



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Tuesday, November 12, 2013, 6:00 PM
City Hall Council Chambers, 2525 Circle Drive

PLANNING
COMMISSIONERS

CHAIRMAN

BECKY ESTRADA
VICE CHAIRMAN

ANGIE AGUALLO

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 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 back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. 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.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve Minutes of 9/9/13
- 7. NEW BUSINESS:**
 - A Ordinance**
Ordinance: to Vacate Alley
Applicant: City
Owner(s): City - Rempe/Aulick/Joliffe
Location: alley that alines with 33rd St. east of Ave B
 - B Preliminary Plat**
Preliminary Plat: Reganis Subd
Applicant: Tim Reganis & M.C. Schaff & Assoc.
Owner: Tim Reganis
 - C Rezones**
Rezones: C-2 to R-1 & R-1 to C-2
Applicant: Tim Reganis
Owner: Tim Reganis
Location: North of 27th St. & East of Primrose Drive
- 8. UNFINISHED BUSINESS:**
 - A Election**
Election of new officers
- 9. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting,

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

please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

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City of Scottsbluff, Nebraska
Tuesday, November 12, 2013
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 9/9/13

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
September 9, 2013
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, September 9, 2013, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on August 30, 2013. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Vice Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, Henry Huber, Angie Aguallo, Gary Hutzal, Dana Weber, Anita Chadwick, and Becky Estrada. Absent: Glen Vandenberg. City officials present: Annie Urdiales, Planning Administrator, and Gary Batt, Code Administrator II.

ITEM 2: Vice Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 8/12/13 were reviewed and approved as distributed. A motion was made to accept the minutes by Huber and seconded by Zitterkopf. "YEAS": Zitterkopf, Aguallo, Chadwick, Huber, and Estrada. "NAYS": None. ABSTAIN: Weber and Hutzal. ABSENT: Vandenberg. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for rezone request of proposed preliminary and final plat of Block 1 Sugar Factory Road Subdivision. The property is owned by Aaron Adams, LLC and they are represented by M.C. Schaff and Associates. The acreage (32 ± acres) is currently zoned Agricultural and the request is to rezone to R-1B - Rural Residential. There is an existing farmstead on the acreage which will be subdivided into a 3.8 acre lot this will meet the minimum guidelines of Rural Residential zone. The property is located in the City's extra territorial jurisdiction (northeast of the City) and the proposed zone change meets the future land development in the City's Comprehensive Development Plan, there are a few existing rural residential lots to the south.

Conclusion: A motion was made by Zitterkopf and seconded by Weber to approve the proposed rezone for proposed final plat of Block 1, Sugar Factory Subdivision from Agricultural (A) to Rural Residential

(R-1B). “YEAS”: Zitterkopf, Chadwick, Huber, Hutzel, Weber, Aguallo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Vandenberg. Motion carried.

ITEM 7B: The Planning Commission opened a public hearing for a preliminary and final plat of Block 1, Sugar Factory Subdivision. Property owner, Aaron Adams LLC, represented by M.C. Schaff and Associates. This parcel is located within the City’s extra territorial jurisdiction on the west side of Sugar Factory Road and south of County Road G. The property is presently zoned A – Agricultural the owners are subdividing a 3.80± acre parcel and propose to rezone the parcel to R-1B Rural residential, this will allow for separate ownership of the farmhouse which has an existing well and septic system. The rural residential zoning will meet the performance guidelines of this zoning district. The plat also includes a 33’ right of way for future expansion of Sugar Factory Road.

Conclusion: A motion was made by Zitterkopf and seconded by Estrada to approve and make positive recommendation to City Council for the preliminary/final plat of Block 1, Sugar Factory Subdivision. “YEAS”: Zitterkopf, Chadwick, Huber, Hutzel, Weber, Aguallo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Vandenberg. Motion carried.

ITEM 7C: The Planning Commission opened a public hearing for a request from Anderson-Shaw Investments, LLC to rezone property described as proposed Lot 1, Block 2, Windbreak Subdivision situated in the SE ¼ of the NE ¼ of Section 13, T22N, R55W of the 6th P.M. (1.60± acres total) from A- Agricultural to R-1- Single Family Residential. The property is situated west of Sugar Factory Road and directly north of 17th Avenue in the City’s extra territorial jurisdiction. The Comprehensive Plan Future Land Use Map designates the parcels north of 17th Avenue as Single-Family Residential. Surrounding properties to the south are both R-1 and R-1A Single Family Residential to the north the property is zoned Agricultural

Conclusion: A motion was made by Weber to approve the proposed rezone of proposed Lot 1, Block 2, Windbreak Subdivision and recommend the zone change from A- Agricultural to R-1A - Single Family Residential, seconded by Chadwick to City Council. “YEAS”: Zitterkopf, Huber, Chadwick, Aguallo, Weber, Hutzel, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Vandenberg. Motion carried.

Agenda Item 7D: The Planning Commission opened a public hearing for a preliminary/final plat with annexation for Lot 1, Block 2, Windbreak Subdivision this parcel is situated west of Sugar Factory Road and directly north of 17th Avenue. This property is in the City’s extra territorial jurisdiction and abuts the city limits. The property owners, Anderson and Shaw LLC have requested the annexation of this plat into the City’s corporate limits along with the rezone request. The lot is approximately 1.60± acres and will be served by existing water and sewer to the south of the lot. The plat was reviewed and approved by City Staff and no comments were received from the public.

Conclusion: A motion was made by Hutzel and seconded by Weber to make positive recommendation to City Council to approve the preliminary and final plat of Lot 1, Block 2, Windbreak Subdivision in the City of Scottsbluff, Scotts Bluff County with Annexation. “YEAS”: Zitterkopf, Huber, Hutzel, Weber, Chadwick, Aguallo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Vandenberg. Motion carried.

A second motion was made by Weber and seconded by Hutzel to approve the annexation of Lot 1, Block 2, Windbreak Subdivision into to the City’s corporate limits. “YEAS”: Zitterkopf, Huber, Hutzel, Weber, Chadwick, Aguallo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Vandenberg. Motion carried.

102 **Agenda Item 7D:** The Planning Commission opened a public hearing for a final plat with ordinance to
103 vacate for Block 2, Floyds Subdivision a replat of Lot 2 in the City of Scottsbluff, Mackrill Replat, a
104 replat of Lots 4H and 4I, Mackrill Subdivision; and vacated alleys abutting north and west line of Lot 2,
105 Mackrill replat. This parcel is situated on the west side of 5th Avenue and south of the South Beltline
106 Highway East. The plat comes with a request for variance (section 21-1-20) to remove the platted alleys
107 on the north and west side of the lot and will retain the easements in place of the alleys. The alleys have
108 never been fully developed or used for refuse collection, as the south end of the north south alley
109 presently terminates at the North Platte River, and is used for surface water drainage. The plat has a 20';
110 easement on the south end of the lot which will be used as future pathway. The plat was reviewed and
111 approved by City Staff and no comments were received from the public.

112
113 **Conclusion:** A motion was made by Weber and seconded by Huber to make positive recommendation to
114 City Council to approve the final plat of Block 2, Floyd's Subdivision a replat of Lots 4H and 4I, Mackrill
115 Subdivision: and vacated alleys abutting north and west line of Lot 2, Mackrill replat with the condition
116 that City Council approves the variance to vacate alleys. "YEAS": Zitterkopf, Huber, Hutzel, Weber,
117 Chadwick, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Vandenberg. Motion
118 carried.

119
120 **Unfinished Business:** Discussion regarding future nominations for Chairman and Vice Chairman at next
121 month's meeting. Glen Vandenberg and Gary Hutzel will not renew their terms on the Planning
122 Commission. One new member Callan Wayman will serve in place of Gary Hutzel in our extra territorial
123 jurisdiction. We need two regular members and one alternate for a full committee.

124
125 There being no further business the Planning Commission with a motion to adjourn made by Hutzel and
126 seconded by Huber the meeting was adjourned at 6:35 p.m. "YEAS": Huber, Hutzel, Weber, Aguallo,
127 Estrada, Chadwick, Zitterkopf, and Estrada. NAYS: none. ABSENT: Vandenberg. Motion carried.

128
129

130 _____
131 Becky Estrada, Vice Chairperson

132

133 Attest: _____

Annie Urdiales

City of Scottsbluff, Nebraska

Tuesday, November 12, 2013

Regular Meeting

Item NewBiz1

Ordinance

Ordinance: to Vacate Alley

Applicant: City

Owner(s): City - Rempe/Aulick/Joliffe

Location: alley that alines with 33rd St. east of Ave B

Staff Contact: Annie Urdiales



SCOTTSBLUFF
PLANNING COMMISSION
Staff Report

To: Planning Commission
From: Development Services Department
Date: November 12, 2013
Subject: Ordinance to Vacate 20' alley
Location: East of Ave B, along 33rd Street

Zoning: C-3
Property Size:
Lots/Units:
Units/Acre

Background

Mr. Scott Rempe has requested an ordinance to vacate a 20 foot alley between his property and two properties to the south. This area will be paved and used as an access onto the three lots. The properties are described as Block 1, Block 2, and Block 3, Webber Manor Subdivision. There is a signed access agreement between Block 1 and Block 2. Mr. Rempe's representative is talking with the owner of Block three. Each property owner will absorb the 10' adjacent to their properties. The ordinance to vacate if approved by Council will be recorded against the final plat.

City Staff has consulted with legal and if approved the ordinance will be recorded and filed with the plat for of Block 1, 2, and 3, Webber Manor Subdivision.

Staff recommends approval of the Vacation of the 20' alley between Blocks 1, 2, and 3, Webber Manor Subdivision.

RECOMMENDATION

Approve

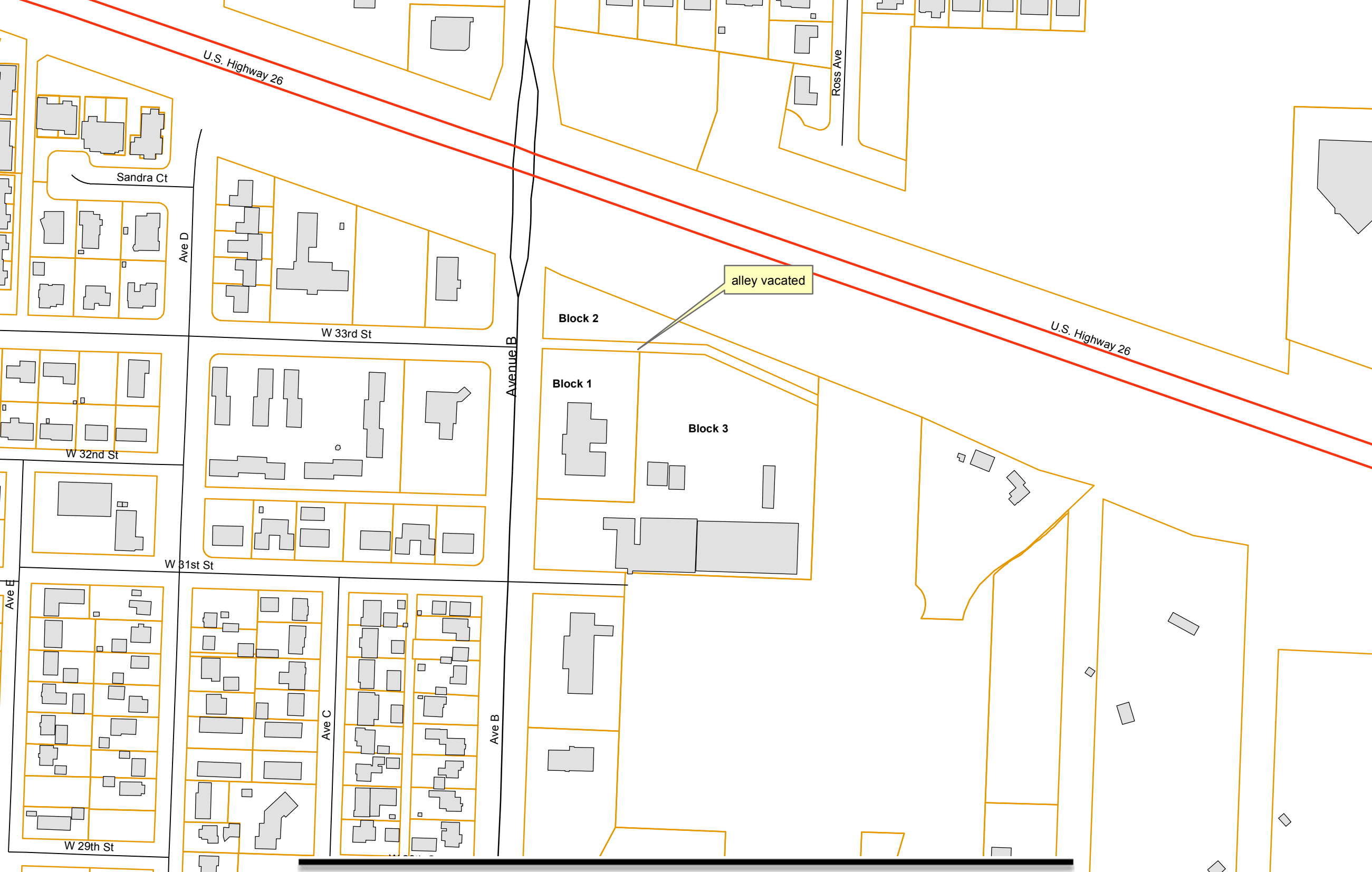
Positive recommendation for ordinance to vacate 20' alley between Blocks 1, 2, and 3, Webber Manor Subdivision to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance to vacate 20' alley between Blocks 1, 2, and 3, Webber Manor Subdivision to the City Council for the following reason(s):

Table

TABLE the ordinance to vacate 20' alley between Blocks 1, 2, and 3, Webber Manor Subdivision for the following reason(s):



City of Scottsbluff, Nebraska

Tuesday, November 12, 2013

Regular Meeting

Item NewBiz2

Preliminary Plat

Preliminary Plat: Reganis Subd

Applicant: Tim Reganis & M.C. Schaff & Assoc.

Owner: Tim Reganis

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department **Zoning:** C-2 & R-1
Date: November 12, 2013 **Property Size:** 25± acres
Subject: Preliminary Plat of Blocks 1-7, Reganis Subdivision, replat of Lots 1 & 2, Block 1, Idlewylde Addition & part of Block 1A, Scotts Bluff College Tract & unplatted lands
Location: North of 27th St., East of US Highway 26, west of WNCC, & south of Talisman Drive

Procedure

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

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

Background

The applicant(s), Timothy & Virginia Reganis, have requested approval of a Preliminary Plat of Blocks 1 through 7, Reganis Subdivision, replat of Lots 1 & 2, Block 1, Idlewylde Addition & part of Block 1A, Scotts Bluff College Tract & unplatted lands situated in South half of Section 13, T22N, R55W of the 6th p.m. The property is situated directly north of 27th Street, east of US Highway 26, west of West Nebraska Community College, and south of Talisman Drive. The preliminary include 7 residential lots and four commercial Blocks. One of the commercial blocks (Block 1) is where Reganis Car Sales intends to relocate from their present location on East Overland. Another lot will be for a proposed hotel (Block 2). The infrastructure of the streets, water, sewer, and storm sewer will be constructed and paid for with Tax increment Financing.

Analysis – Preliminary Plat

City staff and the City Consultants have reviewed the preliminary plat and proposed infrastructure to the property. The engineer on the project has agreed to make change made by City Staff regarding fire hydrants, storm water drainage. A developer's agreement and contract will be submitted for review during final platting of the lots and we will need to know determine at that time whether a bond or letter of credit will be submitted to City Council for final approval. Rezoning of the area has been requested along with the preliminary plat to reflect the correct zoning of the residential and commercial lots.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the Preliminary of Blocks 1 through 7, Reganis Subdivision, replat of Lots 1 & 2, Block 1, Idlewylde Addition & part of Block 1A, Scotts Bluff College Tract & unplatted lands situated in South half of Section 13, T22N, R55W of the 6th p.m. subject to the following condition(s):

Deny

Preliminary/Final Plat Request, Page 1

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove Preliminary plat of Blocks 1 through 7, Reganis Subdivision, replat of Lots 1 & 2, Block 1, Idlewylde Addition & part of Block 1A, Scotts Bluff College Tract & unplatted lands situated in South half of Section 13, T22N, R55W of the 6th p.m. for the following reason(s):

Table

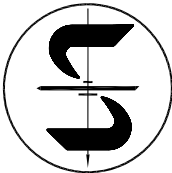
Make the motion to TABLE the Preliminary plat of Blocks 1 through 7, Reganis Subdivision, replat of Lots 1 & 2, Block 1, Idlewylde Addition & part of Block 1A, Scotts Bluff College Tract & unplatted lands situated in South half of Section 13, T22N, R55W of the 6th p.m. for the following reason(s):

COVER SHEET PREFLIMINARY PLAN REGANIS ADDITION SCOTTSBLUFF, NEBRASKA



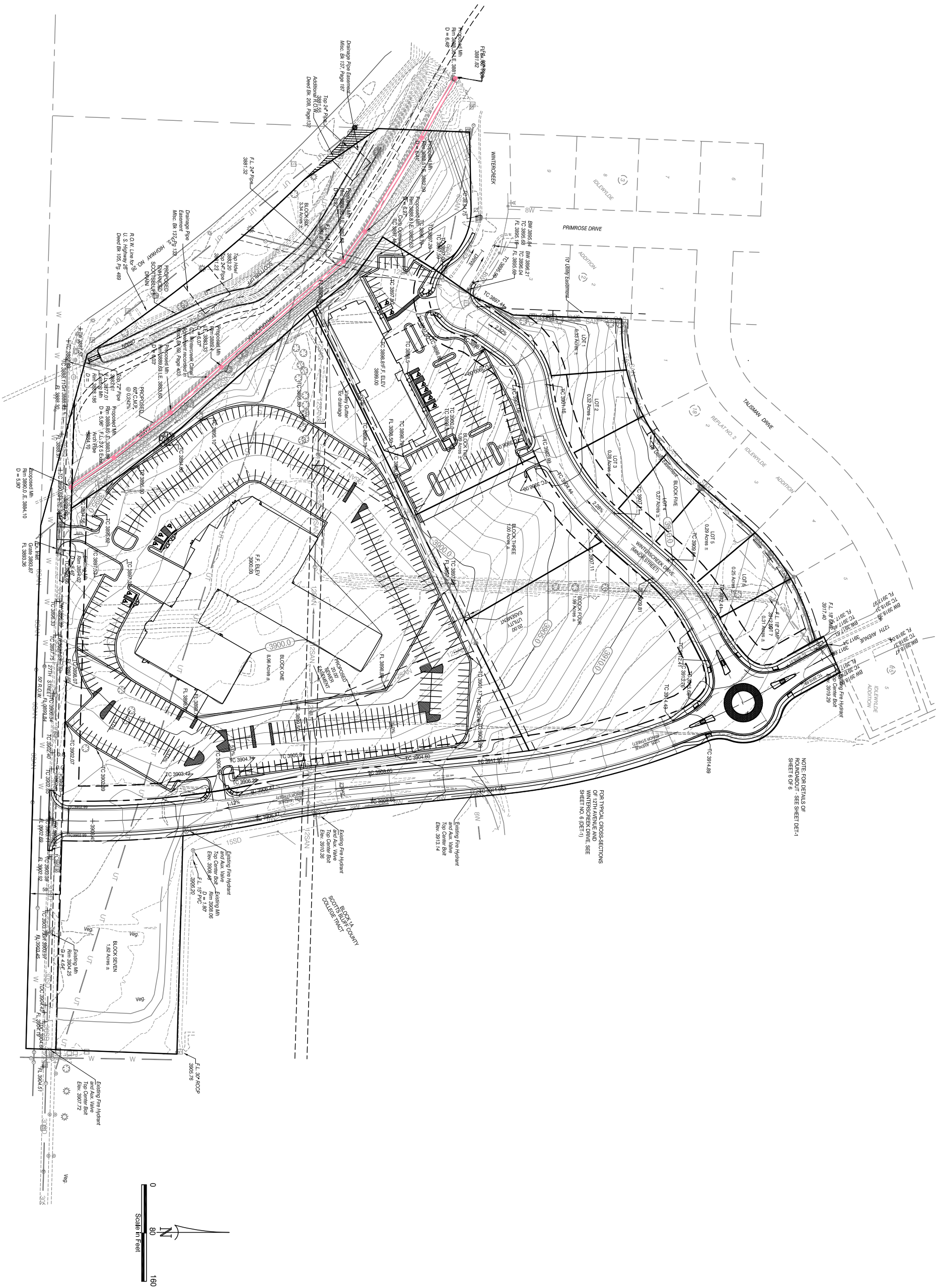
DEVELOPER: REGANIS AUTO CENTER
2006 EAST OVERLAND DRIVE
SCOTTSBLUFF, NEBRASKA 69361

DESIGNED BY:
M. C. SCHAFF AND ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361



M. C. SCHAFF AND 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



NOTE FOR DETAILS OF
ROUNDABOUT SEE SHEET 1 OF 1
SHEET 6 OF 6

FOR TYPICAL CROSS-SECTIONS
OF 12TH AVENUE AND
WINTERCREEK DRIVE SEE
SHEET NO. 6 OF 6

PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
PAVING, DRAINAGE,
& STORM SEWER

CLIENT: TIM REGANIS

PROJECT NUMBER:
RM13001000

PROJECT DATE:
SEPT. 30, 2013

PROJECT MGR:
D.S.

PROJECT TEAM:
D.S./C.L.N./K.B.

SEAL

DATE	REVISION

SHEET 5 OF 6

PAY-1



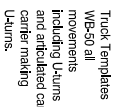
M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

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Following are some general notes that apply to most roundabouts; several individual notes may not apply

1. Vertical face cutting is recommended for the whole roundabout to assist in controlling vehicle speeds.
2. The edge of the truck apron is a three-inch high vertical face curb with a half-inch fillet on the top edge without a gutter. If a gutter must be used the gutter should extend out into circulating roadway leaving the curb face in the current location.
3. The truck apron has a typical negative 2 to 3 percent outward cross-fall and should be load bearing and capable of supporting the design vehicle.
4. The truck apron is separated from the landscaping area in the central island by a six-inch high vertical face curb.
5. Any truck apron or decorative strip that is used should be constructed from a contrasting color to the road pavement (i.e., white (concrete) or red, orange colored concrete or pavers, but not green, dark gray or black).
6. The standard cross-fall across the circulating roadway is a negative two percent cross-fall outwards. It can be varied from a plus 4 percent to a negative 4 percent.
7. The landscaped section of the central island should be rounded to help drivers recognize the roundabout. The slope should not exceed 6:1.
8. Always tree, several trees, a ring of trees, or other significant vertical feature must be located in the central island to increase the long-range visibility of the roundabout.
9. The concrete splitter islands are offset from the painted hanger splitter island to provide drivers with forgiving space.
10. Splitter islands should be set out as a single island after which the pedestrian opening is created.
11. The interior of the splitter islands can be solid concrete, concrete curb lined with pavers or low height landscaping no taller than 18 inches.
12. Splitter islands are typically designed with curb only because drainage is typically away from the center of the road and therefore no gutter is required. No risks are typically provided along the splitter islands so there is no room for any gutter to deposit any water collected. Finally, the use of vehicle curb only around the splitter islands is recommended as it maximizes the pedestrian storage and provides more space for landscaping the islands. In this case, trees should be added to the splitter islands (medians are not to be used).
13. The driveways should be set back from the circulating roadway curb at least 6 feet. Where physical separation is not possible because of right-of-way constraints, then the planer strip should be two feet wide. Filling in a portion of the driveway and providing a ADA requirements to guide visually impaired people around the roundabout. Curb return ramps are provided to meet ADA standards because it provides better wayfinding and safety. A curb return ramp could cause people to trip and to provide visually impaired people with better directional information than hinged ramps. They are the specified ADA ramp when grass, or other non-hardscape area, is next to the ramp.
14. The one-way sign is the central island must be located in line with approaching drivers, square to these drivers, and to the right of the yield signs and clear of the truck apron to provide clear direction. The recommended height to the top of the sign is three feet.
15. The yield lines and yield signs as shown are essential to define the entry point and driver responsibility. The yield signs in the splitter islands on the side streets may be omitted.
16. The compound curves are specifically designed to minimize vehicle speeds and to match vehicle sweep paths. Any change to simple radii is not recommended.
17. Adequate street lighting is necessary. Up-lighting of the landscaping within the central island is recommended because it enhances conspicuity and the ability to create a more attractive night time feature.
18. The design was based on the latest AASHTO truck turning templates as a WB-50 all movements and an articulated car hauler for U-Turns.
19. Bike lanes are to be marked and signed in accordance with local standards.
- Construction engineers should be notified that they should not make changes to the layout without contacting the design engineer and they should "wetcut" curb and gutter forms before the concrete curb is poured.



The seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, with a star above his right shoulder, all enclosed within a circular border.

**PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
DETAIL SHEET**

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

City of Scottsbluff, Nebraska

Tuesday, November 12, 2013

Regular Meeting

Item NewBiz3

Rezones

Rezones: C-2 to R-1 & R-1 to C-2

Applicant: Tim Reganis

Owner: Tim Reganis

Location: North of 27th St. & East of Primrose Drive

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1 & C-2
From:	Development Services Department	Property Size:	4.2 acres ±
Date:	November 12, 2013	# Lots/Units:	
Subject:	Rezone parcel from C-2 to R-1 & R-1 to C-2		
Location:	North of 27 th St. & East of Primrose Drive (Reganis Preliminary Subdivision)		

Procedure

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

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

Background

The applicant, Tim Reganis, owns a large parcel lying north of 217th Street and East of Primrose Drive. The request is to rezone 3.22 acres to commercial from residential and .80 acres from Commercial to residential. This request is part of the Reganis Preliminary Subdivision plat.

A parcel just east of Primrose Drive and north of 27th Street is currently C-2 Neighborhood Commercial this will be rezoned to R-1 Residential it is approximately .80 acres. The other parcel is 3.22 acres and will be rezoned from R-1 Residential to C-2 Neighborhood Commercial. This area is currently undeveloped and Mr. Reganis intends to develop the area south of Wintercreek Drive as a commercial area and the area north of Wintercreek Drive will be developed into residential single family lots. Surrounding zoning includes residential to the north and east, with commercial to the south, and a small area to the west. The West Nebraska Community College and dorms are located to the east. Residential homes to the north and west. In the past the commercial area was used by Gillette Dairy

The Comprehensive Plan Future Land Use Map designates the entire area as business center for future commercial uses; the comprehensive development plan and location of this property support the request and appear to suit the future needs of the community. Mannerly development of the property will be reviewed under the subdivision request.

Staff recommends approval of the rezones of C-2 Neighborhood Commercial to R-1 Single Family Residential (.80 acres) and R-1 Single Family Residential to C-2 Neighborhood Commercial (3.22 acres) with the condition that the rezones become effective upon the filing of a Final Plat.

Rezone Request, Page 1

Planning Commission Recommendation

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone proposed Reganis Subdivision areas of .80 acres from C-2 to R-1 and 3.22 acres from R-1 to C-2 subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone proposed Reganis Subdivision areas of .80 acres from C-2 to R-1 and 3.22 acres from R-1 to C-2 for the following reason(s):

Table

Make the motion to TABLE the rezone request of p proposed Reganis Subdivision areas of .80 acres from C-2 to R-1 and 3.22 acres from R-1 to C-2 for the following reason(s):

Scottsbluff City Council
2525 Circle Drive
Scottsbluff, Nebraska 69361

Dear Council Members:

We hereby petition the zoning on the following described property to be R-1:

A tract of land situated in the south half of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of Lot 3, Block 2, Idlewylde Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 03°23'57", a radius of 100.00 feet, a chord length of 5.93 feet, and a deflection angle right 125°04'24" from last described course to chord of this curve, thence southwesterly on the arc of said curve a distance of 5.93 feet, thence a deflection angle left 01°41'59" from chord of last described curve, a distance of 76.73 feet to point of curvature of a curve to the right, said curve having a central angle of 67°31'32", a radius of 48.50 feet, a chord length of 53.91 feet, and a deflection angle right 33°45'46", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 57.16 feet, to the point of intersection with the platted west end of Winter Creek Drive, thence a deflection angle right 146°19'37" from chord of last described curve, and on the west end of the Winter Creek Drive, as platted, a distance of 28.59 feet, to the Point of Beginning, containing an area of 0.80 acres, more or less.

The above described area is presently zoned C-2 on undeveloped land just east of the Winter Creek Drive.

We also petition the zoning on the following described property to be C-2:

A tract of land situated in the south half of Section 13, 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 Lot 3, Block 2, Idlewylde Addition in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the Point of Beginning, thence continuing easterly on last described course, a distance of 709.60 feet, to the point of intersection with the west line of a tract of land described in Deed Book 212, page 684, and said line also being the west line of Block 1A, Scotts Bluff County College Tract, as platted and recorded in Instrument 2006-1690, and said point being on a non-tangent curve to left, said curve having a central angle of 21°26'35", a radius of 1130.00 feet, a chord length of 420.44 feet, and a deflection angle left 108°05'24", from last described course to chord of this curve, thence northwesterly on the arc of said curve, and on the west line of said tract described in Deed Book 212,

page 684, and being on the west line of Block 1A, a distance of 422.90 feet, thence a deflection angle left $100^{\circ}43'17''$ from chord of last described curve, a distance of 147.66 feet, to the point of curvature of curve to the left, said curve having a central angle of $21^{\circ}47'21''$, a radius of 300.00 feet, a chord length of 113.40 feet, and a deflection angle left $10^{\circ}53'40''$, from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 114.09 feet, thence a deflection angle left $10^{\circ}53'40''$ from chord of last described curve, a distance of 118.35 feet, to the point of curvature of curve to the right, said curve having a central angle of $41^{\circ}59'10''$, a radius of 355.95 feet, a chord length of 255.04 feet, and a deflection angle right $21^{\circ}06'25''$, from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 260.84 feet, to the point of a reverse curve to the left, said curve having a central angle of $44^{\circ}43'35''$, a radius of 100.00 feet, a chord length of 76.10 feet, and a deflection angle left of $01^{\circ}22'12''$, from chord of last described curve to chord of this curve, thence southwesterly on the arc of said curve, a distance of 78.06 feet, to the Point of Beginning, containing an area of 3.22 acres, more or less.

This described area is presently zoned R-1 on undeveloped land east of Winter Creek Drive, and west of 12th Avenue, extended south.

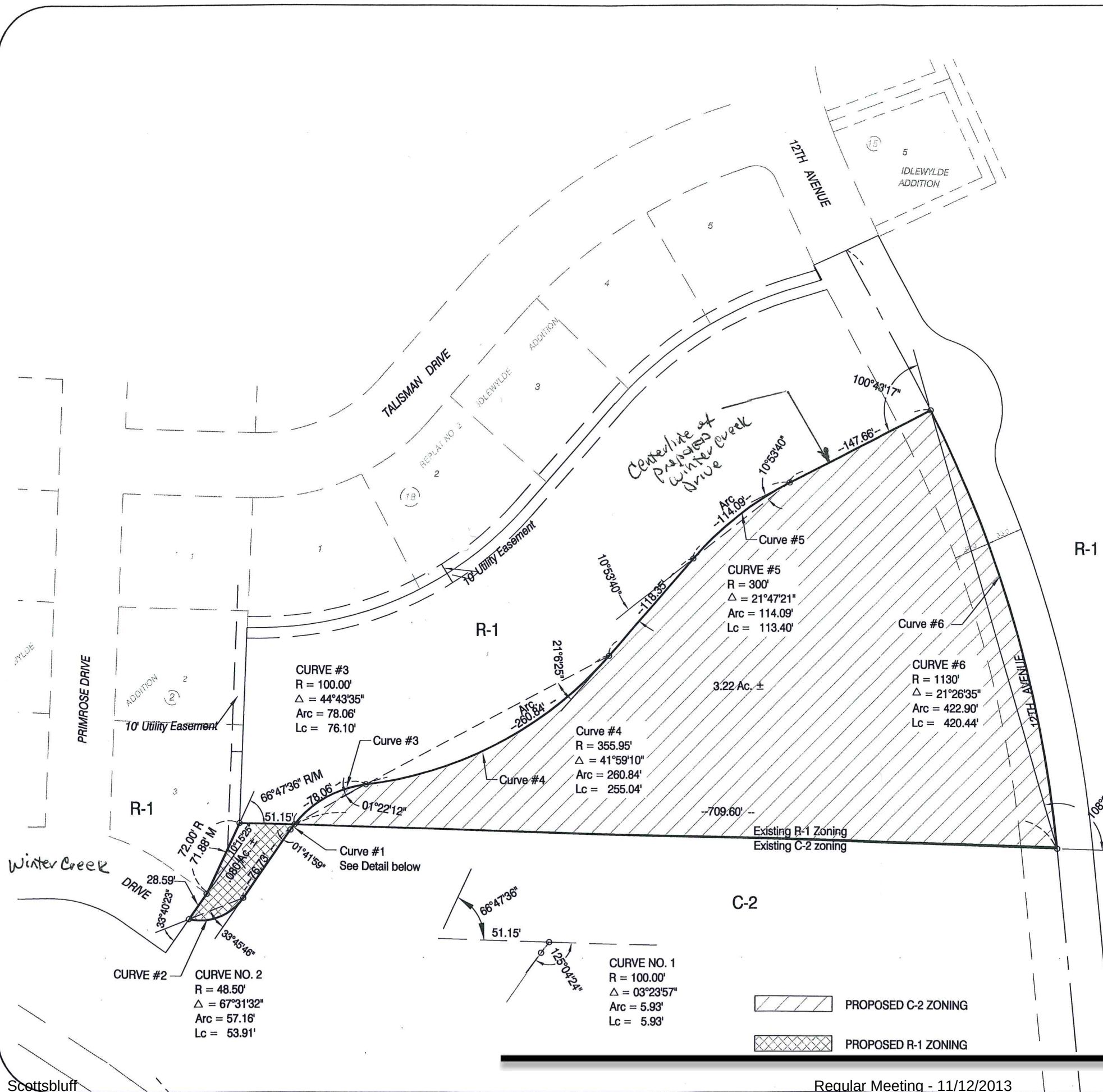
The location and area proposed for rezoning is shown on the attached map.

We are requesting the rezoning of these two tracts of land to allow both commercial and residential development to occur. The tract proposed for rezone to R-1 will tie into existing R-1 zoned land and provide a buffer residential area between the commercial area and existing residential property.

The tract proposed for rezone to C-2 will abut existing C-2 property to the south. The two districts will be separated by the proposed extension of Winter Creek Drive to 12th Avenue.

We feel the proposed R-1 zone and C-2 zone will allow for best use of the undeveloped property, and tie into existing same zone districts. It is our opinion this rezone and subdivision will benefit the City and not be injurious to abutting land owners.

Timothy G. Reganis



Rezone from C-2 to R-1

Legal Description

Beginning at the southeast corner of Lot 3, Block 2, Idlewyde Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 03°23'57", a radius of 100.00 feet, a chord length of 5.93 feet, and a deflection angle right 125°04'24" from last described course to chord of this curve, thence southwesterly on the arc of said curve a distance of 5.93 feet, thence a deflection angle left 01°41'59" from chord of last described curve, a distance of 76.73 feet to point of curvature of a curve to the right, said curve having a central angle of 67°31'32", a radius of 48.50 feet, a chord length of 53.91 feet, and a deflection angle right 33°45'46", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 57.16 feet, to the point of intersection with the platted west end of Winter Creek Drive, thence a deflection angle right 146°19'37" from chord of last described curve, and on the west end of the Winter Creek Drive, as platted, a distance of 28.59 feet, to the Point of Beginning, containing an area of 0.80 acres, more or less.

Rezone from R-1 to C-2

Legal Description

Commencing at the southeast corner of Lot 3, Block 2, Idlewyde Addition in the City of Scottsbluff, Scotts Bluff County, Nebraska, thence northeasterly on the east line of said Lot 3, Block 2, a distance of 71.88 feet, as measured to a 5/8" rebar (72.00' record), thence a deflection angle right 66°47'36", a distance of 51.15 feet, to the Point of Beginning, thence continuing easterly on last described course, a distance of 709.60 feet, to the point of intersection with the west line of a tract of land described in Deed Book 212, page 684, and said line also being the west line of Block 1A, Scotts Bluff County College Tract, as platted and recorded in Instrument 2006-1690, and said point being on a non-tangent curve to left, said curve having a central angle of 21°26'35", a radius of 1130.00 feet, a chord length of 420.44 feet, and a deflection angle left 108°05'24", from last described course to chord of this curve, thence northwesterly on the arc of said curve, and on the west line of said tract described in Deed Book 212, page 684, and being on the west line of Block 1A, a distance of 422.90 feet, thence a deflection angle left 100°43'17" from chord of last described curve, a distance of 147.66 feet, to the point of curvature of curve to the left, said curve having a central angle of 21°47'21", a radius of 300.00 feet, a chord length of 113.40 feet, and a deflection angle left 10°53'40", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 114.09 feet, thence a deflection angle left 10°53'40" from chord of last described curve, a distance of 118.35 feet, to the point of curvature of curve to the right, said curve having a central angle of 41°59'10", a radius of 355.95 feet, a chord length of 255.04 feet, and a deflection angle right 21°06'25", from last described course to chord of this curve, thence southwesterly on the arc of said curve, a distance of 260.84 feet, to the point of a reverse curve to the left, said curve having a central angle of 44°43'35", a radius of 100.00 feet, a chord length of 76.10 feet, and a deflection angle left of 01°22'12", from chord of last described curve to chord of this curve, thence southwesterly on the arc of said curve, a distance of 78.06 feet, to the Point of Beginning, containing an area of 3.22 acres, more or less.

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

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 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT:
PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
PROPOSED ZONING

CLIENT: TIM REGANIS

PROJECT NUMBER:
 RM130010-00

PROJECT DATE:
 OCT 11, 2013

PROJECT MGR:
 K.B.

PROJECT TEAM:

DATE	REVISION

SHEET 1 OF 1

Z-1

City of Scottsbluff, Nebraska

Tuesday, November 12, 2013

Regular Meeting

Item Unfin. Biz1

Election

Election of new officers

Staff Contact: