease of use. Types of questions that can be asked in a survey include but not limited to the following:

- Text Boxes
- Location
- Email
- Single/Multiple Choice Questions
- Dropdown Questions
- Ratings/Likert Scales
- Rankings

These surveys can be built in a reasonable amount of time with given questions and then can be opened to the public for a certain amount of time if needed.

City of Scottsbluff, Nebraska

Monday, November 14, 2022

Regular Meeting

Item Olher Bus.2

Planning Commission to welcome new members

Kendall Palu and Jerry Stricker

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska
Monday, November 14, 2022
Regular Meeting

Item Meet1

Confirm next Meeting Date: December 12, 2022

Staff Contact: Zachary Glaubius, Planning Administrator