



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

**Regular Meeting**  
**June 8, 2026**  
**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 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. May 11, 2026
6. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding the designation of an Agricultural Estate Dwelling Site on a Tract of Land situated in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, Scotts Bluff County, Nebraska commonly identified as 80194 Sugar Factory Road.
  - B. Planning Commission to conduct a Public Hearing Public Hearing regarding a Preliminary Plat of Lots 1 & 2, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M.
  - C. Planning Commission to conduct a Public Hearing regarding a Final Plat of Lot 1, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M.
  - D. Planning Commission to conduct a Public Hearing regarding a Rezone of Lots 1 & 2, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M from A Agricultural to C-3 Heavy

Commercial.

- E. Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 3 regarding Permitted Uses in the O-P Office and Professional District.

7. **Schedule a Meeting**

- A. July 13, 2026

8. **Adjournment**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
May 11, 2026  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, May 11, 2026 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 28, 2026. 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:” Angie Aguallo, Jaci Conrad, Becky Estrada, Dave Gompert, Michael Mawhinney, Jaime Spath “absent:” Mary Bowman, Henry Huber, Callan Wayman, Dana Weber “excused:” none. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Gary Batt, Code Administrator II, Zachary Durbin, Development Services Assistant.
- 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 April 13, 2026 meeting were reviewed. **Conclusion:** a motion was made by Mawhinney and seconded by Spath to approve the minutes. “Yeas:” Jaci Conrad, Becky Estrada, Dave Gompert, Michael Mawhinney, Jaime Spath, Angie Aguallo “Nays:” None “Absent:” Mary Bowman, Henry Huber, Callan Wayman, Dana Weber. The motion carried.
- 6 Estrada opened Item 6A at 6:01, Planning Commission to conduct a Public Hearing regarding the Preliminary and Final Plats of Block 1, Cougar Park, commonly identified as 814 Winter Creek Drive. Glaubius stated that the City was donated the property with the intent to build a park. Glaubius highlighted that it is a busy piece of land with Winter Creek Canal, Scotts Bluff Drain, pathway, and stormwater mains running through it, causing the need for the plat. Glaubius stated it is zoned C-2, with the Comprehensive Plan calling for it to be used for residential purposes, which the city park would. All utilities are available onsite, if they were to be needed. Glaubius stated that staff recommends Planning Commission makes a positive recommendation on approving Preliminary and Final Plats of Block 1, Cougar Park. Estrada asked for public comments or questions. Pat Horner of 1819 Broadway addressed the Commission with concerns about electric bikes, and scooters being ridden in the Downtown area. Estrada closed the public hearing at 6:09 PM.

- 7 **Conclusion:** A motion was made by Aguallo and seconded by Gompert to make a positive recommendation to City Council on approval of Preliminary and Final Plats of 814 Winter Creek Drive. “Yeas:” Jaci Conrad, Becky Estrada, Dave Gompert, Michael Mawhinney, Jaime Spath, Angie Aguallo “Nays:” none “Absent:” Mary Bowman, Henry Huber, Callan Wayman, Dana Weber. The motion carried.
- 8 Estrada opened New Business Item 7A, Planning Commission to make a recommendation of the Petition for Annexation from Sanitary Improvement District No. 8. Glaubius stated this is the petition by SID No. 8, which is the Country Club. Glaubius stated that City Council took action, and granted this petition at the previous City Council Meeting. He noted that State Statute requires a recommendation from Planning Commission as well. Glaubius stated that the SID Board met and voted in favor of submitting the petition for annexation on February 19<sup>th</sup>, 2026. Glaubius stated following the conclusion of the UNL Extension Center annexation the City will be adjacent to the Country Club. Glaubius noted the SID is already connected to City water and sewer which is currently owned by the SID, but will become City property post annexation. Additionally, the District owns the street within; which will become property of the City. Glaubius stated the majority of the district is in the Roosevelt Power District, which the City Manager is working to acquire. Glaubius noted there is year after the date annexation to complete to the acquisition. Glaubius stated City Police, Fire, and Sanitation will take over the district after annexation. Glaubius stated staff recommends Planning Commission make a positive recommendation to City Council on the grating of the Petition for Annexation from Sanitary Improvement District No. 8. Estrada Asked the public for comment, and closed the hearing at 6:13.
- 9 **Conclusion:** A motion was made by Gompert, and seconded by Mawhinney. “Yeas:” Jaci Conrad, Becky Estrada, Dave Gompert, Michael Mawhinney, Jaime Spath, Angie Aguallo “Nays:” none “Absent:” Mary Bowman, Henry Huber, Callan Wayman, Dana Weber. The motion carried.
- 10 Planning Commission confirmed the next meeting date of June 8, 2026 at 6:00 P.M.
- 11 Adjournment: A Motion was made by Aguallo and seconded by Conrad to adjourn the meeting at 6:13 PM. “Yeas:” “Yeas:” Jaci Conrad, Becky Estrada, Dave Gompert, Michael Mawhinney, Jaime Spath, Angie Aguallo “Nays:” none “Absent:” Mary Bowman, Henry Huber, Callan Wayman, Dana Weber. The motion carried.

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Becky Estrada, Chairperson

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Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

**Monday, June 8, 2026**

**Regular Meeting**

## **Item 6.A**

**Planning Commission to conduct a Public Hearing regarding the designation of an Agricultural Estate Dwelling Site on a Tract of Land situated in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, Scotts Bluff County, Nebraska commonly identified as 80194 Sugar Factory Road.**

**Staff Contact:**



City of Scottsbluff  
Agricultural Estate Dwelling Site  
Permit Identifier S2026-12AE

Applicant Name	Cheryl Reisig	Applicant Address	1435 5th St. Gering, NE
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Dwelling Site Information

General Location/Address: 80194 SUGAR FACTORY RD

Legal Description: See Record of Survey

Total Area (Acres): 2.72

Intent: Existing Farmstead

Provide a brief description of the intent: Sale-off existing Farmstead.

Length of Public Road Frontage: 158'

Reserved Land

General Location/Address:

Legal Description: N1/2 NE1/4 12-22-55 lying South and West of the Farmers Irrigation Canal

Total Area (Acres): 63.5

Applicant Signature

Issued By *Zachary Durbin*

# RECORD OF SURVEY

TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH,  
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

## LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE, ON THE EAST LINE OF SAID SECTION, S02°14'50"W TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FARMERS IRRIGATION TRI-STATE CANAL, BEING A DISTANCE OF 941.17 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, S02°14'50"W FOR A DISTANCE OF 158.25 FEET; THENCE, N87°45'43"W FOR A DISTANCE OF 150.01 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N65°47'47"W FOR A DISTANCE OF 147.38 FEET, SUPPORTING A CENTRAL ANGLE OF 43°55'52", FOR AN ARC DISTANCE OF 151.05 FEET; THENCE, N43°49'51"W FOR A DISTANCE OF 113.72 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N34°44'49"W FOR A DISTANCE OF 62.21 FEET, SUPPORTING A CENTRAL ANGLE OF 18°10'05", FOR AN ARC DISTANCE OF 62.47 FEET; THENCE, N25°39'46"W FOR A DISTANCE OF 325.43 FEET; THENCE, N29°41'05"E TO A POINT OF INTERSECTION WITH SAID SOUTHERLY CANAL RIGHT-OF-WAY, BEING A DISTANCE OF 20.00 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, ALONG A 2925.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING S58°07'19"E FOR A DISTANCE OF 223.89 FEET, SUPPORTING A CENTRAL ANGLE OF 04°23'12", FOR AN ARC DISTANCE OF 223.95 FEET; THENCE, S55°55'43"E FOR A DISTANCE OF 417.27 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 2.72 ACRES, MORE OR LESS, OF WHICH 0.13 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

## SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS APPLYING TO SURVEYING WITHIN THE STATE OF NEBRASKA; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 29th day of April, 2026.

Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

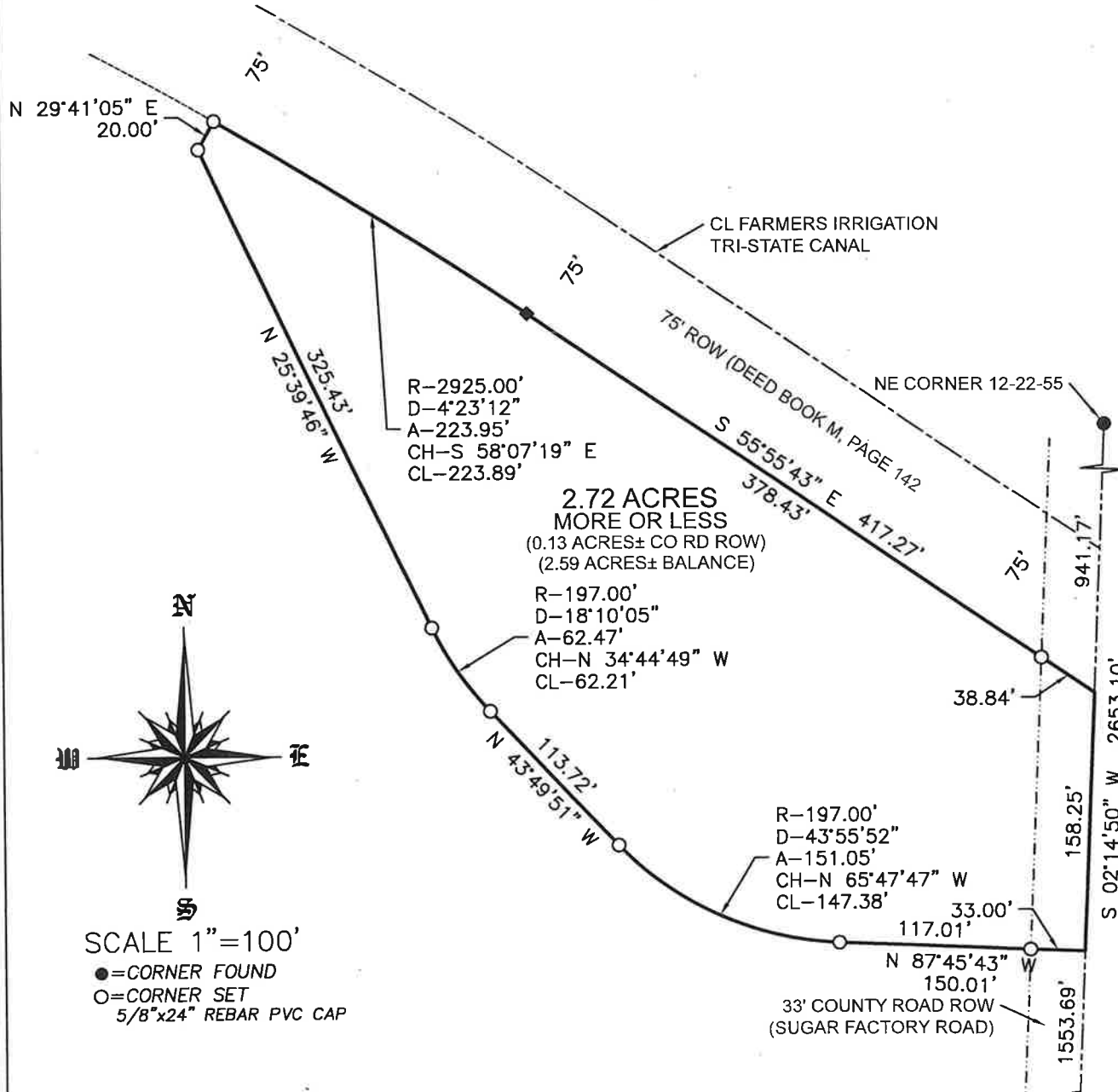
## CORNER TIES:

NE CORNER 12-22-55  
FOUND SPIKE IN ASPHALT  
W 10.8' TO CL ROAD  
ENE 33.68' TO SPIKE POWER POLE  
ESE 19.17' TO SPIKE POWER POLE  
SSE 27.37' TO MAILBOX POST  
SW 71.39' TO SPIKE POWER POLE

E 1/4 CORNER 12-22-55  
FOUND 3/4" REBAR  
E 0.9' TO CL RD  
NE 51.24' TO GUY ANCHOR  
E 33.69' TO SPIKE POWER POLE  
W 55.68' TO PIVOT STOP

## SURVEYOR NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



Scale	1"=100'
Date	APRIL 29, 2026
Drawn By	SMB
Revised	

**ACCUSTAR SURVEYING**  
MITCHELL, NE 69357  
CELL: (308) 631-0737

30601 COUNTY ROAD 17  
PHONE: (308) 623-0197

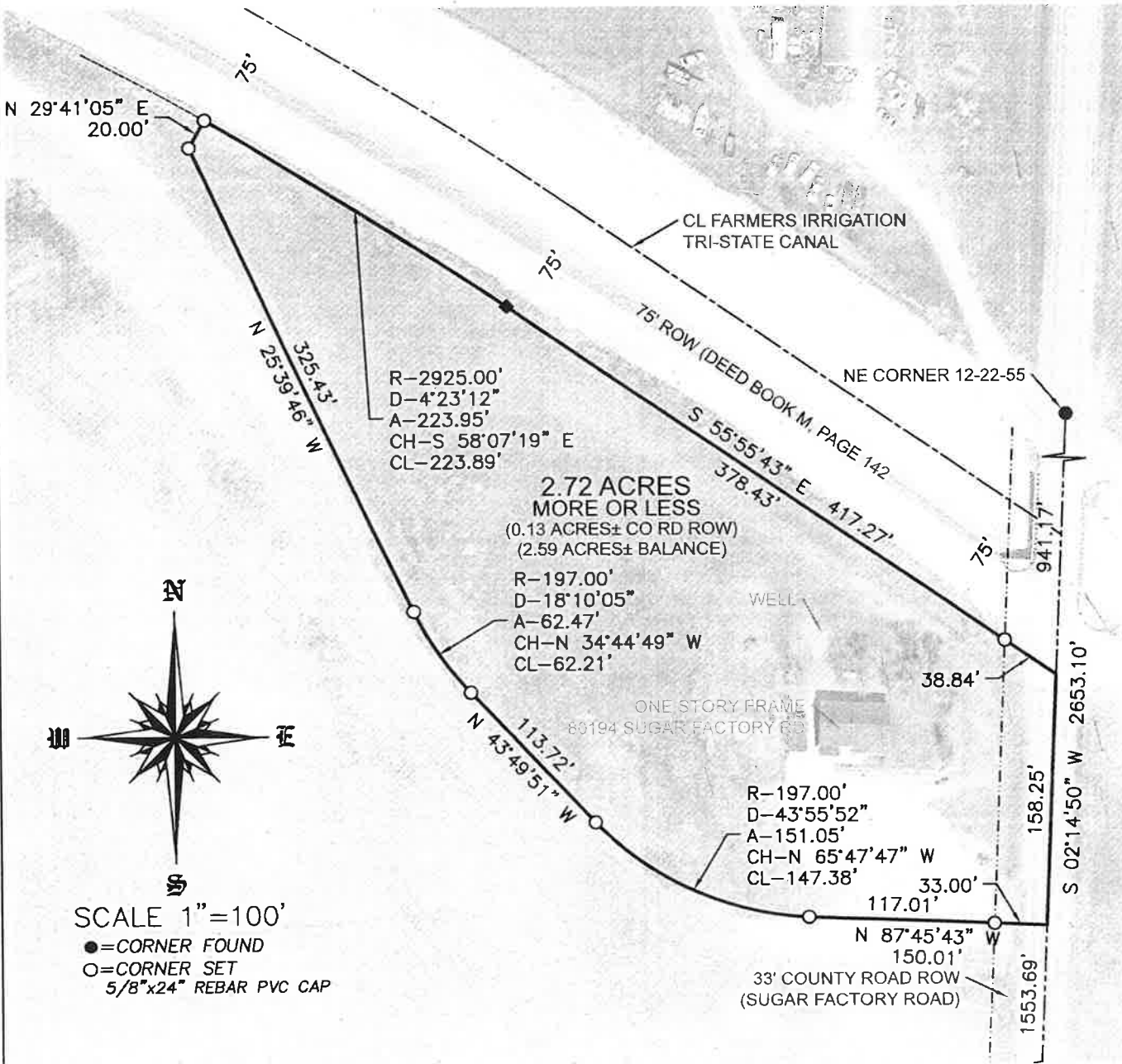
PROJECT: REISIG AEDS 12-22-55  
JAMES REISIG  
SCOTTSBLUFF, NEBRASKA

**SHEET 1 OF 1**



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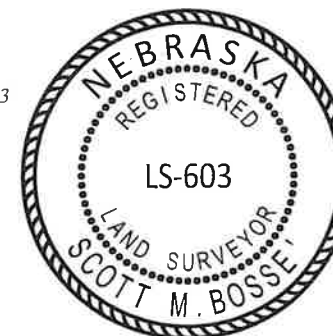
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WITNESS MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



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REVISION:	

**ACCUSTAR SURVEYING**  
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PHONE: (308) 623-0197

MITCHELL, NE 69357  
CELL: (308) 631-0757

PROJECT:  
REISIG AEDS 12-22-55  
JAMES REISIG  
SCOTTSBLUFF, NEBRASKA

**SHEET 1 OF 1**

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: June 3, 2026 For Hearing of: June 8, 2026



## I. GENERAL INFORMATION

- A. Applicant:** Cheryl Reisig  
1435 5<sup>th</sup> Street  
Gering, NE 69341
  
- B. Property**  
**Owner:** James M & Cheryl Reisig  
1435 5<sup>th</sup> Street  
Gering, NE 69341
  
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 80194 Sugar Factory Road
  
- D. Legal Description:** A tract of land in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6<sup>th</sup> PM
  
- E. Location:** 80194 Sugar Factory Road
  
- F. Existing Zoning & Land Use:** A-Agricultural
  
- G. Size of Site:** AEDS: Approximately 2.72 Acres  
Agricultural/Vacant Land to be Reserved: Approximately 63.5 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	Rural	A -Agricultural & R-1B Rural Residential Estate	Acreage and Farmland
East	Rural	A -Agricultural	Farmland
South	Rural	A -Agricultural	Farmland
West	Rural	A -Agricultural	Farmland

### 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 Rural

**B. Traffic & Access:**

1. Access will be via Sugar Factory Road.

**C. Utilities:**

1. The AEDS is located in the extra-territorial jurisdiction and is not required to be served by city utilities.

**IV. STAFF COMMENTS**

**A.** The intent of the property owner is to sell the AEDS.

**B.** The AEDS is an existing farmstead site.

**C.** The reserved land does not meet the 80 minimum; however, Planning Commission may waive this requirement so long as the intent of an AEDS is met.

**V. FINDINGS OF FACT**

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

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area meets the intent of the AEDS.
4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.
5. The AEDS is an existing farmstead site.

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

1. The reserved land does not meet the 80 acre minimum.

**VI. STAFF RECOMMENDATION**

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, more particularly described on the record of survey.

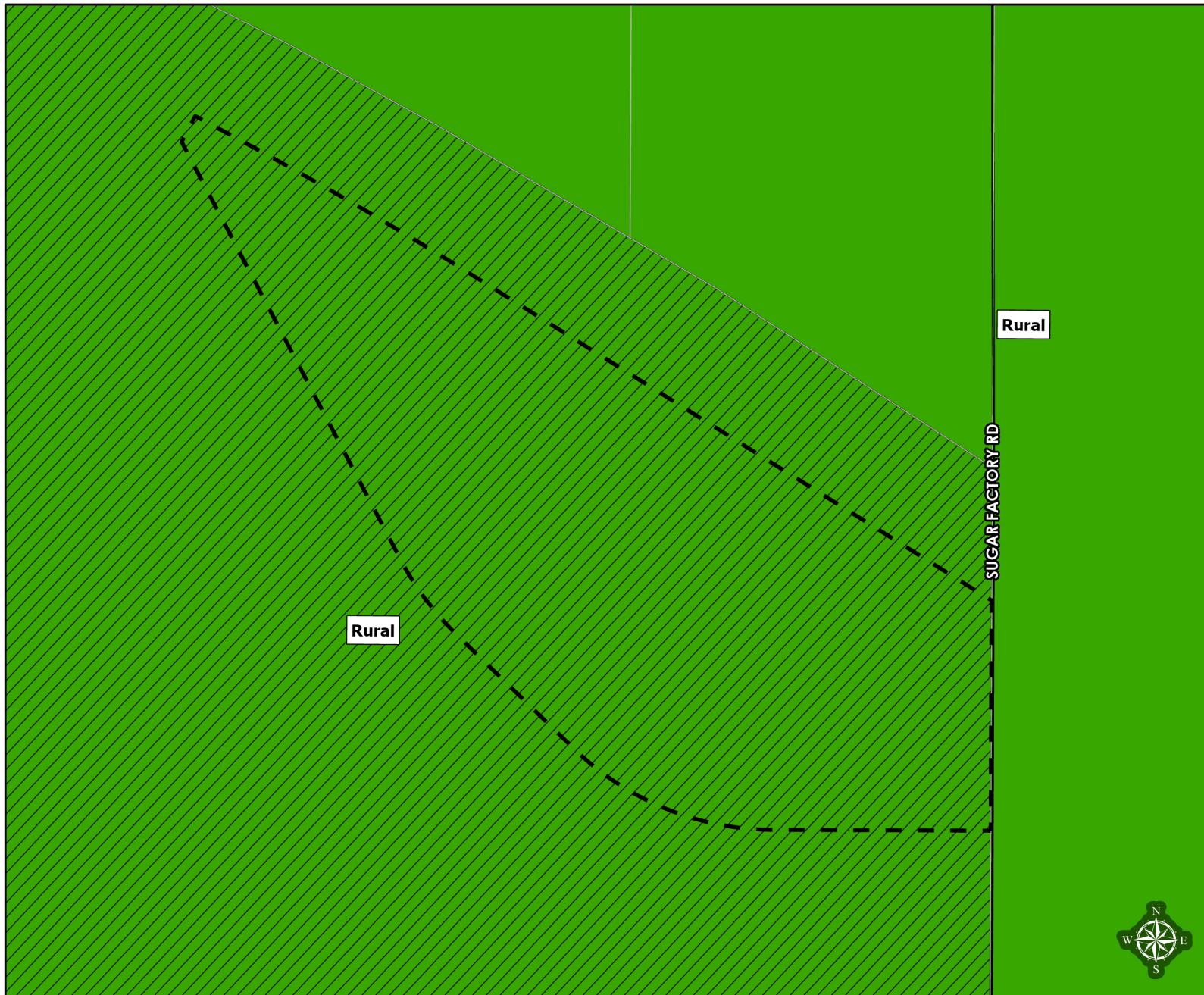


- Property Location(s)
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy 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
- Proposed\_Changes
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- Address

Taylor Stephens & Zoë Frank  
 City of Scottsbluff GIS  
 Created on 5/28/2026  
 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.

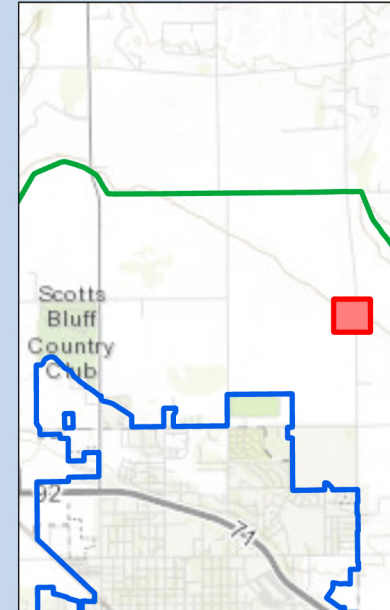
Page 11 of 52



- 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 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)

Taylor Stephens & Zoë Frank  
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- Concerning Property
- Street Centerlines
- Highway
- Main Road
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# **City of Scottsbluff, Nebraska**

**Monday, June 8, 2026**

**Regular Meeting**

## **Item 6.B**

**Planning Commission to conduct a Public Hearing Public Hearing regarding a Preliminary Plat of Lots 1 & 2, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M.**

**Staff Contact:**



City of Scottsbluff  
Subdivision Application  
Permit Identifier 2026-86SD

Type: Preliminary Plat

Applicant Name	[REDACTED]	Applicant Address	[REDACTED]
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	[REDACTED]
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Subdivision Information

Proposed Name of Subdivision Lots 1 & 2, Block 1 B & B Subdivision

General Location/Address West 27th Street between Ave M/Ave K

Legal Description PT SE SE 15-22-55 (61.05)

Current Zoning District(s) Agriculture A

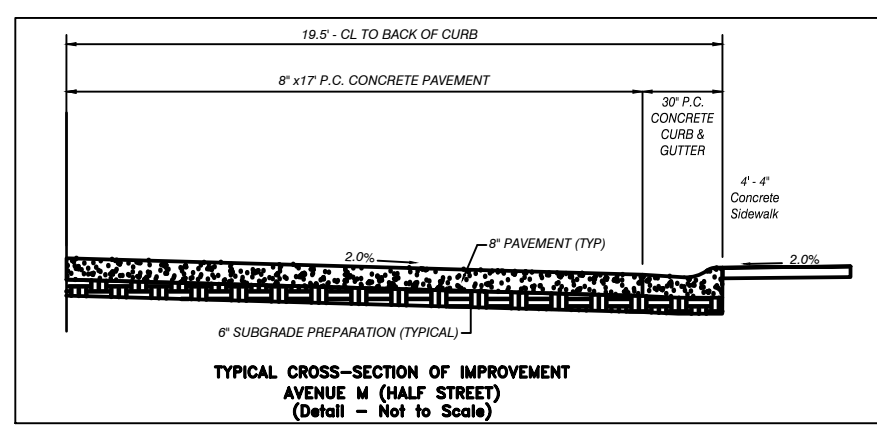
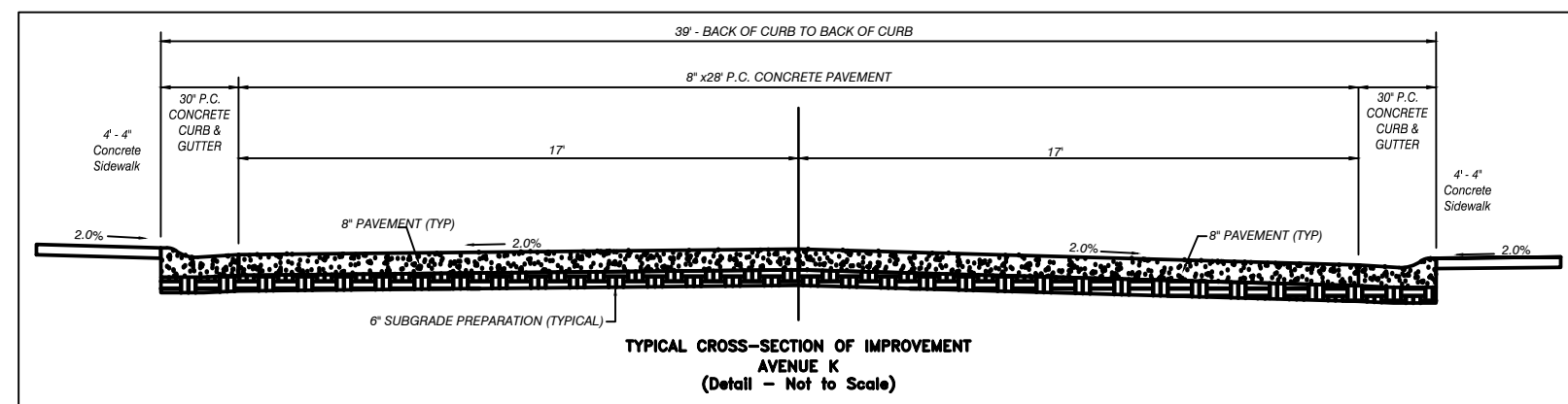
Total Area (square feet or acre) ±4.27

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Develop the area for commercial use ( Comm shops)

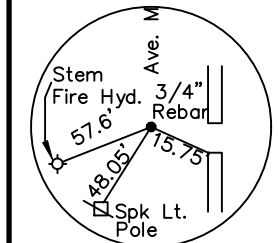
Applicant Signature



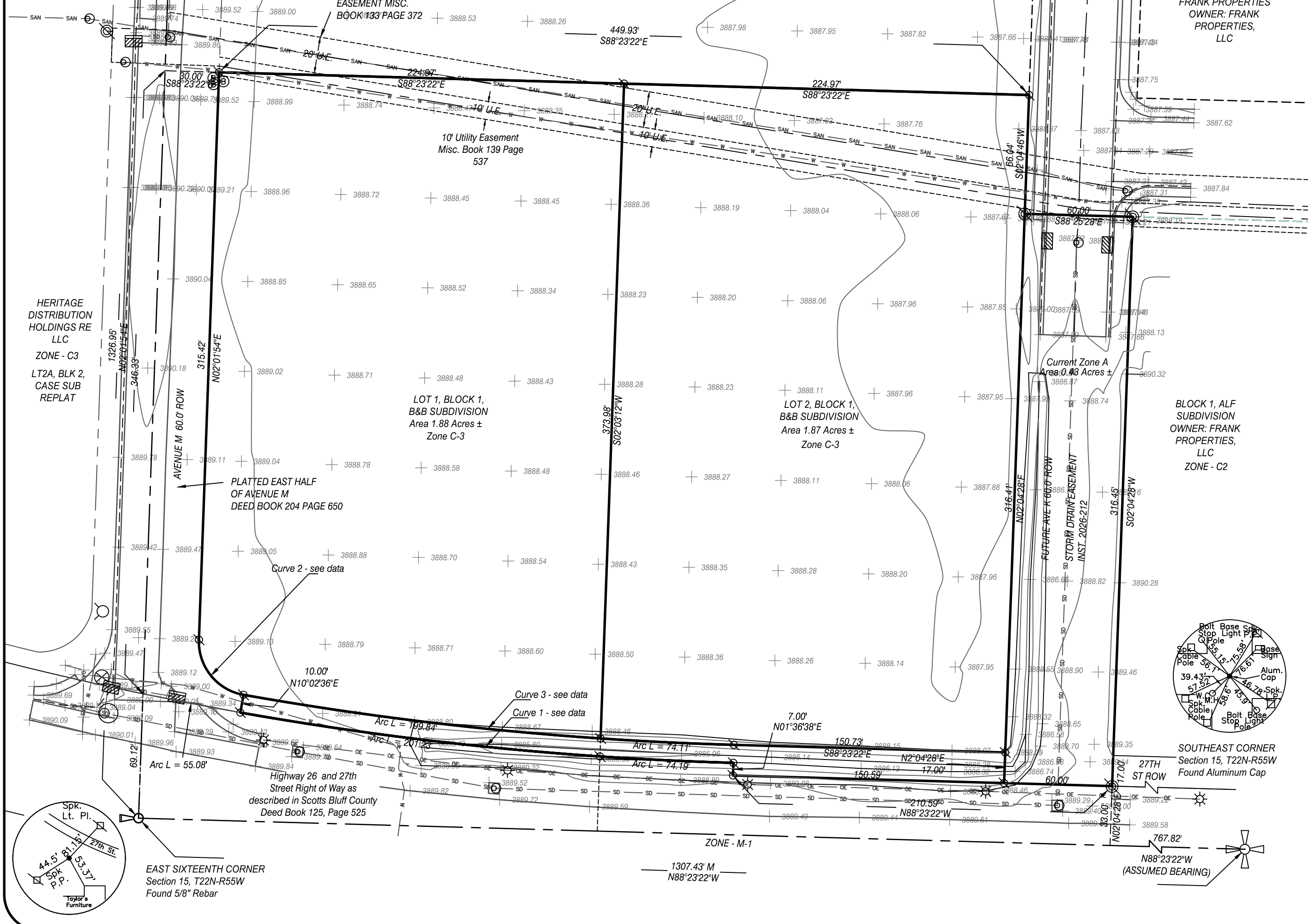
- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
  - EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
  - POWER POLE
  - LIGHT POLE
  - MANHOLE, AS NOTED
  - STORM SEWER INLET
  - FIRE HYDRANT
  - WATER VALVE
  - CURB STOP
  - GUY WIRE
  - BOLLARD
  - ELECTRICAL BOX
  - PROPERTY LINE
  - UTILITY EASEMENT
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - WATER LINE
  - GAS LINE
  - OVERHEAD ELECTRIC
  - UNDERGROUND TELEPHONE
  - RECORD
  - MEASURED
  - RIGHT OF WAY

- GENERAL NOTES**
- Underground utilities shown are based on locates from the Nebraska one-call system, information from City utility maps and on site visual inspection and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
  - Flood Plain Information: This property is located in the Flood Plain Zone B, as shown on FIRM Map, Community Panel No. 310206-0005-C, 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 (1) one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (medium shading)
  - Zoning Information: This property is zoned ZONE C-3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:
    - SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)
    - Front yard setback - NONE
    - Side street setback - 12.5 feet (accessory buildings only)
    - Rear yard setback - NONE
    - Side yard setback - NONE
    - The minimum height of building allowed - 35 feet (source: Scottsbluff Municipal Code Section 25-3-15)
  - Developer's Address: Bryan Frank, PO Box 2396, Scottsbluff, Nebraska 69361
  - Improvements made to Lots 1 and 2 shall adhere to current City of Scottsbluff storm water ordinances.
  - Additional on-site fire hydrants may be necessary, dependent on site development.
  - Survey prepared by M.C. Schaff & Associates, ph. (308) 635-1926

- Curve 1 Data**  
 Central Angle = 8°26'26"  
 Radius = 1869.60'  
 Chord Bearing = N84°10'19"W  
 Chord Length = 275.17'  
 Arc Length = 275.42'
- Curve 2 Data**  
 Central Angle = 81°59'28"  
 Radius = 30.00'  
 Chord Bearing = N38°57'45"W  
 Chord Length = 39.36'  
 Arc Length = 42.93'
- Curve 3 Data**  
 Central Angle = 8°26'26"  
 Radius = 1869.60'  
 Chord Bearing = N84°10'19"W  
 Chord Length = 273.70'  
 Arc Length = 273.95'



SOUTHEAST SIXTEENTH CORNER  
 Section 15, T22N-R55W  
 Found 5/8" Rebar



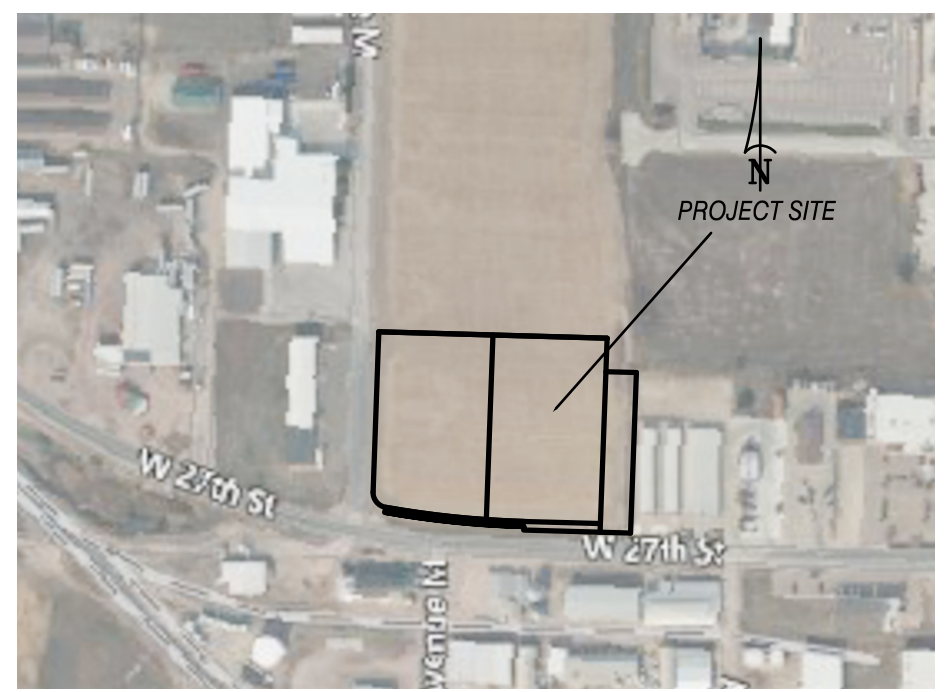
**LEGAL DESCRIPTION**

LOTS 1 & 2, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N88°23'22"W, A DISTANCE OF 767.82 FEET, THENCE NORTHERLY BEARING N02°04'28"E, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET, RECORDED IN DEED BOOK 125, PAGE 525, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 1, ALF ADDITION, RECORDED IN INSTRUMENT 2002-04942, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET, BEARING N88°23'22"W, A DISTANCE OF 210.59 FEET, THENCE NORTHERLY ON SAID NORTH RIGHT-OF-WAY LINE, BEARING N01°36'38"E, A DISTANCE OF 7.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°28'26", A RADIUS OF 1869.60 FEET, A CHORD BEARING OF N84°10'19"W, AND A CHORD LENGTH OF 275.17 FEET THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 275.42 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE M, AS PLATTED IN DEED BOOK 204, PAGE 650, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N10°02'36"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 81°59'28", A RADIUS OF 30.00 FEET, A CHORD BEARING OF N88°23'22"W, AND A CHORD LENGTH OF 39.36 FEET, THENCE NORTHWESTERLY ON SAID EAST RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 42.93 FEET, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N02°01'54"E, A DISTANCE OF 315.42 FEET, THENCE EASTERLY BEARING S88°23'22"E, A DISTANCE OF 449.93 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AVENUE K AS PLATTED IN THE FINAL PLAT OF LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, RECORDED IN INSTRUMENT 2023-453 IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE, BEARING S02°04'46"W, A DISTANCE OF 66.04 FEET, THENCE EASTERLY BEARING S88°25'28"E, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF BLOCK 1, ALF ADDITION, AS RECORDED IN INSTRUMENT 2002-04942, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTHERLY ON THE WEST LINE OF SAID BLOCK 1, ALF ADDITION, BEARING S02°04'28"W, A DISTANCE OF 316.45 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.27 ACRES MORE OR LESS.

**PRELIMINARY PLAT**  
**LOTS 1 AND 2, BLOCK 1,**  
**B & B SUBDIVISION**  
 AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE SOUTHEAST QUARTER OF THE  
 SOUTHEAST QUARTER OF SECTION 15,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST  
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY MAP



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

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

**PROJECT: LOTS 1 AND 2, BLOCK 1**  
**AND PORTION OF AVE K**  
**IN SE 1/4 OF SE 1/4**  
**SECTION 15, T22N-R55W**  
**SCOTTSBLUFF, NE**

**CLIENT: RAJEWICH AND FRANK**

**PROJECT NUMBER:**  
 RM260146-00  
**PROJECT DATE:**  
 APRIL 21, 2026  
**PROJECT MGR:**  
 DPS  
**PROJECT TEAM:**  
 GS-TD


DATE	REVISION

SHEET 1 OF 1  
**P-1**

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 21, 2026 For Hearing of: June 8, 2026



## I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates  
818 S Beltline Highway  
Scottsbluff, NE 69361
  
- B. Property**
  - Owner:** Frank Properties 2, LLC  
PO Box 2395  
Scottsbluff, NE 69361
  
- C. Proposal:** Preliminary Plat, Lots 1 and 2, Block 1, B&B Subdivision
  
- D. Legal Description:** Lots 1 and 2, Block 1, B&B Subdivision
  
- E. Location:** 1207 and 1303 W. 27<sup>th</sup> Street
  
- F. Existing Zoning & Land Use:** A Agricultural – Farmland
  
- G. Proposed Zoning & Land Use:** C-3 Heavy Commercial - Shops
  
- H. Size of Site:** Approximately 3.75 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	Auto Commercial	A Agricultural	Farmland
East	Automobile Commercial	C-2 Neighborhood and Retail Commercial	Rental Storage Units
South	Automobile Commercial	M-1 Light Manufacturing & Industrial	Industrial District
West	Automobile Commercial	C-3 Heavy Commercial	Warehouse

**III. ANALYSIS**

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

1. The subdivision is currently zoned Agricultural and is proposed to be rezoned to C-3

**B. Traffic & Access:**

1. Access is via W. 27<sup>th</sup> Street, Avenue K, Avenue M.
2. Avenue M is a half width street and will be required to be improved with the final plat.
3. Avenue K is not completed between W. 27<sup>th</sup> Street and W. 28<sup>th</sup> Street.
  - i. The completion is not required at this time due to only Lot 1 being final platted.
4. No sidewalk is present.
  - i. Sidewalk will be required along Avenue M.
  - ii. Sidewalk along W. 27<sup>th</sup> Street will not be required at this time.

**C. Utilities:**

1. A water main is located in the ROWs of W. 27<sup>th</sup> Street and Avenue M.
2. A water main is located in a utility easement along the northern portion of the subdivision.
3. A sewer main is located in a utility easement along the northern portion of the subdivision.
4. A stormwater main is located in Avenue K ROW, Avenue M ROW, and W. 27<sup>th</sup> Street ROW.

**IV. STAFF COMMENTS**

- A. As the property is unplatted, a preliminary and final plat are needed.
- B. The C-3 District does not have lot minimum areas or minimum lot widths.
- C. A developer's agreement will be created for the completion of Avenue M along the western border of the subdivision.

**V. FINDINGS OF FACT**

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

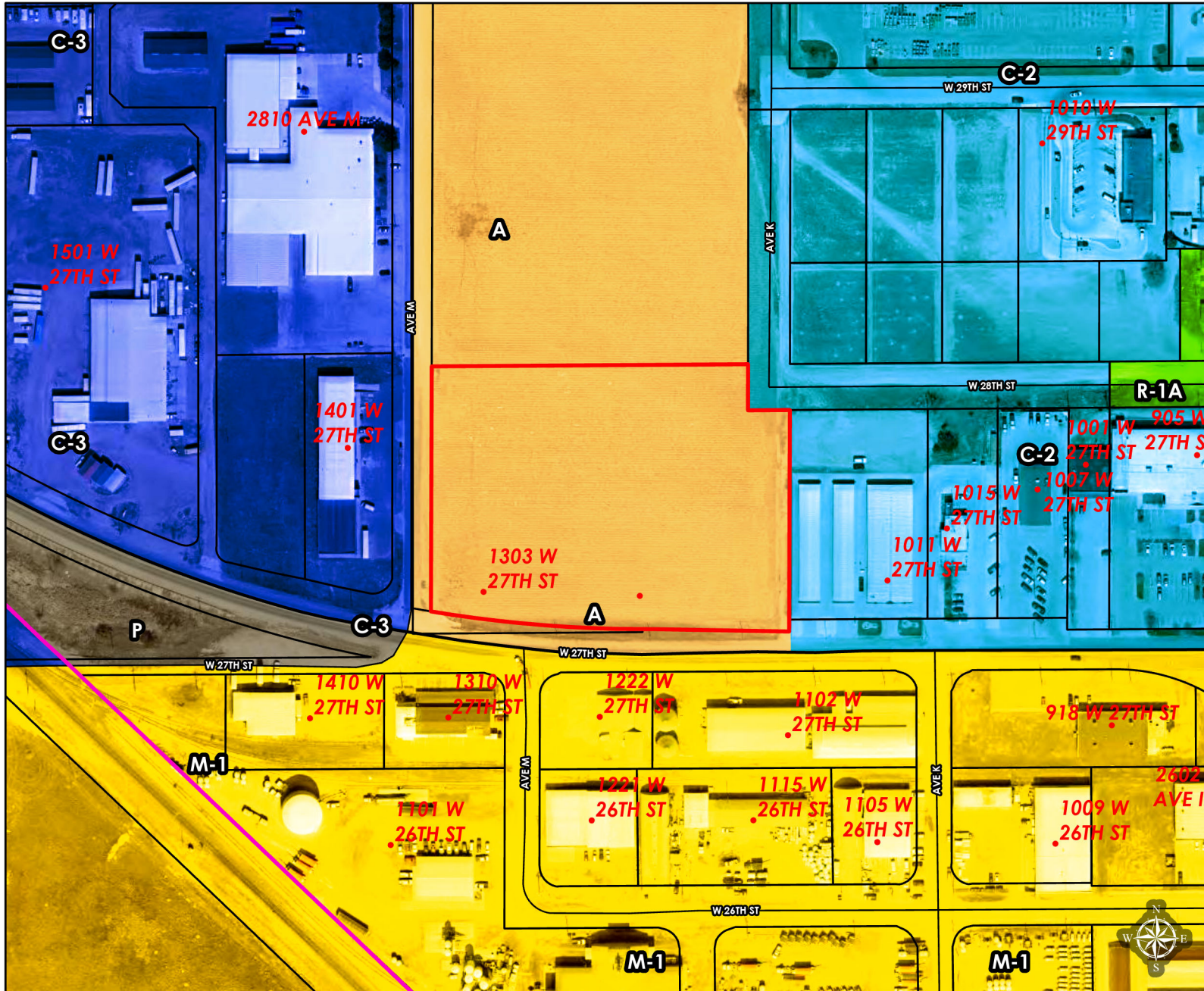
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will to comply with the plan after the proposed rezone.
2. All blocks abut a public street for the minimum width of 20 feet.
3. A developer's agreement will ensure Avenue M is constructed per Municipal Code.

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

1. None

**VI. STAFF RECCOMENDATION**

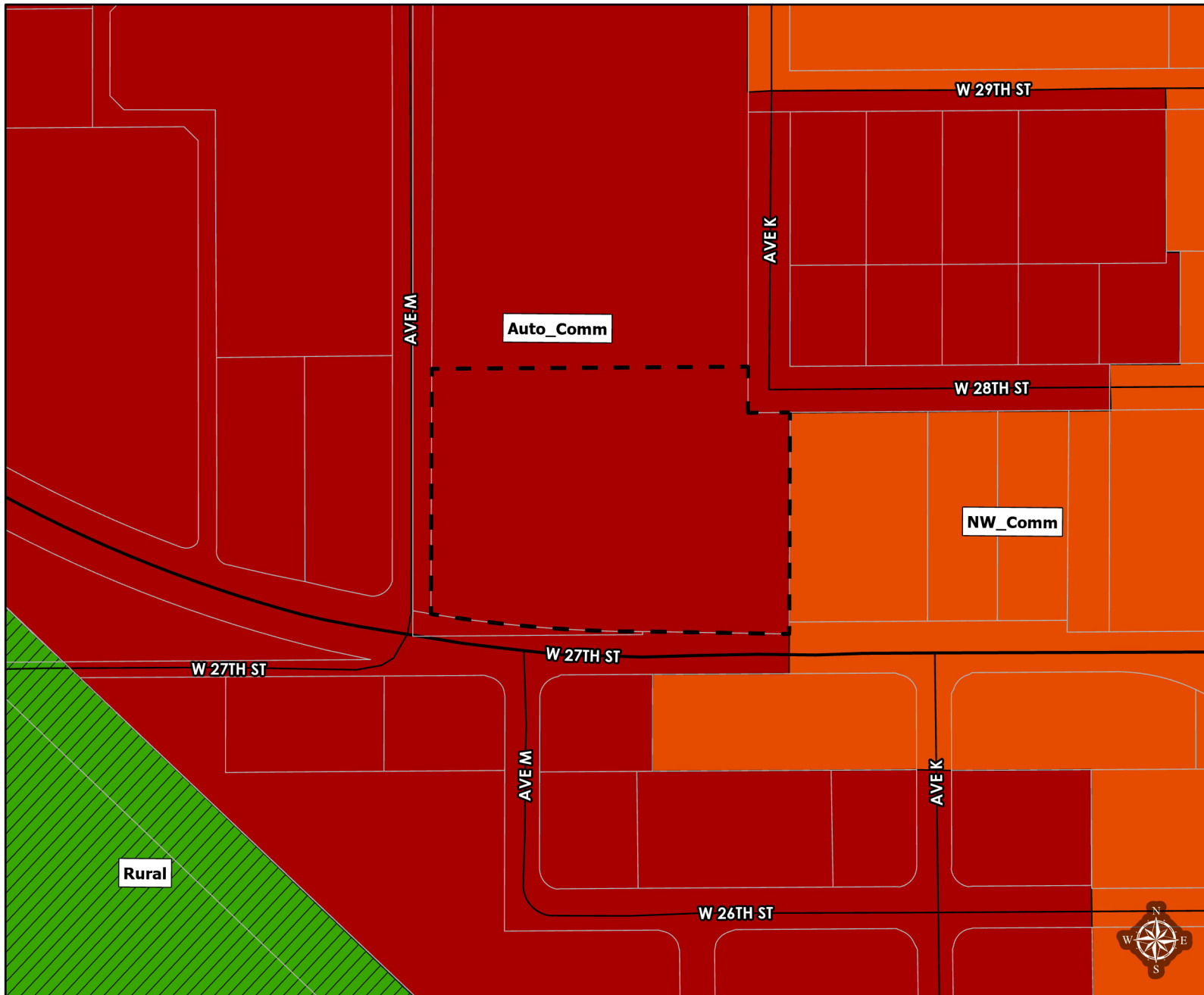
- A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat of Lots 1 and 2, Block 1, B&B Subdivision.



- 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
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- Address

Taylor Stephens  
City of Scottsbluff GIS  
Created on 5/27/2026  
Coordinate System: NAD 1983 (2011)  
StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

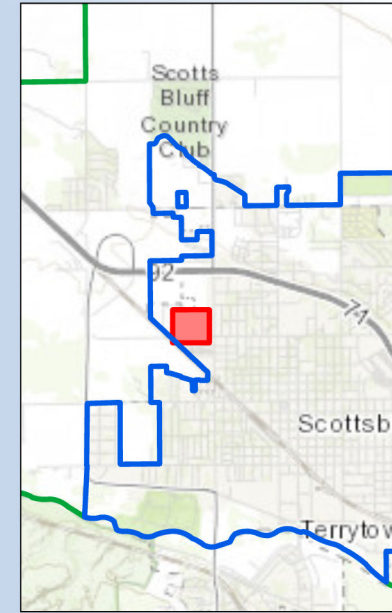
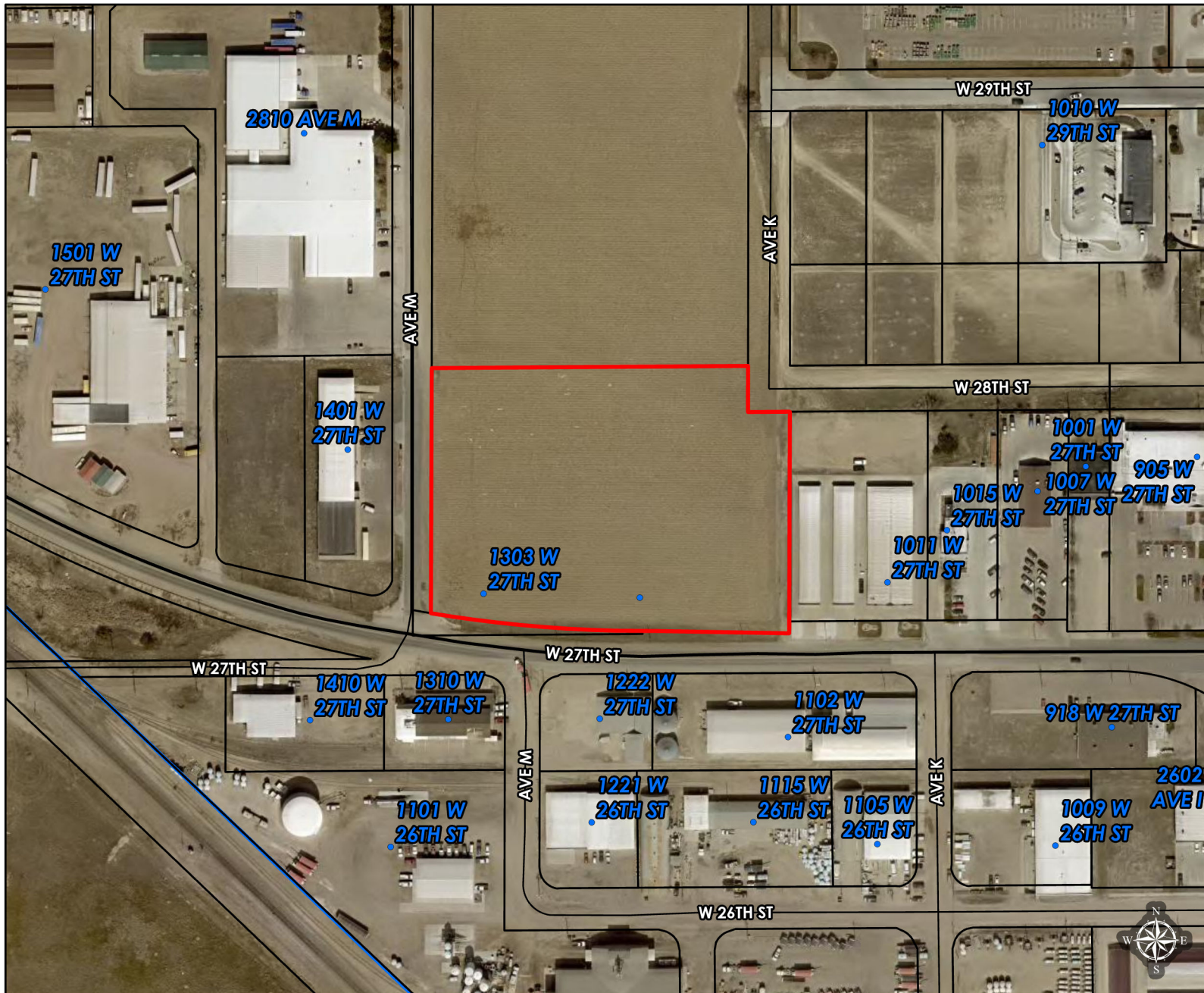
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- 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 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)

Taylor Stephens  
 City of Scottsbluff GIS  
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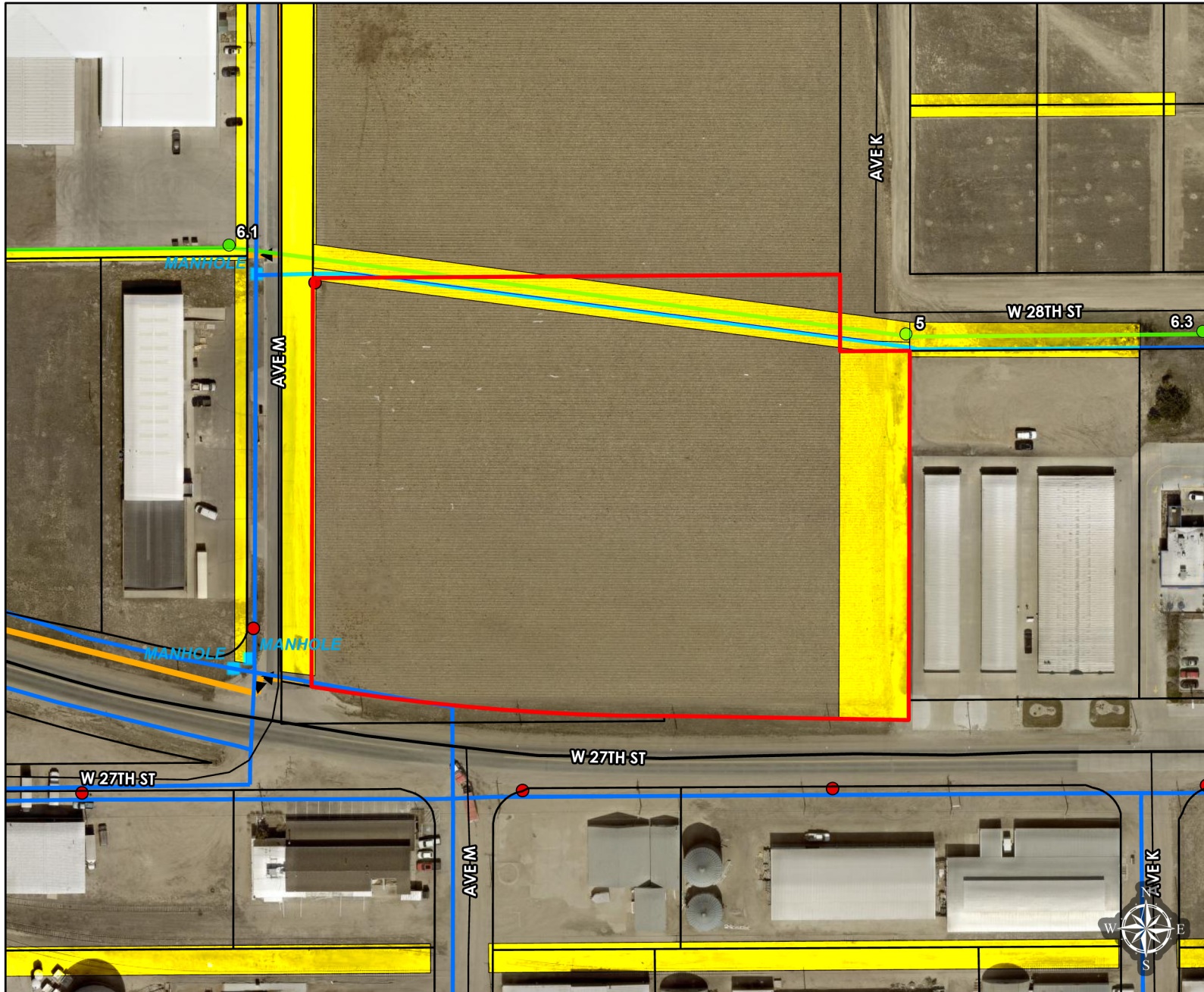
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- Concerning Property
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- LayoutBox

Taylor Stephens  
City of Scottsbluff GIS  
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Lambert Conformal Conic

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- Highway
- Main Road
- Residential/Rural
- Water Lines
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens & Zoë Frank  
 City of Scottsbluff GIS  
 Created on 5/28/2026  
 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, June 8, 2026**

**Regular Meeting**

## **Item 6.C**

**Planning Commission to conduct a Public Hearing regarding a Final Plat of Lot 1, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M.**

**Staff Contact:**



City of Scottsbluff  
Subdivision Application  
Permit Identifier 2026-87SD

Type: Final Plat

Applicant Name	[REDACTED]	Applicant Address	[REDACTED]
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	[REDACTED]
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Subdivision Information

Proposed Name of Subdivision Lot 1, Block 1 B & B Subdivision

General Location/Address 27th Street between Ave M/Ave K

Legal Description PT SE SE 15-22-55 (61.05)

Current Zoning District(s) Agriculture A

Total Area (square feet or acre) ±1.88

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

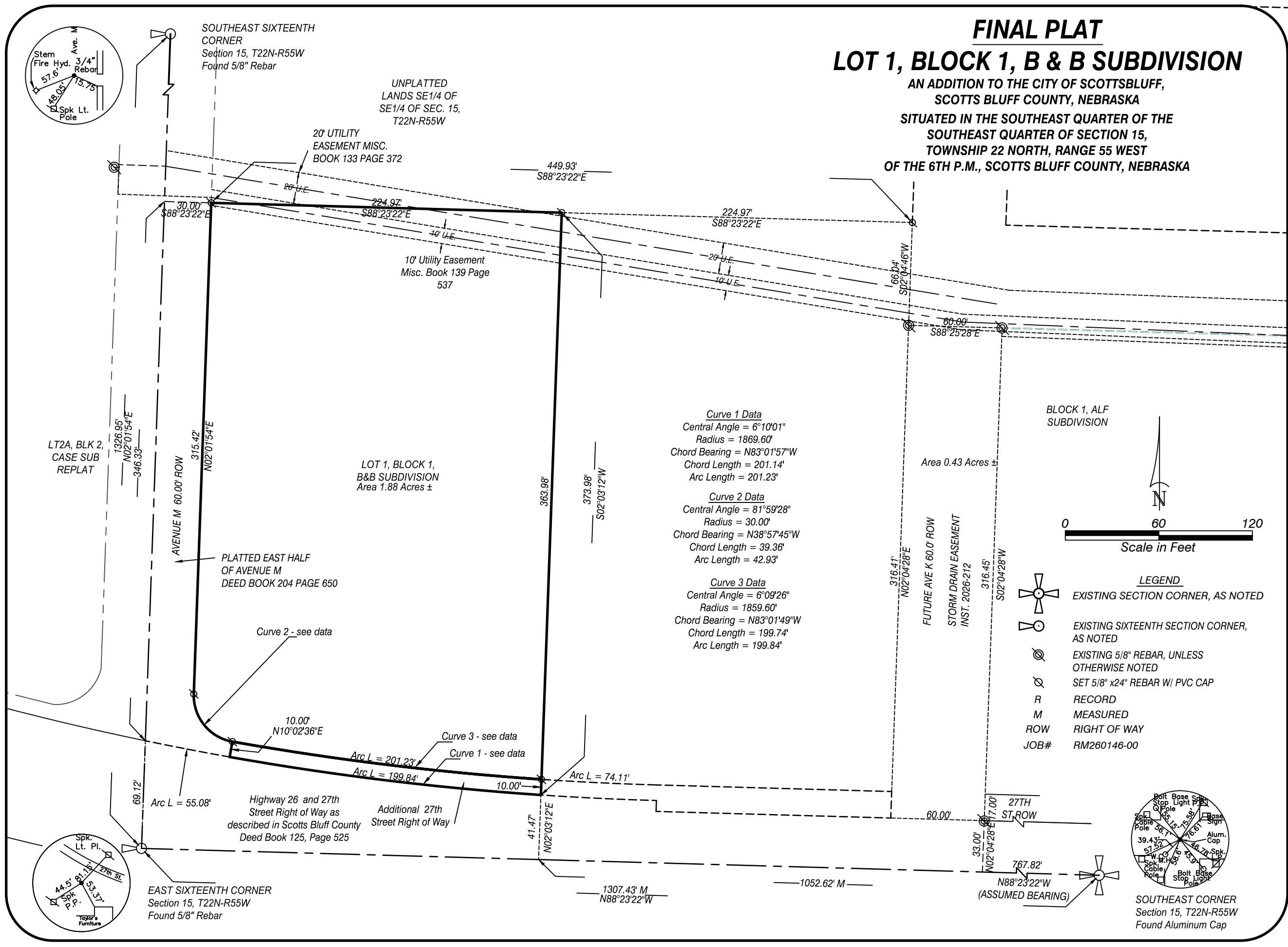
Develop for commercial use (Comm Shops)

Applicant Signature

# FINAL PLAT

## LOT 1, BLOCK 1, B & B SUBDIVISION

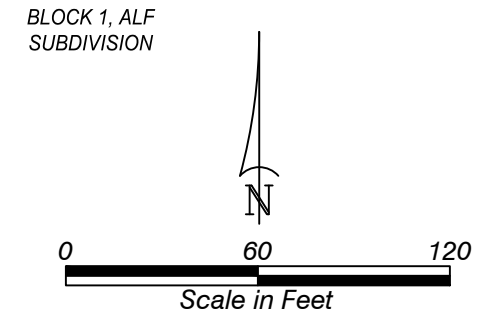
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



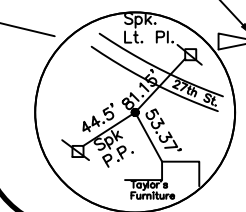
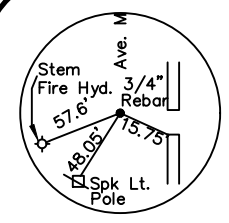
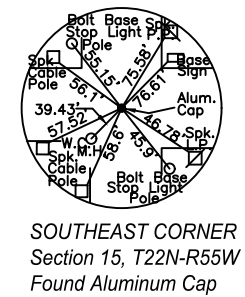
**Curve 1 Data**  
 Central Angle = 6°10'01"  
 Radius = 1869.60'  
 Chord Bearing = N83°01'57"W  
 Chord Length = 201.14'  
 Arc Length = 201.23'

**Curve 2 Data**  
 Central Angle = 81°59'28"  
 Radius = 30.00'  
 Chord Bearing = N38°57'45"W  
 Chord Length = 39.36'  
 Arc Length = 42.93'

**Curve 3 Data**  
 Central Angle = 6°09'26"  
 Radius = 1859.60'  
 Chord Bearing = N83°01'49"W  
 Chord Length = 199.74'  
 Arc Length = 199.84'



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
  - EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
  - SET 5/8" x24" REBAR W/ PVC CAP
  - R RECORD
  - M MEASURED
  - ROW RIGHT OF WAY
  - JOB# RM260146-00





APPROVAL

LOT 1, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,

BY RESOLUTION DULY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR: BETSY VIDLAK

\_\_\_\_\_  
ATTEST: CITY CLERK

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 22, 2026 For Hearing of: June 8, 2026



## I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates  
818 S Beltline Highway  
Scottsbluff, NE 69361
  
- B. Property**  
**Owner:** Frank Properties 2, LLC  
PO Box 2395  
Scottsbluff, NE 69361
  
- C. Proposal:** Final Plat, Lot 1, Block 1, B&B Subdivision
  
- D. Legal Description:** Lot 1, Block 1, B&B Subdivision
  
- E. Location:** 1303 W. 27<sup>th</sup> Street
  
- F. Existing Zoning & Land Use:** A Agricultural – Farmland
  
- G. Proposed Zoning & Land Use:** C-3 Heavy Commercial - Shops
  
- H. Size of Site:** Approximately 1.87 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	Auto Commercial	A Agricultural	Farmland
East	Automobile Commercial	C-2 Neighborhood and Retail Commercial	Rental Storage Units
South	Automobile Commercial	M-1 Light Manufacturing & Industrial	Industrial District
West	Automobile Commercial	C-3 Heavy Commercial	Warehouse

**III. ANALYSIS**

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

1. The subdivision is currently zoned Agricultural and is proposed to be rezoned to C-3

**B. Traffic & Access:**

1. Access is via W. 27<sup>th</sup> Street and Avenue M.
2. Avenue M is a half width street and will be required to be improved.
  - i. A contract for public improvements is necessary and in progress.
3. No sidewalk is present.
  - i. Sidewalk will be required along Avenue M.
  - ii. Sidewalk along W. 27<sup>th</sup> Street will not be required at this time.

**C. Utilities:**

1. A water main is located in the ROWs of W. 27<sup>th</sup> Street and Avenue M.
2. A water main is located in a utility easement along the northern portion of the subdivision.
3. A sewer main is located in a utility easement along the northern portion of the subdivision.
4. A stormwater main is located in the Avenue M ROW and W. 27<sup>th</sup> Street ROW.

**IV. STAFF COMMENTS**

- A. As the property is unplatted, a preliminary and final plat are needed.
- B. The C-3 District does not have lot minimum areas or minimum lot widths.
- C. A developer's agreement (contract for public improvements) will be created for the completion of Avenue M along the western border of the subdivision.

**V. FINDINGS OF FACT**

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

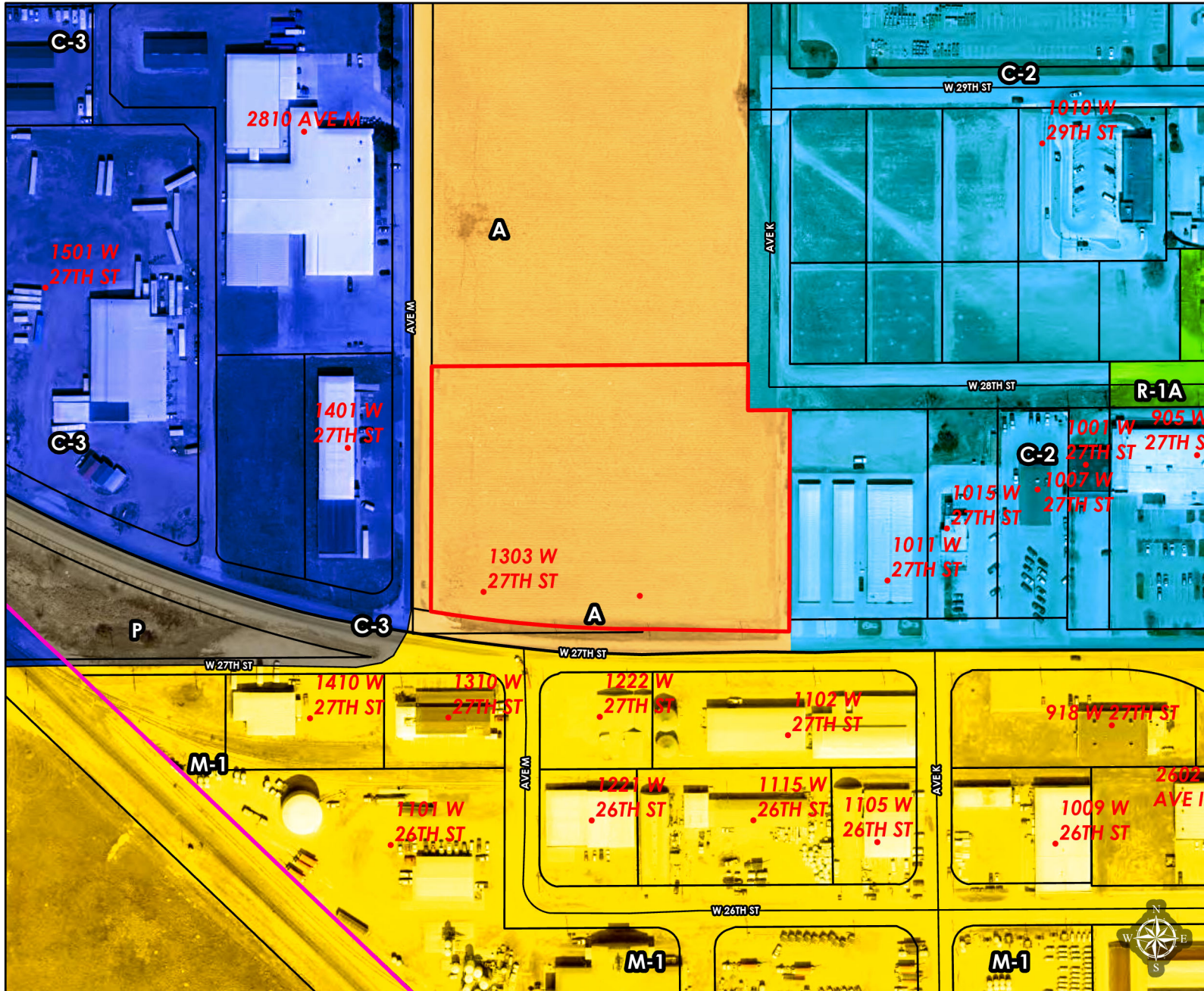
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will to comply with the plan after the proposed rezone.
2. All blocks abut a public street for the minimum width of 20 feet.
3. A developer's agreement will ensure Avenue M is constructed per Municipal Code.

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

1. None

**VI. STAFF RECCOMENDATION**

- A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the final plat of Lot 1, Block 1, B&B Subdivision with the following condition:
  - i. City Council reviews and approves the contract for public improvements.

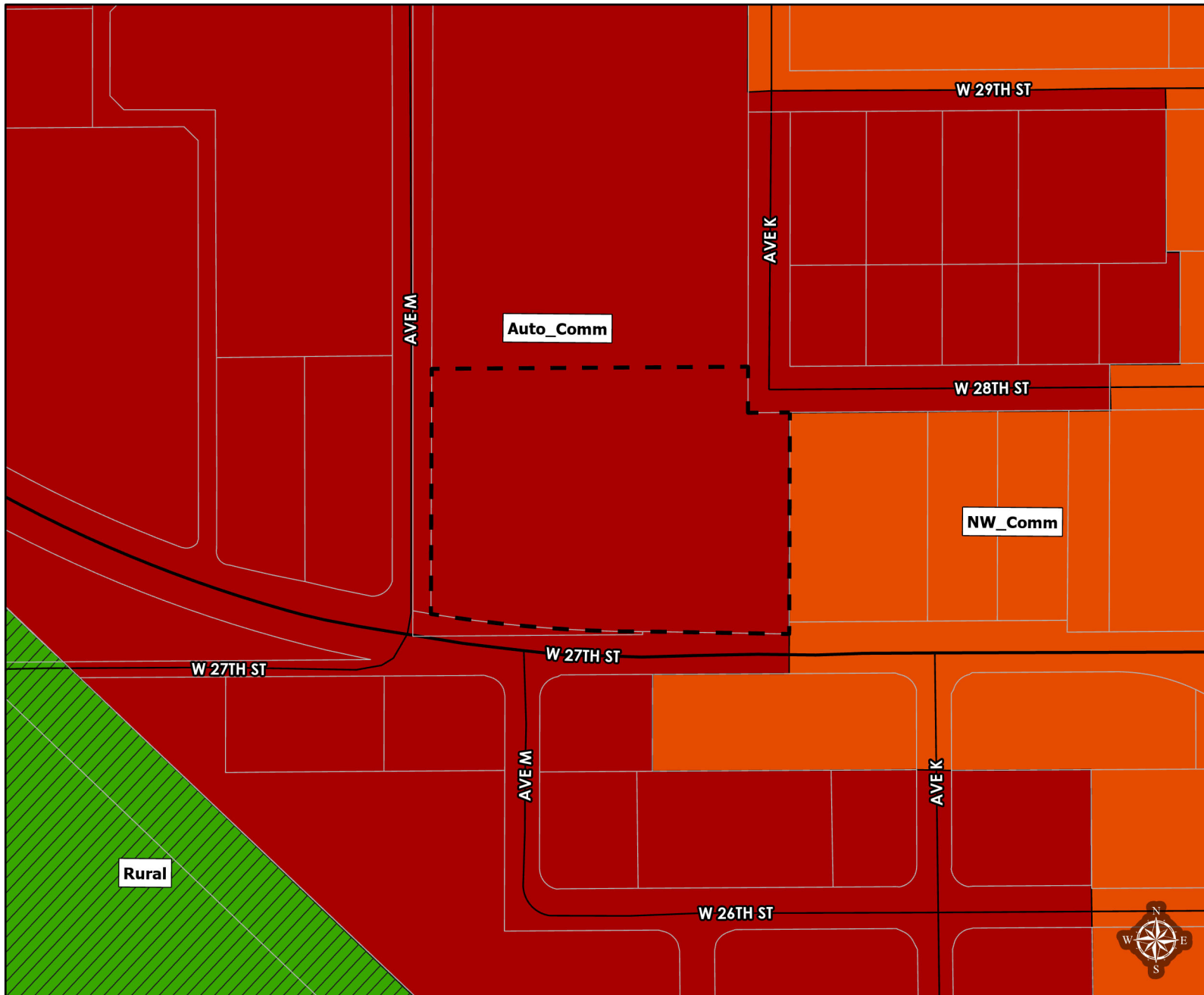


- Property Location(s)
- Street Centerlines
  - Highway
  - Main Road
  - Residential/Rural
- Official City Zoning
  - (A) Agriculture
  - (AR) Agriculture Residential
  - (C-1) Central Business District
  - (C-2) Neighborhood Commercial
  - (C-3) Heavy Commercial
  - (M-1) Light Manufacturing & Industrial
  - (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
- Zoning Boundaries
  - Scottsbluff Corporate Limits
  - Scottsbluff ETJ
- Address

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 5/27/2026  
 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.

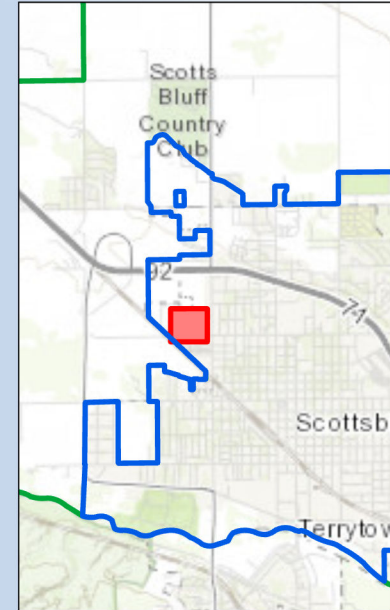
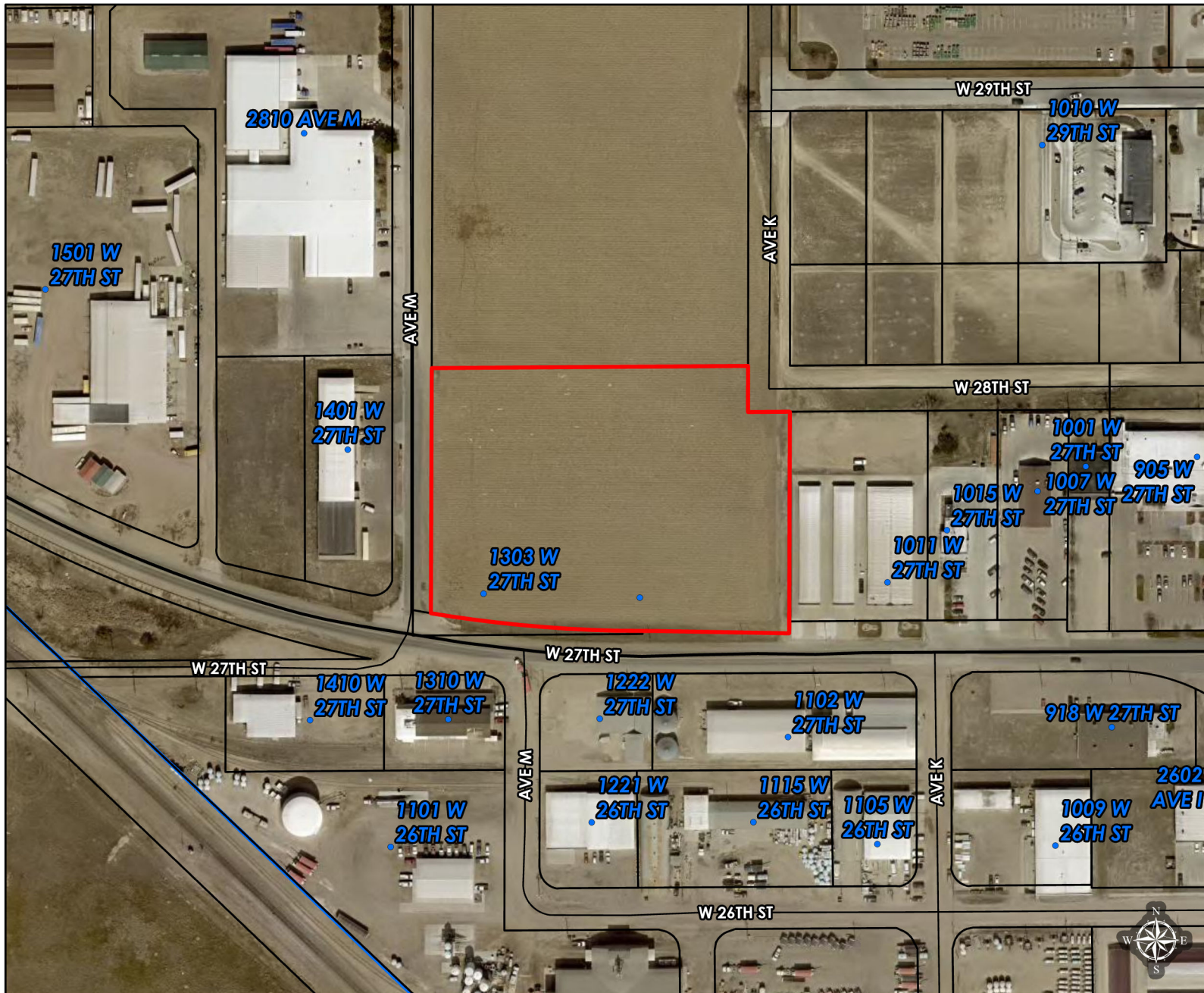
Page 30 of 52



- 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 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)

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 5/27/2026  
 Coordinate System: NAD 1983 (2011)  
 StatePlane Nebraska FIPS 2600 Feet  
 Lambert Conformal Conic

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 Concerning Property

 Street Centerlines

**CLASS**

 Highway

 Main Road

 Residential/Rural

 Parcels

**Zoning Boundaries**

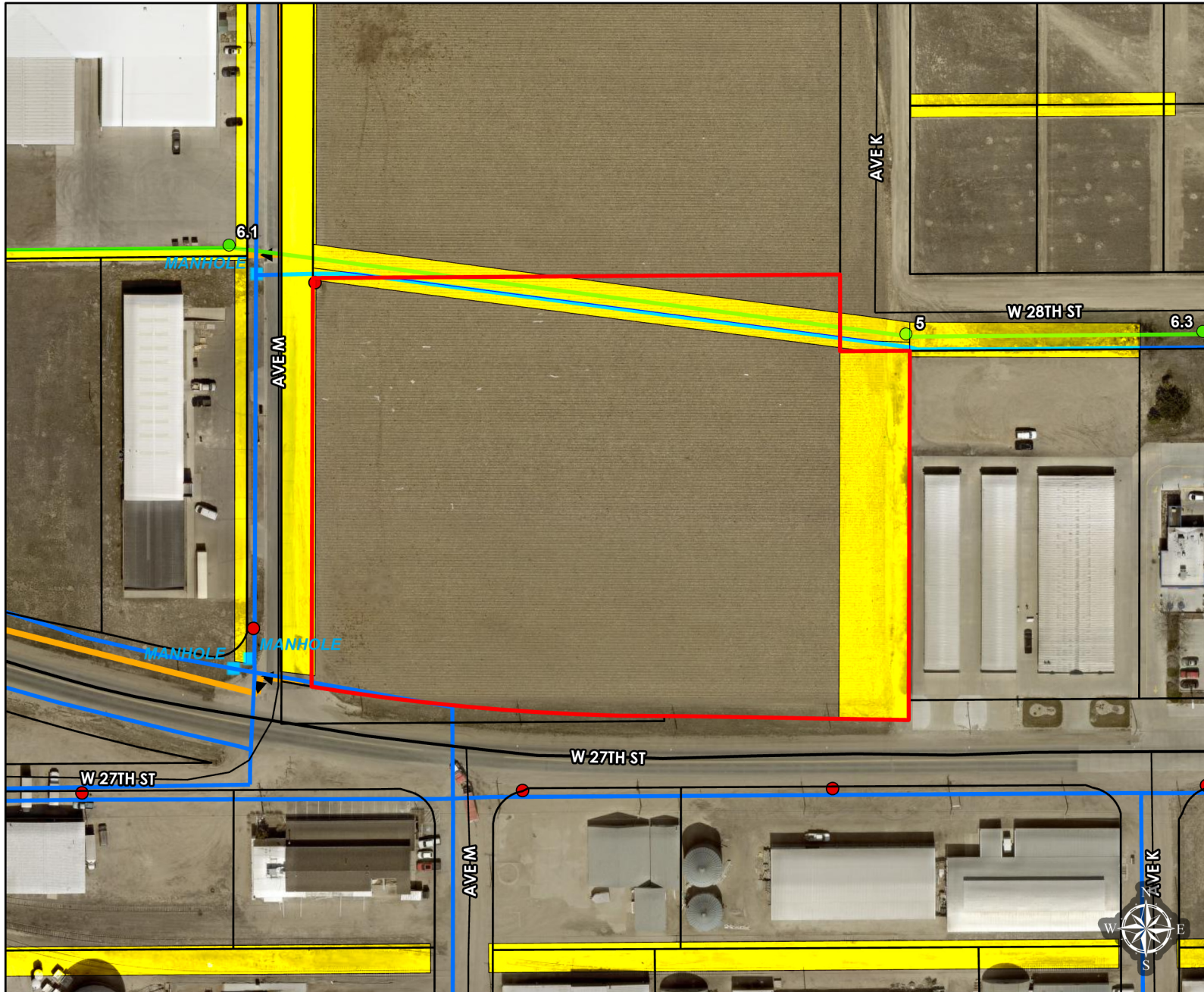
 Scottsbluff Corporate Limits

 Scottsbluff ETJ

 LayoutBox

Taylor Stephens  
City of Scottsbluff GIS  
Created on 5/27/2026  
Coordinate System: NAD 1983 (2011)  
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- Highway
- Main Road
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- Water Lines
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- Wastewater Lines
- Outfall
- Stormwater Inlet
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- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
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- Parcels
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# **City of Scottsbluff, Nebraska**

**Monday, June 8, 2026**

**Regular Meeting**

## **Item 6.D**

**Planning Commission to conduct a Public Hearing regarding a Rezone of Lots 1 & 2, Block 1, B & B Subdivision, commonly identified as a Tract of Land located northeast of the Intersection of W. 27<sup>th</sup> Street and Avenue M from A Agricultural to C-3 Heavy Commercial.**

**Staff Contact:**



City of Scottsbluff  
Zoning Amendment Application  
Permit Identifier 2026-18Z

Applicant Name	[REDACTED]	Applicant Address	[REDACTED]
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	[REDACTED]
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Property Information

General Location/Address      27th Street Between Ave M/Ave K

Legal Description                PT SE SE 15-22-55 (61.05)

Current Zoning District(s)      Agriculture A

Proposed Zoning District:       C-3

Does the proposed zoning district abut the property:    Yes

Total Area (square feet or acre):                                ±4.27

Required Information (§25-15-2)

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

The planned development is for commercial lots

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

This property would provide a service required by the community

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

It is consistent with sound land use

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

adjoining properties are already C-2,C-3, M-1 and is consistent with the future land use

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

See Letter from Petitioner

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

the comprehensive plan indicates that the property falls within the Automobile Commercial designation and C-3 is one of the appropriate zones

Why should the rezone request be granted?

Please see Letter from Petitioner

Applicant Signature

Issued By

---

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
  - 
  - POWER POLE
  - LIGHT POLE
  - MANHOLE, AS NOTED
  - STORM SEWER INLET
  - FIRE HYDRANT
  - WATER VALVE
  - CURB STOP
  - GUY WIRE
  - BOLLARD
  - ELECTRICAL BOX
  - RECORD
  - MEASURED
  - ROW
  - BSL

- GENERAL NOTES**
- Underground utilities shown are based on locates from the Nebraska one-call system, information from City utility maps and on site visual inspection and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
  - Flood Plain Information: This property is located in the Flood Plain Zone B, as shown on FIRM Map, Community Panel No. 310206-0005-C, 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 (1) one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (medium shading)
  - Zoning Information: This property to be rezoned as ZONE C-3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:
 

**SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)**

 Front yard setback - NONE  
 Side street setback - 12.5 feet  
 Rear yard setback - NONE  
 Side yard setback - NONE  
 The maximum height of building allowed - 35 feet  
 (source: Scottsbluff Municipal Code Section 25-3-15)
  - Developer's Address: Bryan Frank, PO Box 2396, Scottsbluff, Nebraska 69361
  - Lots will be served by city forces.

**LEGAL DESCRIPTION**

LOTS 1 & 2, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 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: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

**PROJECT: LOTS 1 AND 2, BLOCK 1 AND PORTION OF AVE K IN SE 1/4 OF SE 1/4 SECTION 15, T22N-R55W SCOTTSBLUFF, NE**

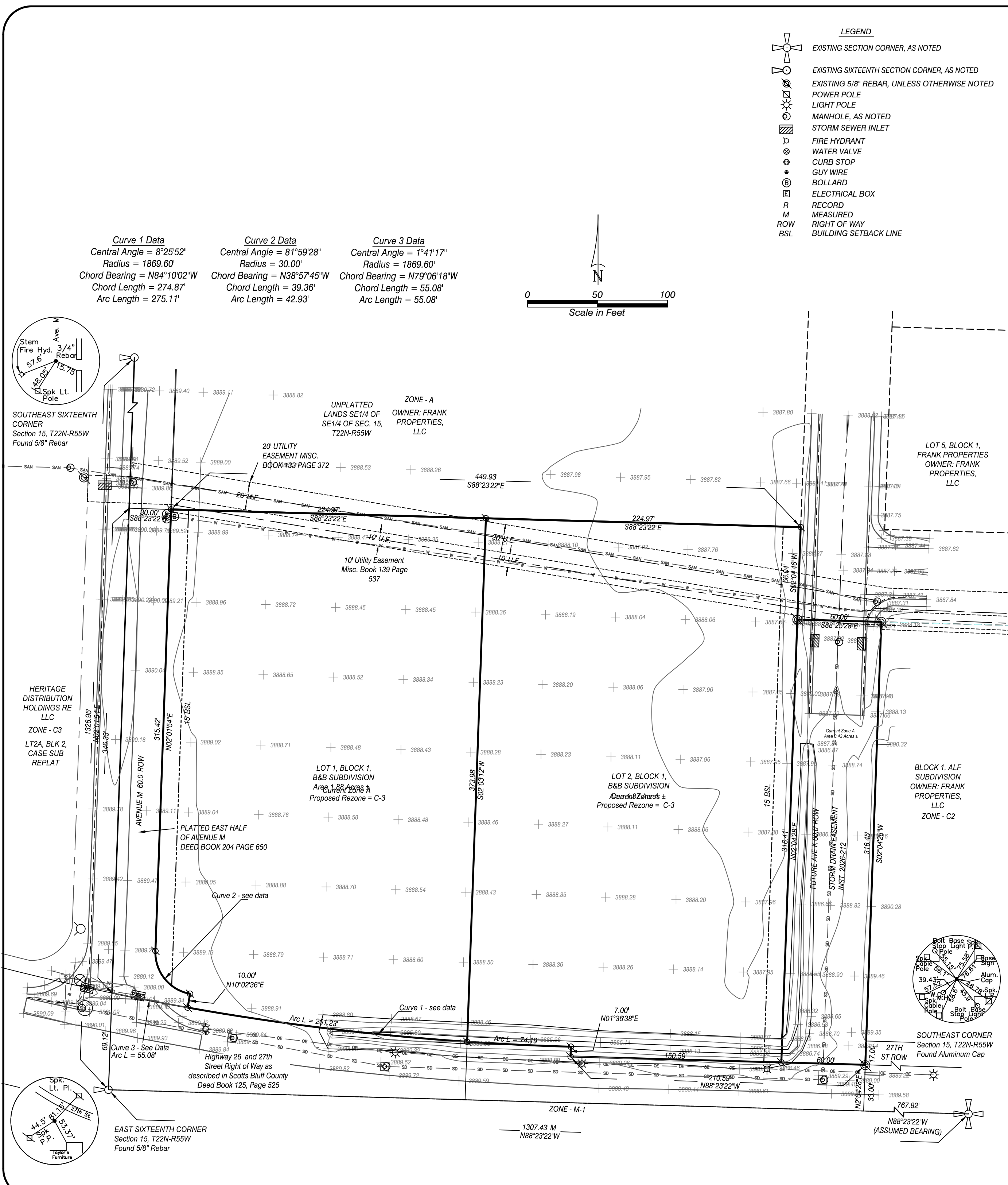
**CLIENT: RAJEWICH AND FRANK**

**PROJECT NUMBER:** RM260146-00  
**PROJECT DATE:** APRIL 21, 2026  
**PROJECT MGR:** DPS  
**PROJECT TEAM:** GS-TD

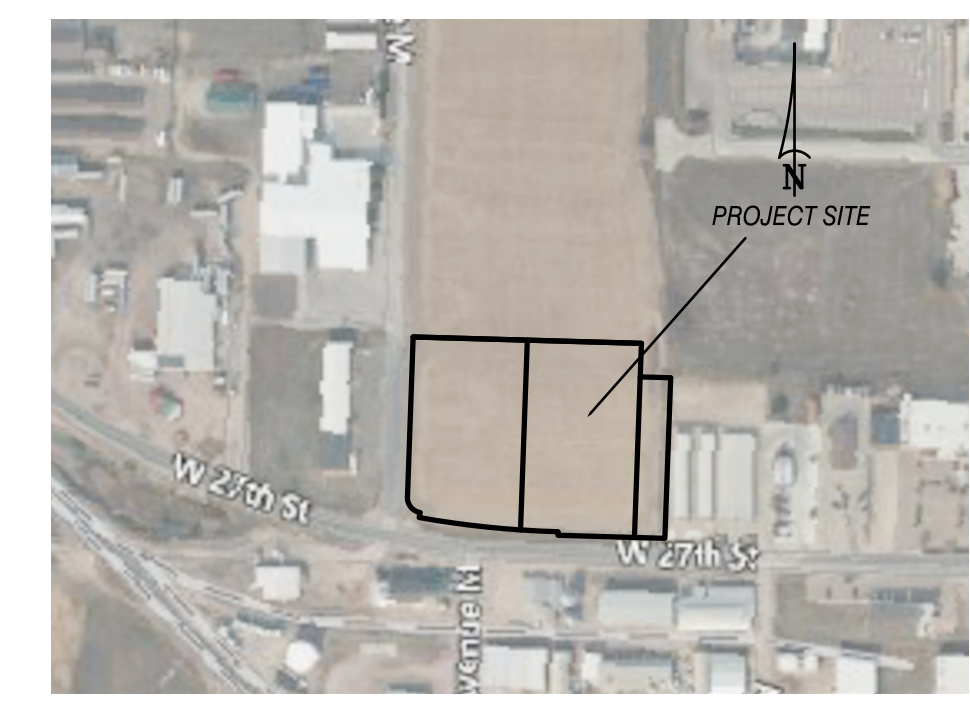
SEAL

DATE	REVISION

SHEET 1 OF 1  
**REZONE**



**PROPOSED REZONE**  
**LOTS 1 AND 2, BLOCK 1, B & B SUBDIVISION**  
 SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: Rezoning of Proposed Lots 1 & 2, Block 1, B & B Subdivision

To whom it may concern:

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

The planned development is for commercial lots that will fall within the zoning of C-3. The property is bordered to the east by C-2, the south by M-1, the west by C-3 and north by A zoned properties. The City's comprehensive plan indicates that the property falls within the Automobile Commercial designation. One of the appropriate zones for Automobile Commercial is C-3, of which we are requesting this property be re-zoned to.

Given this, we request that our request to rezone the property to C-3 be granted.

Thank you for your consideration,

Bryan Frank  
Frank Properties 2

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 21, 2026 For Hearing of: June 8, 2026



## I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates  
818 S Beltline Highway  
Scottsbluff, NE 69361
  
- B. Property**  
**Owner:** Frank Properties 2, LLC  
PO Box 2395  
Scottsbluff, NE 69361
  
- C. Proposal:** Rezone of Proposed Lots 1 and 2, Block 1, B&B Subdivision
  
- D. Legal Description:** Lots 1 and 2, Block 1, B&B Subdivision
  
- E. Location:** 1207 and 1303 W. 27<sup>th</sup> Street
  
- F. Existing Zoning & Land Use:** A Agricultural – Farmland
  
- G. Proposed Zoning & Land Use:** C-3 Heavy Commercial - Shops
  
- H. Size of Site:** Approximately 3.75 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	Auto Commercial	A Agricultural	Farmland
East	Automobile Commercial	C-2 Neighborhood and Retail Commercial	Rental Storage Units
South	Automobile Commercial	M-1 Light Manufacturing & Industrial	Industrial District
West	Automobile Commercial	C-3 Heavy Commercial	Warehouse

**III. ANALYSIS**

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

1. Automobile Commercial includes C-2, C-3, PBC, and R-4
2. The subdivision is currently zoned Agricultural and is proposed to be rezoned to C-3

**B. Traffic & Access:**

1. Access is via W. 27<sup>th</sup> Street, Avenue K, Avenue M.
2. No sidewalk is present.

**C. Utilities:**

1. A water main is located in the ROWs of W. 27<sup>th</sup> Street and Avenue M.
2. A water main is located in a utility easement along the northern portion of the subdivision.
3. A sewer main is located in a utility easement along the northern portion of the subdivision.
4. A stormwater main is located in Avenue K ROW, Avenue M ROW, and W. 27<sup>th</sup> Street ROW.

**IV. STAFF COMMENTS**

- A. Lot 1 will be platted while the proposed Lot 2 will not be platted at this time. Both proposed lots will be rezoned to C-3
- B. The C-3 District does not have lot minimum areas or minimum lot widths.
- C. The rezone is an extension of the existing C-3 District to the west.
- D. C-3 was chosen instead of C-2 in order to allow the proposed use of shops.

**V. FINDINGS OF FACT**

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

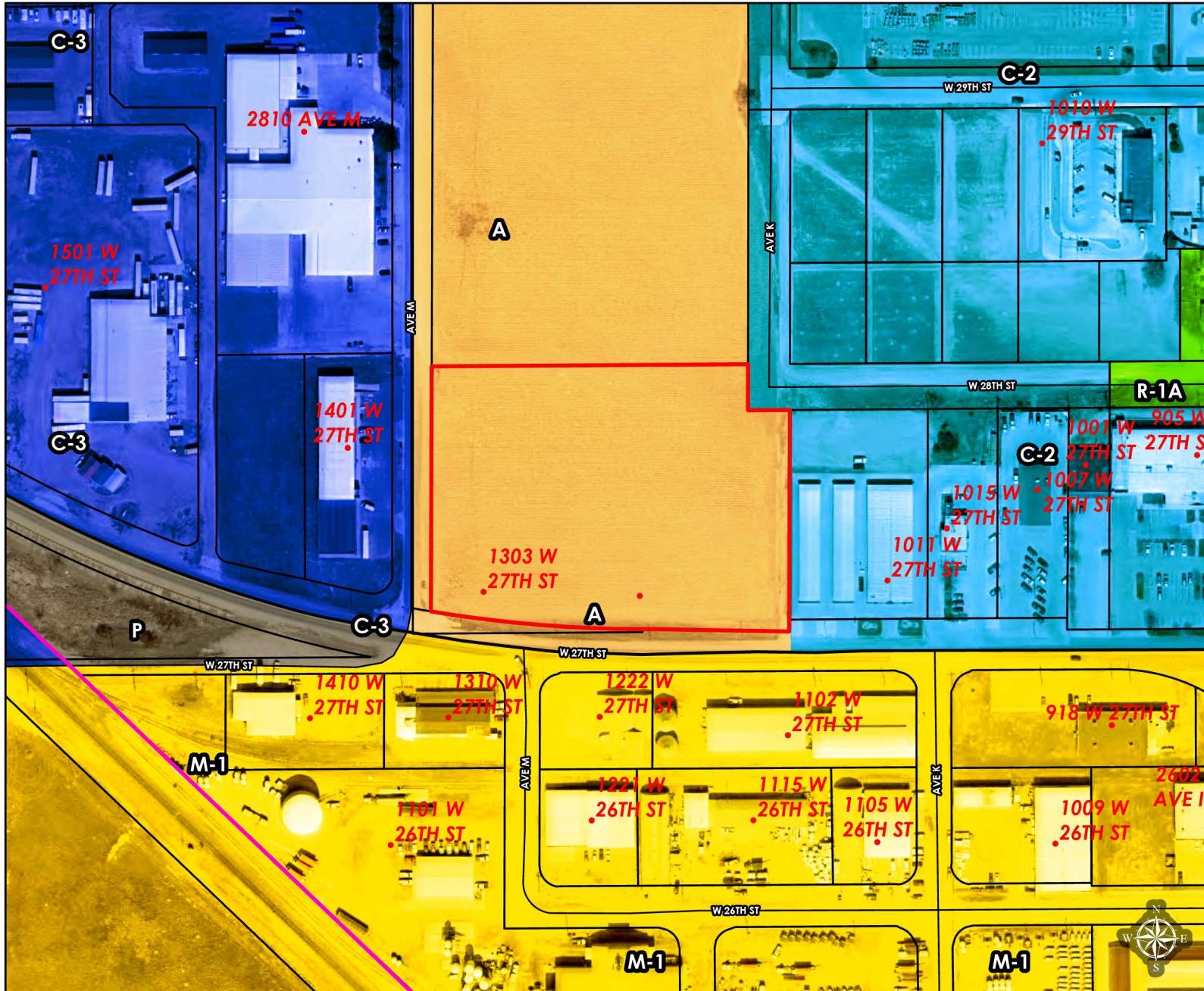
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will to comply with the plan after the proposed rezone.
2. All blocks abut a public street for the minimum width of 20 feet.

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

1. None

**VI. STAFF RECCOMENDATION**

**A.** Staff recommends Planning Commission make a positive recommendation to City Council to approve of the rezone of proposed Lots 1 and 2, Block 1, B&B Subdivision.

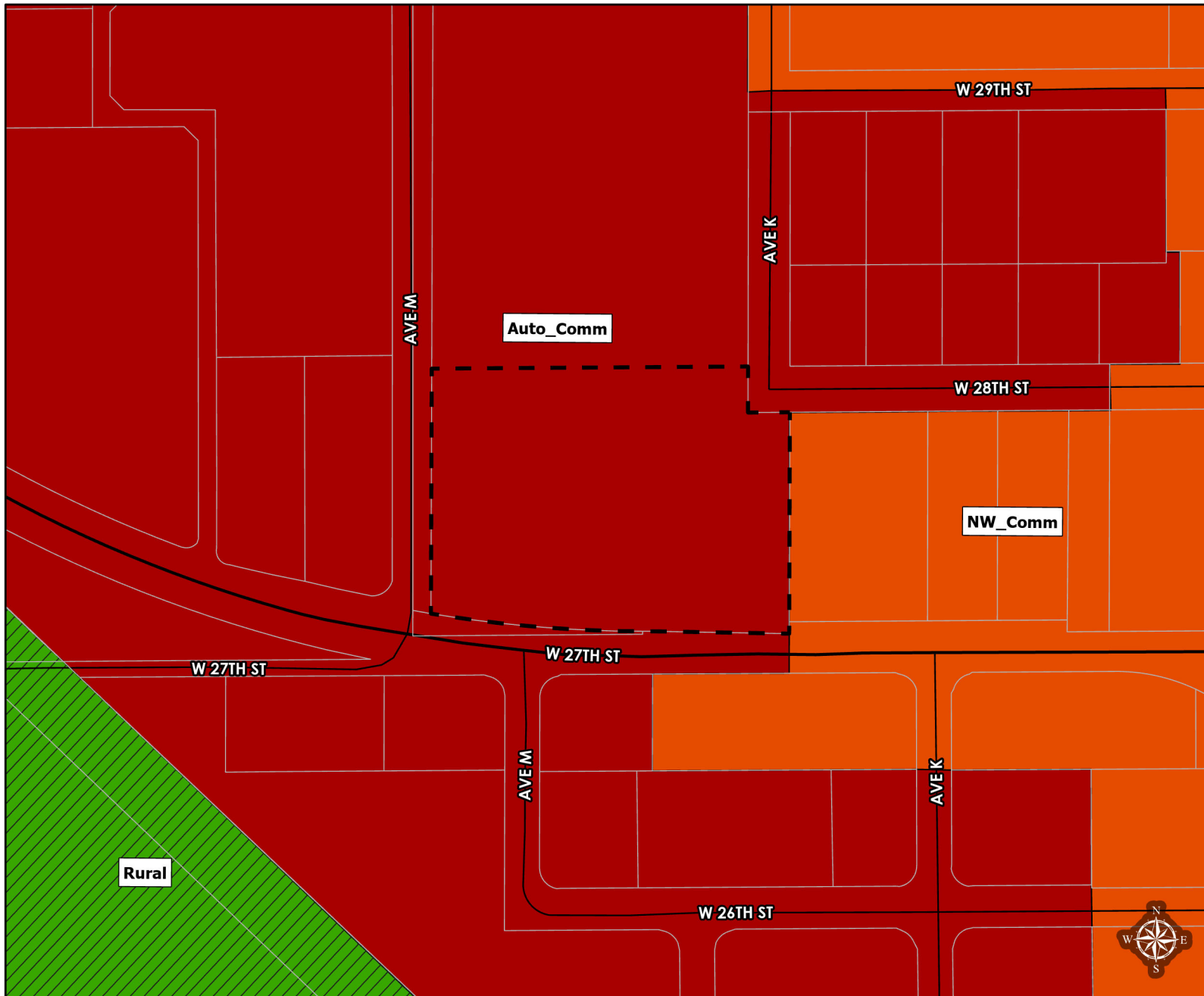


- Property Location(s)
- Street Centerlines
  - Highway
  - Main Road
  - Residential/Rural
- Official City Zoning
  - (A) Agriculture
  - (AR) Agriculture Residential
  - (C-1) Central Business District
  - (C-2) Neighborhood Commercial
  - (C-3) Heavy Commercial
  - (M-1) Light Manufacturing & Industrial
  - (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
- Zoning Boundaries
  - Scottsbluff Corporate Limits
  - Scottsbluff ETJ
- Address

Taylor Stephens  
 City of Scottsbluff GIS  
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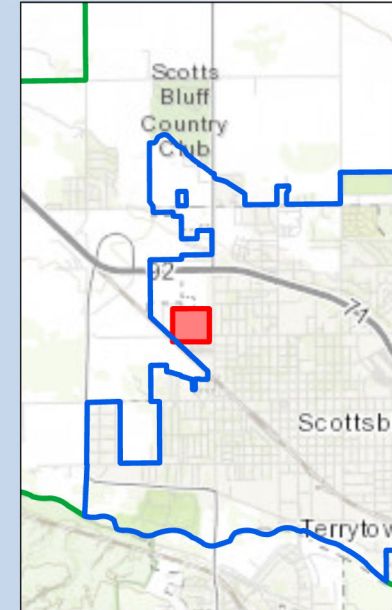
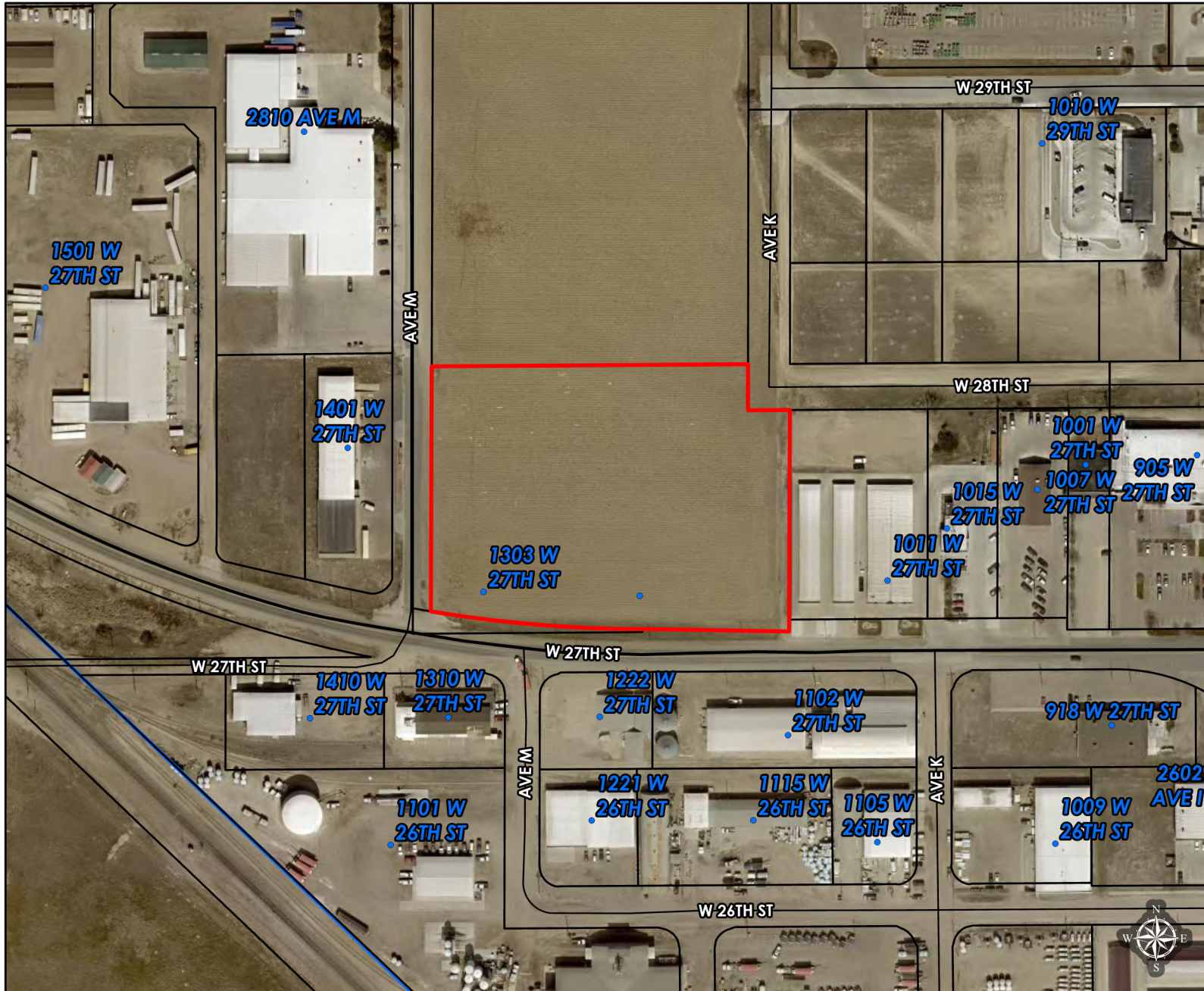
Page 41 of 52



- 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 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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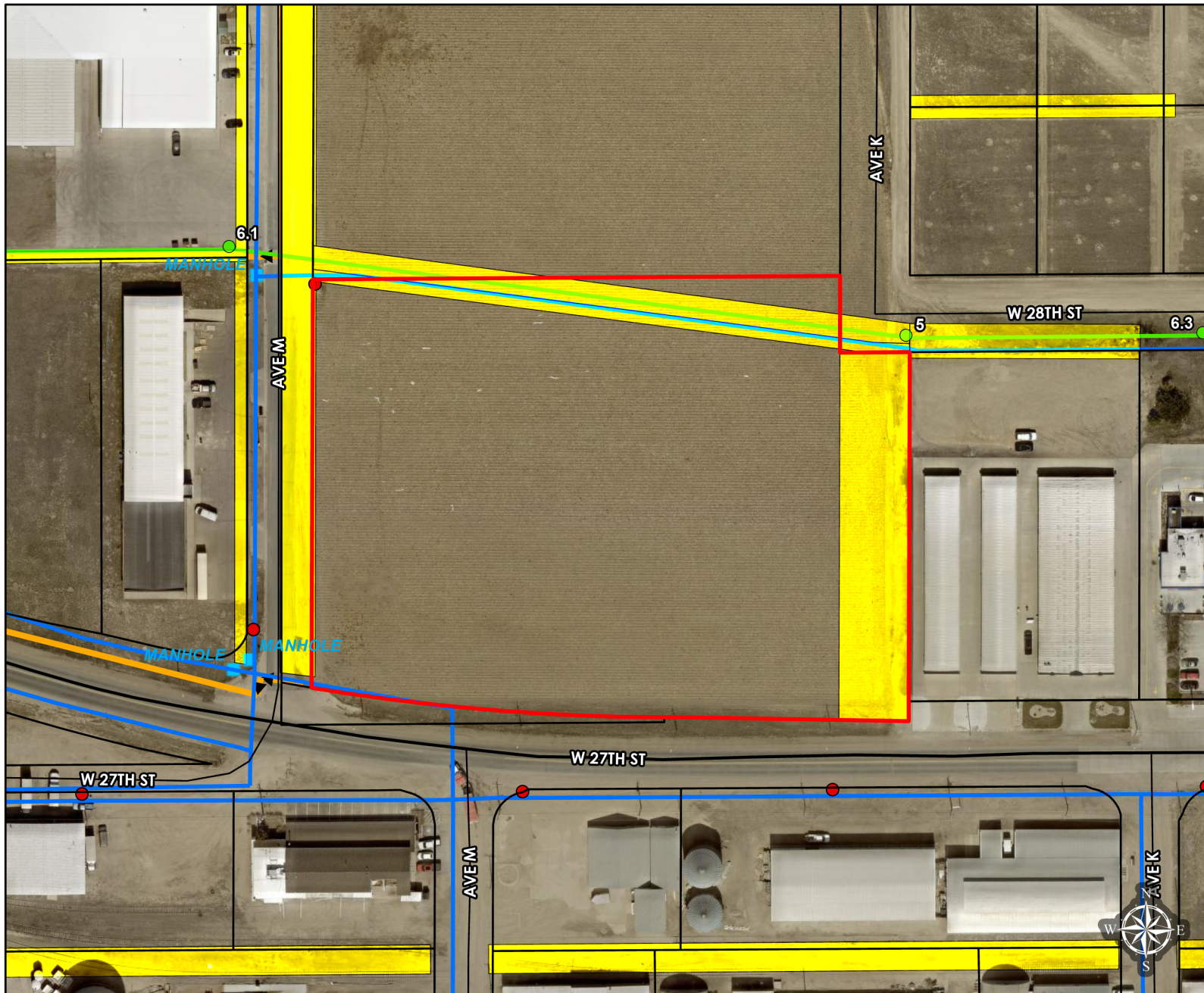
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- Concerning Property
- Street Centerlines
- CLASS**
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- Main Road
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# **City of Scottsbluff, Nebraska**

**Monday, June 8, 2026**

**Regular Meeting**

## **Item 6.E**

**Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 3 regarding Permitted Uses in the O-P Office and Professional District.**

**Staff Contact:**

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 26, 2026 For Hearing of: June 8, 2026



## I. GENERAL INFORMATION

- A. Currently the O-P District allows for limited commercial uses.
- B. Additional uses being proposed for the District are:
  - i. Amusement centers
  - ii. Retail stores and services
    - 1. Book and stationery stores (formerly CUP)
    - 2. Confectionary stores
    - 3. Food stores and delicatessens
    - 4. stores
    - 5. Shoe stores
  - iii. Dance, music, or voice studios
  - iv. Hotels/motels
  - v. Photographic studios
  - vi. Restaurants (formerly CUP)
    - 1. Drive-in restaurants remain a CUP to maintain some control over drive-throughs
  - vii. Theaters; indoor
  - viii. Rooming and boarding houses (formerly CUP)
  - ix. Child care centers – CUP

## II. STAFF COMMENTS

- A. The O-P District is the only mixed-use zoning district in the City, meaning it allows both residential and commercial uses as principal permitted uses. However, the current commercial uses are very limited.
- B. Staff reviewed the C-1 and C-2 districts and added lesser intensive uses from those districts to the O-P District.
- C. The newly added uses are predominantly for lodging, retail, and entertainment.
- D. Additionally, restaurants (without drive-throughs) do not need a CUP with the proposed changes.
- E. Staff felt it was best to still require restaurants with drive-throughs and convenience stores dispensing gasoline to receive a CUP to mitigate nuisance conditions in the district since residential uses are permitted.
- F. Hotels/motels will have a 45' maximum height, which is the same as the C-2 district.
- G. The new uses will add additional options to land zoned as O-P including the two major O-P Districts (Hospital area and Triple Peaks Subdivision)

## III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the zoning text amendment to §25-3-11 regarding uses in the O-P Office and Professional District.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 25, ARTICLE 3, SECTION 11 DEALING WITH O-P OFFICE AND PROFESSIONAL ZONING DISTRICT USES TO ADD PRINCIPAL PERMITTED AND CONDITIONAL USES, TO PROVIDE FOR AN EFFECTIVE DATE, AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:**

Section 1. Chapter 25, Article 3, Section 11, of the Scottsbluff Municipal Code is now amended to provide as follows:

**“§ 25-3-11 O-P OFFICE AND PROFESSIONAL DISTRICT.**

(A) *Intent.* The intent of an O-P Office and Professional District is to allow for a mixture of professional office and some residential occupancies with limited other compatible commercial uses.

(B) *Principal Permitted Uses.*

- (1) Accounting, auditing, and bookkeeping services;
- (2) Adult day service facilities;
- (3) Amusement centers;
- (4) Arts and crafts studios;
- (5) Bank automated teller facilities; indoor;
- (6) Banking services;
- (7) Barber/beauty shops;
- (8) Book and stationery stores;
- (9) Religious assemblies;
- (10) Clinics;
- (11) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;

- (12) Community centers;
- (13) Confectionery stores;
- (14) Convenience stores without dispensing gasoline;
- (15) Counseling services;
- (16) Dance, music, or voice studios;
- (17) Educational or charitable institutions and educational or scientific research services;
- (18) Florists;
- (19) Food stores and delicatessens;
- (20) Gift shops;
- (21) Home occupations;
- (22) Hospitals;
- (23) Hotels/motels;
- (24) Insurance services;
- (25) Laboratories; medical, dental, and optical;
- (26) Jewelry stores;
- (27) Mortuaries;
- (28) Multi-family dwellings;
- (29) Municipal uses;
- (30) Offices and professional services;
- (31) Permanent cosmetic facilities;
- (32) Pharmacies;
- (33) Photographic studios;
- (34) Professional membership organizations;

- (35) Professional schools;
- (36) Respite care service facilities;
- (37) Restaurants;
- (38) Retail stores and services;
- (39) Rooming/boarding houses;
- (40) Schools;
- (41) Shoe stores;
- (42) Single-family dwellings;
- (43) Theaters; indoor;
- (44) Townhomes (single-family attached dwellings);
- (45) Tourist information booths; and
- (46) Two-family dwellings.

(C) *Conditional Uses.*

- (1) Ambulance services ;
- (2) Animal clinics (indoor only);
- (3) Bank automated teller facilities;
- (4) Child care centers;
- (5) Convenience stores with dispensing gasoline
- (6) Daycares;
- (7) Restaurants (Drive-in);
- (8) Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located;
- (9) Temporary medical housing;

(10) Public utility facilities;

(11) Lodges or clubs;

(12) Utility plants; and

(13) Water storage.

(D) *Performance standards.*

(1) *Area and bulk regulations.*

<i>Use</i>	<i>Minimum Lot Size (Sq. Ft.)</i>	<i>Minimum Lot Width (Sq. Ft.)</i>	<i>Maximum Lot Coverage (%)</i>	<i>Maximum # of Dwelling Units</i>	<i>Setbacks</i>			<i>Side Street (Ft.)</i>	<i>Floor Area Minimum (Sq. Ft.)</i>	<i>Maximum Height (Ft.)</i>
					<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>			
Accessory building						3	2	12.5		18
LD multi-family	7,000	70	50		25 or B	15 or C	5 or D	12.5	400/DU or A	35
Single-family	7,000	70	60	1	25 or B	15 or C	5	12.5	700	35
Two-family	7,000	70	50	2	20 or B	15 or C	5	12.5	660/DU	35

Hotels/motels	7,000	70			25 or B	15 or C	5 or D	12.5		45
Other permitted uses	7,000	70			25 or B	15 or C	5 or D	12.5		70

A Minimum floor area per dwelling unit and maximum lot coverage:

<i>Minimum Floor Area (Sq. Ft.)</i>	<i>Maximum Lot Coverage</i>
500	70%
450	65%
400	60%

350	55%
300	45%
<p>B If buildings have been built on lots which comprise more than 25% of the front footage of any block, no building or structure may be built or structurally altered which projects beyond the average front yard setback already established.</p> <p>C If a lot abuts on a public alley, the minimum rear yard setback is five (5) feet.</p> <p>D The minimum side yard setback is five feet for buildings and structures not more than three stories high. For buildings more than three stories high, the required minimum side yard setback is increased one foot for each additional story over three.</p>	

(2) *Accessory building/garage; detached.*

(a) A detached accessory building must be located at least ten feet from the main building.

(b) On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street, the garage must be set back from the side street property line a distance of not less than 20 feet.”

Section 2. Any prior code sections at Chapter 25, Article 3, Section 11, and all other ordinances and parts of ordinances in conflict with this Ordinance are repealed. However, this Ordinance shall not be construed to affect any rights, liabilities, duties, or causes of action, either criminal or civil, existing or actions pending at the time this Ordinance has become effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication. Publication shall be in pamphlet form.

PASSED AND APPROVED ON \_\_\_\_\_, 2026.

\_\_\_\_\_  
Betsy Vidlak, Mayor

Attest:

\_\_\_\_\_  
Kimberly Wright, City Clerk

Approved as to form:

\_\_\_\_\_

City Attorney