



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Monday, August 12, 2013, 6:00 PM
Council Chambers City Hall, 2525 Circle Drive

PLANNING COMMISSIONERS

GLEN VANDENBERGE
CHAIRMAN

BECKY ESTRADA
VICE CHAIRMAN

ANGIE AGUALLO

DANA WEBER

HENRY HUBER

GARY HUTZEL

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 7/8/13
- 7. NEW BUSINESS:**
 - A GGO Zone reveiw**
Gateway Greenway Landscape reveiw
Location: 2216 14th Avenue
 - B Final Plat - Weber Tracts**
Final Plat: Tracts 18A & 19A, Weber's Tracts
Applicant: M.C. Schaff & Associates
Owner(s): Linda Abernethy and Rick & Victoria Wayman
Location: 180237 Ft. Mitchell Drive
 - C Rezone - Coppom Sudvi & Rugger Hospital Add.**
Rezone: pt Blk 2, Blks 3,4,5,6,7,& 8 Rugger Hosp. Add.& proposed Coppom Subd
Applicant: Baker & Associates
Owner(s): Panhandle Health Properties
Location: North & South of 42nd St. between old Ave B & Ave F
 - D Preliminary & Final Plat with Annexation Coppom Subd**
Preliminary/Final Plat: Lots 1,2,&3, Block 4, & Block 5, Coppom Subd w/annexation
Applicant: Baker and Associates
Owner(s): Panhandle Health Properties
Location: North of 42nd St. between old Ave.B & Ave. F
 - E Blight & Substandard Study**
Blight & Substandard Study Area #7
- 8. UNFINISHED BUSINESS:**
 - A Unfinished Business**
Unfinished Business:None

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

	9. ADJOURN
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	The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.
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2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

City of Scottsbluff, Nebraska
Monday, August 12, 2013
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 7/8/13

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
July 8 2013
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, July 8 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 June 28, 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: Chairman, Glen Vandenberg called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, Gary Hutzel, Henry Huber, Angie Aguallo, Anita Chadwick, Becky Estrada, and Glen Vandenberg. Absent: Dana Weber. City officials present: Annie Urdiales, Planning Administrator, Marlon Johnson, City Planner, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Vandenberg 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 6/10/13 were reviewed and approved as distributed. A motion was made to accept the minutes by Hutzel, and seconded by Estrada. "YEAS": Zitterkopf, Hutzel, Aguallo, Chadwick, Estrada, and Vandenberg. "NAYS": None. ABSTAIN: Huber. ABSENT: Weber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for a special use permit to allow Auto Sales in a C-2 Neighborhood and Retail Commercial zoning district located at 2216 14th Avenue this property is described as Lot 2, Block 2, Cannon Subdivision (1.08± acres). Auto sales are a permitted use in a C-2 zoning district with a special use permit from the Planning Commission. There are several pre-existing Auto Sales Businesses in the C-2 zoning district throughout the City. The Planning Commission can approve a special use permit for a conditional use subject to 25-13-3 and 25-13-6. Per the five required findings: 1) Auto mobile sales and services represent services that are required by the community and the use is consistent with the surrounding zoning and uses. 2) The use will not be injurious to neighboring uses. 3) The use will not create special hazards or problems. 4) The Comprehensive Plan Future Land Use Map supports the use, 5) the use is in accordance with the intents and purposes of the Code, plus reasonable conditions can be included if deemed necessary and appropriate.

Shane Cochran, project engineer, from Paul Reed Construction, representing property owner Dave Wolf, addressed the Planning Commission. Mr. Cochran listed eight changes to the site plan. They are also asking that the Planning Commission approve a change to the GGO landscaping requirements regarding trees and shrubs they would like to cut by 50% to allow a more visual view of the vehicles from the Highway, they would also like a three year allowance for the installation of the landscaping because of budgetary issues. A landscaping plan will be submitted for further review.

Conclusion: A motion was made by Estrada and seconded by Zitterkopf to make positive recommendation to City Council on allow for the special use permit to allow Auto sales in a C-2 zoning district addressed as 2216 14th Avenue to property owner Dave Wolf. "YEAS": Hutzler, Zitterkopf, Chadwick, Huber, Aguillo, Estrada and Vandenberg. "NAYS": None. ABSTAIN: None. ABSENT: Weber. Motion carried.

ITEM 7B: The Planning Commission opened a public hearing for a request to rezone property described as Block 6, Immigrant Trails Subdivision (41.6 acres) and Lot 2A, Block 1, Second Immigrant Trails Subdivision (2.2 acres). The City Council at their meeting of July 1, 2013 voted by a majority (4-1) to refer zone change to the Planning Commission, the proposal to rezone the property from M-1 Light Manufacturing and Industrial to M-2 Heavy Manufacturing and Industrial. The property is west of Immigrant Trail Road, south of Earnst Street and north of the railroad. Immigrant Trail Road is a frontage road on the west/southwest side of Highway 26 approximately 1/3 mile south of the Bypass. Neighboring zoning is M-2 on the south side, M-1 on the west, north, & southeast sides and C-3 heavy commercial on the northeast.

The comprehensive plan future land use map designates the acreage as light Industrial. As the subject property abuts more than 1500 feet of Heavy Manufacturing and Industrial the proposal is in accordance with the Comprehensive Plan and the transition from M-1 to M-2 would be logical. The property is also in the floodplain but a floodplain development permit can be obtained to raise the structures above the base flood elevation by one foot, or a letter of map revision based on fill can be pursued which will remove the structures from the floodplain.

Keith DeHaan with F2E foods spoke in favor of the zone change. They are working with an environmental firm with the newest technology for meat and rendering plants which will control odor.

Several community members addressed the Planning Commission in opposition of the zone change siting several concerns:

1. Addition of more odors to the community as the Sugar Factory; the settling ponds of both Scottsbluff and Gering already emit bad odors to the surrounding properties.
 2. The company's proposed plans on bringing in their own work force and not hire locally. Personnel for this type of business can cause future problems.
 3. Who will be responsible for the costs of adding infrastructure streets, water, and sewer, for the development, along with the maintenance of the new infrastructure?
 4. Impact of added traffic on the Highway and what visitors will see as they drive into the Community.
 5. Drying out the existing Aquifer, the City is already supplying water to Minatare and Gering.
 6. Impact to the environment.
 7. Drain of infrastructure to our schools, unable to teach students that speak Korean etc. This not only impacts Scottsbluff but Gering also, this effects personal lives of many including teachers.
- They asked why the City is going forward with this change as previous public hearings the majority of community represented is against the meat packing plant, they have already been rejected by Twin City Development and LB840 committee. The zoning does not need to change at this time maybe further on down the line the change may be appropriate.

102 Tom Holyoke representing Frank Enterprises addressed the Planning Commission in opposition of the
103 zone change. City Council made referral to Planning Commission after the fact and the notice of meeting
104 had already been posted. The original application is not complete the letter submitted does not address
105 the five elements for zoning change request. The M-2 zoning to the north is not contiguous as it is
106 separated by the Highway and the Railroad Tracks. The comprehensive development plan shows the
107 future designation as light manufacturing. Property owners rely on the comp plan when they buy
108 property. A property owner should be able to trust the City to follow the comp plan and not make
109 changes in the middle of development. The Planning Commission should not act on zone change
110 without a complete application.

111
112 Steve Smith representing Rod Adams Farms and Winters Creek Canal is concerned about the same issues
113 as Mr. Holyoke and are also in opposition to the proposed zone change.

114
115 **Conclusion:** A motion was made by Huber and seconded by Chadwick to make negative
116 recommendation to City Council on the rezone of Block 6, Immigrant Trail Subdivision and Lot 2A,
117 Block 1, Second Immigrant Trail Subdivision from M-1 Light Manufacturing and Industrial to M-2
118 Heavy Manufacturing. "YEAS": Hutzel, Zitterkopf, Huber, Chadwick, Aguillo, and Vandenberg.
119 "NAYS": Estrada. ABSTAIN: None. ABSENT: Weber. Motion carried.

120
121 **Agenda Item 7C:** The Planning Commission opened a public hearing for a special use permit to allow
122 for a rendering plant in a proposed M-2 zoning district. This request was also referred to the Planning
123 Commission from the City Council as part of the zoning change request for property described as Block
124 6, Immigrant Trail Subdivision and Lot 2A, Block 1, Second Immigrant Trail Subdivision.

125
126 Mr. DeHaan spoke in favor of the special use permit and explained they will have state of the art
127 equipment for the plant. The new technology used can control odor. They have a new plant in Herford,
128 Texas in which they have implemented this new technology.

129
130 Several citizens expressed concerns of allowing a rendering plant as the use of water for the plant is very
131 high and even though the water is being recycled and reused it still ends up at the wastewater plant and
132 does not go back to the Aquifer. Citizens expressed concerns that not enough data was presented
133 regarding the new technology used to control odors and cannot believe with the slaughtering of 1500 head
134 of cattle daily there would be no smells & emissions from the blood, intestines, skin, fur etc.

135
136 Mr. Holyoke again expressed that the application was incomplete and with no signature on the application
137 and no findings of fact the Commission could base their recommendation on. A rendering plant would
138 not provide a service to the neighborhood or community. In his past experience a meat packing plant can
139 be run without a rendering plant.

140
141 Mr. Smith, representing Rod Adams Farms and Winter Creek Canal has concerns about water. How will
142 the City offset the effects on water rights? Because diverters will drop the river the ditch companies can
143 be affected detrimentally as this is an over appropriated basin which exceeds our demand supply. The
144 City is working on water rights now and the City or Developer will have to address this as they develop
145 property. How much water effects canal and diverts. When extra water is taken out the State looks at the
146 effect on other properties. As the huge withdrawals will lower the water table the ditch companies will get
147 less and this will be injurious to land and water supplies.

148
149 A question was asked about the advantages of a rendering plant or not having a rendering plant as part of
150 the meat packing plant. Mr. DeHaan explained rendering emits heat, they would use lots of hot water to
151 sterilize the equipment and service areas, also capturing revenue easier to do within instead of selling to
152 outside companies. (Profit center within their domain & economic benefit to company)

153

154 **Conclusion:** A motion was made by Huber and seconded by Zitterkopf to deny the special use permit to
155 allow for a rendering plant in a proposed M-2 Heavy Manufacturing & Industrial Zoning District for
156 Block 6, Immigrant Trail and Lot 2A, Block 1, Second Immigrant Trials Subdivision. "YEAS": Hutzel,
157 Zitterkopf, Huber, Chadwick, Aguallo, Estrada and Vandenberg. "NAYS": None. ABSTAIN: None.
158 ABSENT: Weber. Motion carried.

159

160 There being no further business the Planning Commission with a motion to adjourn made by Estrada and
161 seconded by Chadwick the meeting was adjourned at 7:25 p.m. "YEAS": Hutzel, Huber, Aguallo,
162 Estrada, Chadwick, Zitterkopf, and Vandenberg. NAYS: none. ABSENT: Weber. Motion carried.

163

164

165 _____
Glen Vandenberg, Chairperson

166

167 Attest: _____

168 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, August 12, 2013

Regular Meeting

Item NewBiz1

GGO Zone reveiw

Gateway Greenway Landscape reveiw

Location: 2216 14th Avenue

Staff Contact:



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: August 12, 2013
Subject: Landscape Plan in GGO Zoning District
Location: 2216 14th Avenue

Background

The Planning Commission approved a special permit to Wolf Auto at their meeting in July. A condition of the special permit was that they would review the proposed landscaping in this area.

Wolf Auto is requesting a three year allowance to finish the required landscaping. They will do the landscaping in two phases. Phase 1 will include installing the landscaping system, seed all grass areas, provide seed, rock or mulch in landscape beds, and plant 21 medium shrubs around exterior of the lot. Phase 2 they will plant the remainder of the shrubs and trees.

Attached are plans for the area.

RECOMMENDATION

Approve

Make a motion to approve the proposed GGO landscape plan at 2216 14th Avenue for Wolf Auto subject to the following condition(s):

Deny

Make a motion to disapprove the proposed GGO landscape plan at 2216 14th Avenue for Wolf Auto for the following reason(s):

Table

Make the motion to TABLE the GGO landscape plan at 2216 14th Avenue for Wolf Auto for the following reason(s):



Engineer & Construction Manager:
Paul Reed Construction & Supply, Inc.
2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com
Architect:
Rod Laucomer - Architect
11201 South 98th Street
Lincoln, NE 68526
Phone: (402) 430-7316
www.RL-Architect.space.live.com

Project Address:
22XX 14th Ave.
Scottbluff, NE 69361
Township: 22N Range: 55W
Section: 24 Quarter: NW
1/4 Quarter: SW
Subdivision: Cannon
Block: 2 Lot: 2
Latitude: 41° 52' 10.55"N
Longitude: 103° 38' 43.80"W
General Elevation: 3889 Feet

No.	Description	Date
1	Addendum #1	07/17/13
2	Design Development	06/01/12
3	75% Construction Docs.	06/19/12
4	75% Redesign Design	05/15/13
5	90% Construction Docs.	05/21/13
6	100% Construction Docs.	06/11/13
7	Addendum #1	07/17/13

Wolf Auto Dealer
Wolf Dealership

Site Plan

Project number 13-XXXX
Date 07/17/13
Drawn by SJC
Checked by SJC

C1.0

Scale As indicated

32-EXTERIOR IMPROVEMENTS

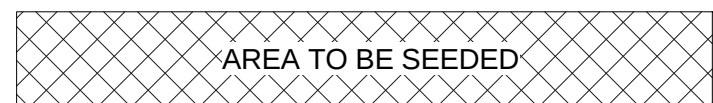
- PAVED SURFACES:**
 - PROVIDE THE FOLLOWING CONCRETE PAVED SURFACES:
 - 5" PAVED PARKING LOT, GARAGE DOOR APRONS, AND DRIVE AREAS
 - WALK DOOR APPROACH SLABS AND STEPS
 - 4" SIDEWALKS AND MECHANICAL HOUSEKEEPING PAD
 - CONCRETE PAVEMENT CURBS AS SHOWN ON PLANS
 - PROVIDE PARKING STRIPING FOR FIRST FOUR PARKING STALLS, INCLUDING ACCESSIBILITY MARKINGS.
 - ALL UNPAVED DRIVE AND PARKING AREAS TO BE FINISHED PER GENERAL NOTE 31.2.F
 - CONTRACTOR TO PROVIDE FOUNDATIONS FOR NEW LIGHT POLES.
- SEEDING:**
 - DISTRIBUTE STOCKPILED TOP SOIL AT ALL AREAS TO BE SEEDED
 - PROVIDE SEED, FERTILIZER, AND STABILIZATION DEVICES TO INSURE NEW VEGETATION GROWTH
 - PROVIDE PLANTS, TREES, ROCK, AND MULCHING IN LANDSCAPING AREAS
- IRRIGATION SYSTEM:**
 - PROVIDE PLANTING IRRIGATION SYSTEM TO AREAS INDICATED ON THE DRAWINGS
- FENCES AND WALLS:**
 - PROVIDE CONCRETE SITE WALLS AND FOUNDATIONS OR RETAINING BLOCK WALL WITH A 4" PERFORATED PVC PIPE DRAIN AS SHOWN ON PLANS
 - PROVIDE 6'-0" VINYL DECORATIVE FENCE WITH AN 8'-0" SWING GATE
 - COLOR: APPROVED BY OWNER
 - PROVIDE HANDRAILS AT ALL EXTERIOR STEPS, RAMPS, AND APPLICABLE ELEVATED WALK DOOR APPROACH SLABS.
- PERMANENT EROSION AND SEDIMENT CONTROLS:**
 - PROVIDE RIP-RAP AT DISCHARGE LOCATIONS AS SHOWN ON CIVIL PLANS
 - PROVIDE A 5156 CUBIC FOOT DETENTION POND WITH A CONTROLLED OUTLET
 - PROVIDE ALL NECESSARY BMP TO ESTABLISH A COMPLETE SWPPP DURING CONSTRUCTION.

33-UTILITIES

- OWNER TO PROVIDE THE FOLLOWING UTILITIES AND COMMON WORKS:**
 - WATER SERVICE
 - ELECTRICAL SERVICE AND ELECTRICAL METER
 - NATURAL GAS SERVICE
 - SANITARY SEWER SERVICE
 - TELEPHONE SERVICE TO FACILITY
 - ETHERNET SERVICE TO FACILITY
 - CABLE SERVICE TO FACILITY
 - STORMWATER SERVICE
- CONTRACTOR TO PROVIDE THE FOLLOWING UTILITIES AND COMMON WORKS:**
 - WATER SERVICE LINE TO 10' OUTSIDE OF FACILITY.
 - WATER WORKS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION
 - ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL LINES THROUGHOUT THE SITE FROM THE METER.
 - GAS METER AND GAS SERVICE LINE TO 2' OUTSIDE OF FACILITY.
 - SANITARY SERVICE LINE INCLUDING CLEANOUTS TO 10' OUTSIDE OF FACILITY.
 - UTILITY CONTRACTOR TO PROVIDE AND INSTALL A 200 GALLON MINIMUM SAND/OIL SEPARATOR W/ DRIVE OVER MANHOLE COVERS
 - STORMDRAIN PIPING AS SHOWN ON CIVIL PLANS

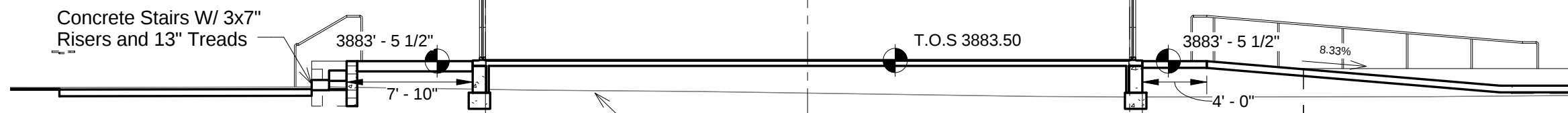
Site Development Schedule			
Name	Area	Comments	Description
Lot 2 Block 2 Cannon Subdivision	51430 SF		
Perimeter Vegetative Area	6096 SF		
BuildingLandscaping Beds	1777 SF		
Offsite Pavement	795 SF		
Offsite Vegetative Area	1362 SF		
Building Footprint	4724 SF		
Asphalt Shaving Area North	11153 SF		
Vegetative Island	165 SF		
Offsite Sidewalks	628 SF		
Limits of Construction	62786 SF		
Pavement	15103 SF		
Ashpalt Shavings Area South	6894 SF		
Ashpalt Shavings Area East	1611 SF		
Ashpalt Shavings Area West	3905 SF		

CIVIL KEY	
W	Water Lines
E	Underground Electrical Line
OE	Overhead Electrical Line
G	Gas Line
S	Sanitary Sewer Line
T	Telecommunication Line
IR	Irrigation Line
AC	Air Conditioning Line
X	Fence
ST	STORM PIPE
XXXX'	Contour Line



Planting Schedule				
Count	Mark	Type	Comments	Description
17		Shrub (2 FT)		
45		Shrub (4 FT)		
6		Small Tree (Less Than 25 FT)		

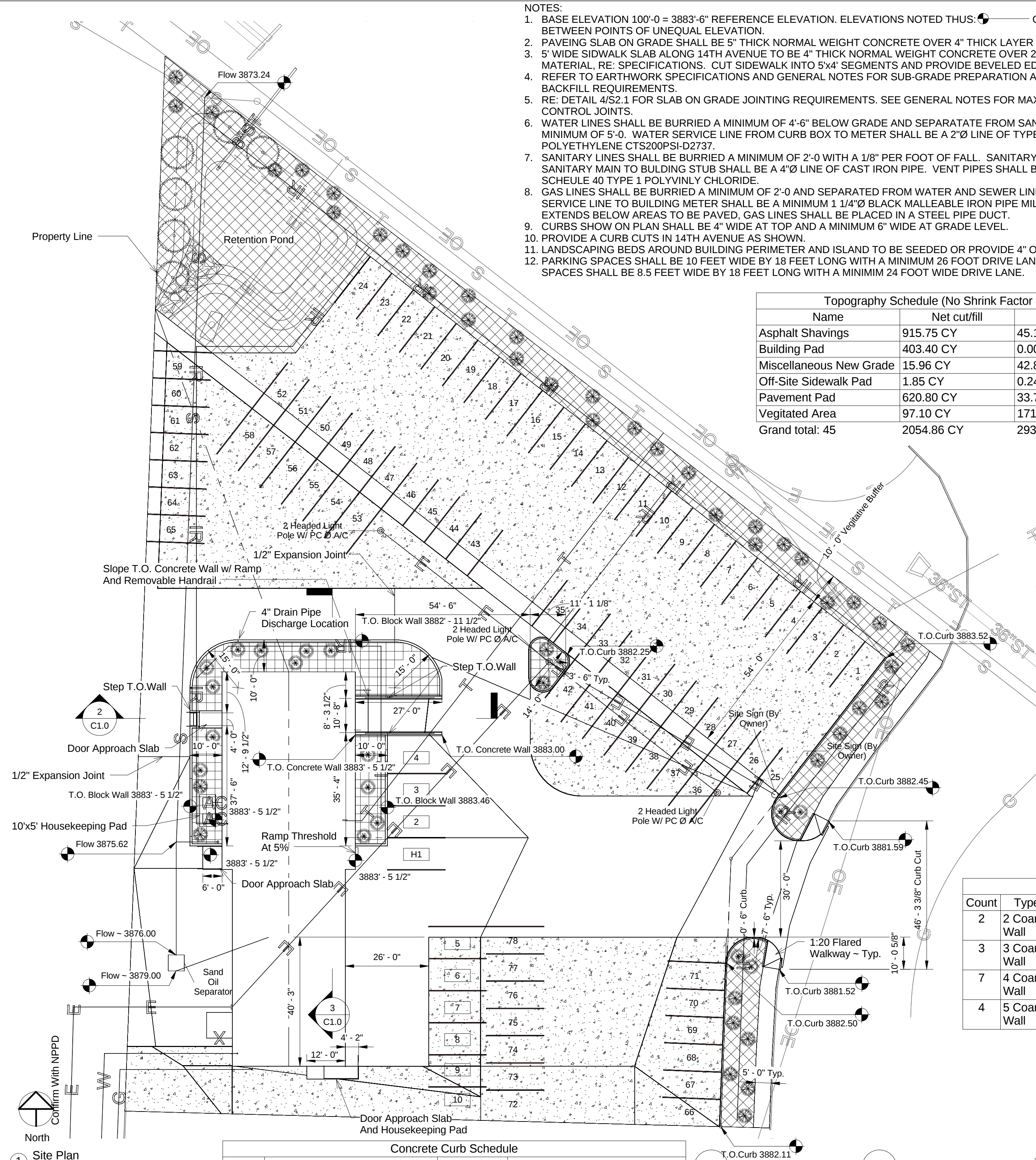
Retaining Block Site Wall Schedule				
Count	Type	Length	Area	Comments
2	2 Coarse Wall	21' - 4"	28 SF	Use 18"Wx12"Dx6"H Blocks w/ 18"Wx13"Dx3 1/2"H Caps
3	3 Coarse Wall	30' - 4"	54 SF	Use 18"Wx12"Dx6"H Blocks w/ 18"Wx13"Dx3 1/2"H Caps
7	4 Coarse Wall	128' - 3 1/2"	294 SF	Use 18"Wx12"Dx6"H Blocks w/ 18"Wx13"Dx3 1/2"H Caps
4	5 Coarse Wall	25' - 2"	71 SF	Use 18"Wx12"Dx6"H Blocks w/ 18"Wx13"Dx3 1/2"H Caps



Building Section
1/8" = 1'-0"

- NOTES:
- BASE ELEVATION 100'-0" = 3883'-6" REFERENCE ELEVATION. ELEVATIONS NOTED THUS: ON PLAN. SLOPE UNIFORMLY BETWEEN POINTS OF UNEQUAL ELEVATION.
 - PAVEING SLAB ON GRADE SHALL BE 5" THICK NORMAL WEIGHT CONCRETE OVER 4" THICK LAYER OF GRANULAR MATERIAL.
 - 5" WIDE SIDEWALK SLAB ALONG 14TH AVENUE TO BE 4" THICK NORMAL WEIGHT CONCRETE OVER 2" THICK LAYER OIGRANULAR MATERIAL, RE: SPECIFICATIONS. CUT SIDEWALK INTO 5'x4' SEGMENTS AND PROVIDE BEVELED EDGES.
 - REFER TO EARTHWORK SPECIFICATIONS AND GENERAL NOTES FOR SUB-GRADE PREPARATION AND UTILITY TRENCH BACKFILL REQUIREMENTS.
 - RE- DETAIL 4/S2.1 FOR SLAB ON GRADE JOINTING REQUIREMENTS. SEE GENERAL NOTES FOR MAXIMUM SPACING OF CONTROL JOINTS.
 - WATER LINES SHALL BE BURIED A MINIMUM OF 4'-6" BELOW GRADE AND SEPARATELY FROM SANITARY SEWER LINES A MINIMUM OF 5'-0". WATER SERVICE LINE FROM CURB BOX TO METER SHALL BE A 2"Ø LINE OF TYPE K COPPER, CAST IRON, OR POLYETHYLENE CTS200PSI-D2737.
 - SANITARY LINES SHALL BE BURIED A MINIMUM OF 2'-0" WITH A 1/8" PER FOOT OF FALL. SANITARY SERVICE LINES FROM SANITARY MAIN TO BUILDING STUB SHALL BE A 4"Ø LINE OF CAST IRON PIPE. VENT PIPES SHALL BE OF CAST IRON OR SCHEULE 40 TYPE 1 POLYVINLY CHLORIDE.
 - GAS LINES SHALL BE BURIED A MINIMUM OF 2'-0" AND SEPARATED FROM WATER AND SEWER LINES A MINIMUM OF 3'-0". GAS SERVICE LINE TO BUILDING METER SHALL BE A MINIMUM 1 1/4"Ø BLACK MALLEABLE IRON PIPE MILL WRAPPED. IF GAS LINE EXTENDS BELOW AREAS TO BE PAVED, GAS LINES SHALL BE PLACED IN A STEEL PIPE DUCT.
 - CURBS SHOW ON PLAN SHALL BE 4" WIDE AT TOP AND A MINIMUM 6" WIDE AT GRADE LEVEL.
 - PROVIDE A CURB CUTS IN 14TH AVENUE AS SHOWN.
 - LANDSCAPING BEDS AROUND BUILDING PERIMETER AND ISLAND TO BE SEEDED OR PROVIDE 4" OF ROCK OR MULCH.
 - PARKING SPACES SHALL BE 10 FEET WIDE BY 18 FEET LONG WITH A MINIMUM 26 FOOT DRIVE LANE. INVENTORY STORAGE SPACES SHALL BE 8.5 FEET WIDE BY 18 FEET LONG WITH A MINIMUM 24 FOOT WIDE DRIVE LANE.

Topography Schedule (No Shrink Factor Included)			
Name	Net cut/fill	Cut	Fill
Asphalt Shavings	915.75 CY	45.16 CY	960.91 CY
Building Pad	403.40 CY	0.00 CY	403.40 CY
Miscellaneous New Grade	15.96 CY	42.88 CY	58.84 CY
Off-Site Sidewalk Pad	1.85 CY	0.24 CY	2.09 CY
Pavement Pad	620.80 CY	33.78 CY	654.57 CY
Vegetated Area	97.10 CY	171.46 CY	268.56 CY
Grand total: 45	2054.86 CY	293.51 CY	2348.37 CY



Site Plan
3/64" = 1'-0"

Concrete Curb Schedule			
Count	Type	Length	Comments / Reinforcement
5	6" Concrete Pavement Curb	211' - 2 1/4"	None

Concrete Wall Schedule					
Count	Type	Length	Area	Volume	Reinforcement
4	8" Concrete Site Wall	54' - 0"	197 SF	131.12 CF	#4xCont. Longitudinal Bars At 12" o.c. and #4 Hooked Vertical Dowels At 18" o.c.

Concrete Foundation Schedule					
Count	Type	Length	Area	Volume	Comments / Reinforcement
4	16" X 12" Footing	54' - 0"	0 SF	72.00 CF	2x#5xCont. Bars & Vertical Dowels To Match Wall Verticals
3	Ligth Pole Foundation	0' - 0"	123 SF	113.10 CF	8x#7 Vertical Bars w/ #3 Circular Ties At 12" o.c.

Concrete Paving Schedule				
Count	Type	Area	Volume	Reinforcement
1	4" Housekeeping Pad	50 SF	16.67 CF	#4 Bars At 18" O.C. E.W.
6	4" Sidewalk	632 SF	210.49 CF	None
12	5" Pavement	15664 SF	6526.55 CF	None
2	Concrete Step	9 SF	5.51 CF	2#5xCont. Bars
3	Door Approach Slab	147 SF	93.18 CF	#4 Bars At 18" O.C. E.W.

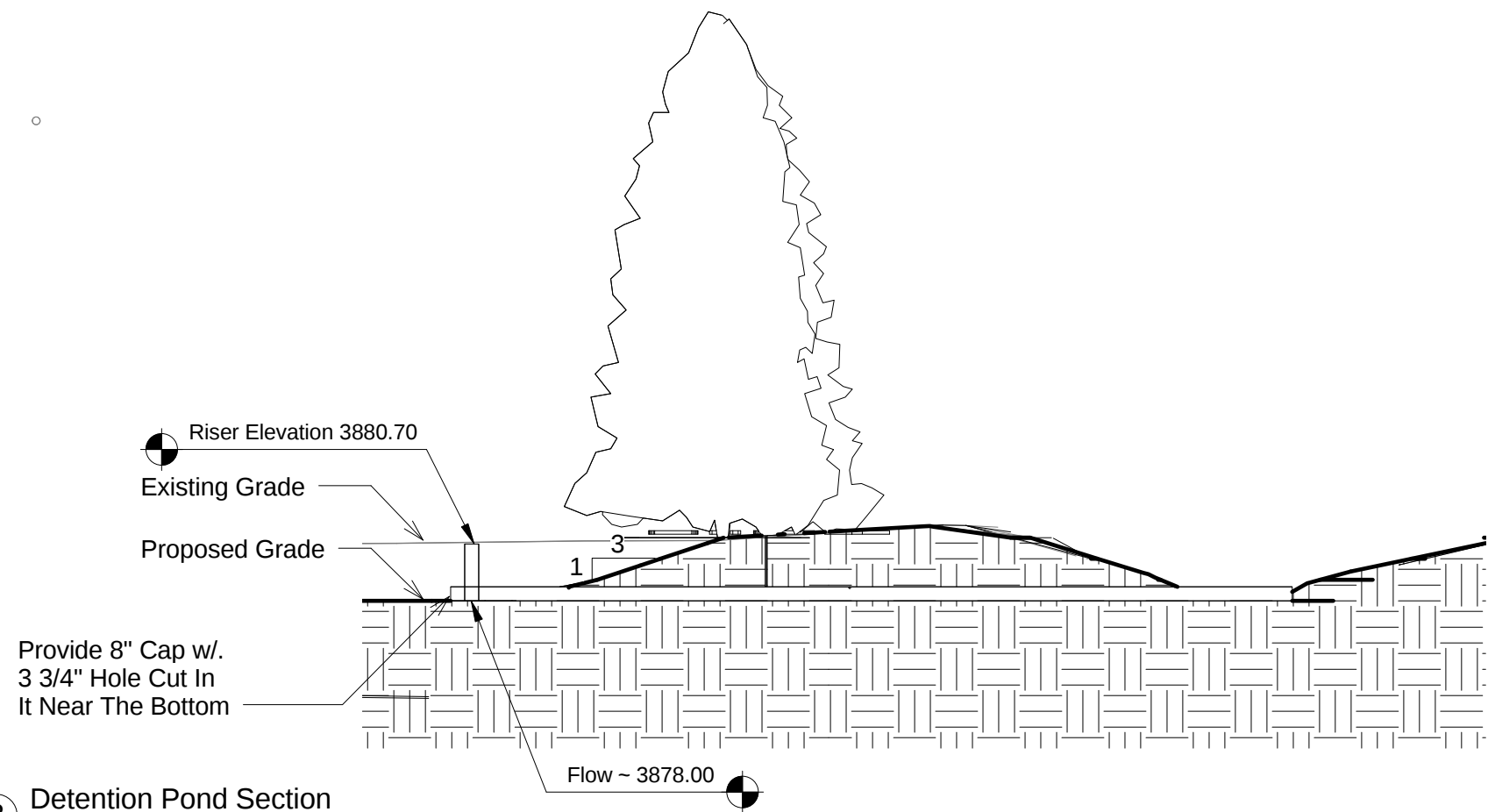
Building Section.
1/8" = 1'-0"



Drainage Schedule							
Name	Area	Runoff Coefficient	Time of Concentration for Q10 (Minutes)	Intensity for Q10 (in/Hr)	Q10 (cfs)	Q2 (cfs)	Q25 (cfs)
Off-Site Drainage That Will Flow Through Pond	0.17 acres	0.25	16	3.31	0.14	0.09	0.20
Area That Drains To HWY 26	0.05 acres	0.16	16	3.31	0.03	0.02	0.04
Area That Drains Directly To Pond	0.09 acres	0.16	16	3.31	0.05	0.03	0.07
Existing Site Drainage	1.18 acres	0.25	24	2.66	0.79	0.49	1.16
Existing Site Drainage and Off-Site Area That Will Flow Through Pond	1.35 acres	0.25	24	2.66	0.91	0.56	1.33
Area That Drains To 14th Ave.	0.09 acres	0.95	16	3.31	0.29	0.17	0.41
North Valley Pan Drainage	0.75 acres	0.95	16	3.31	2.37	1.43	3.39
South Valley Pan Drainage	0.21 acres	0.95	16	3.31	0.66	0.40	0.95

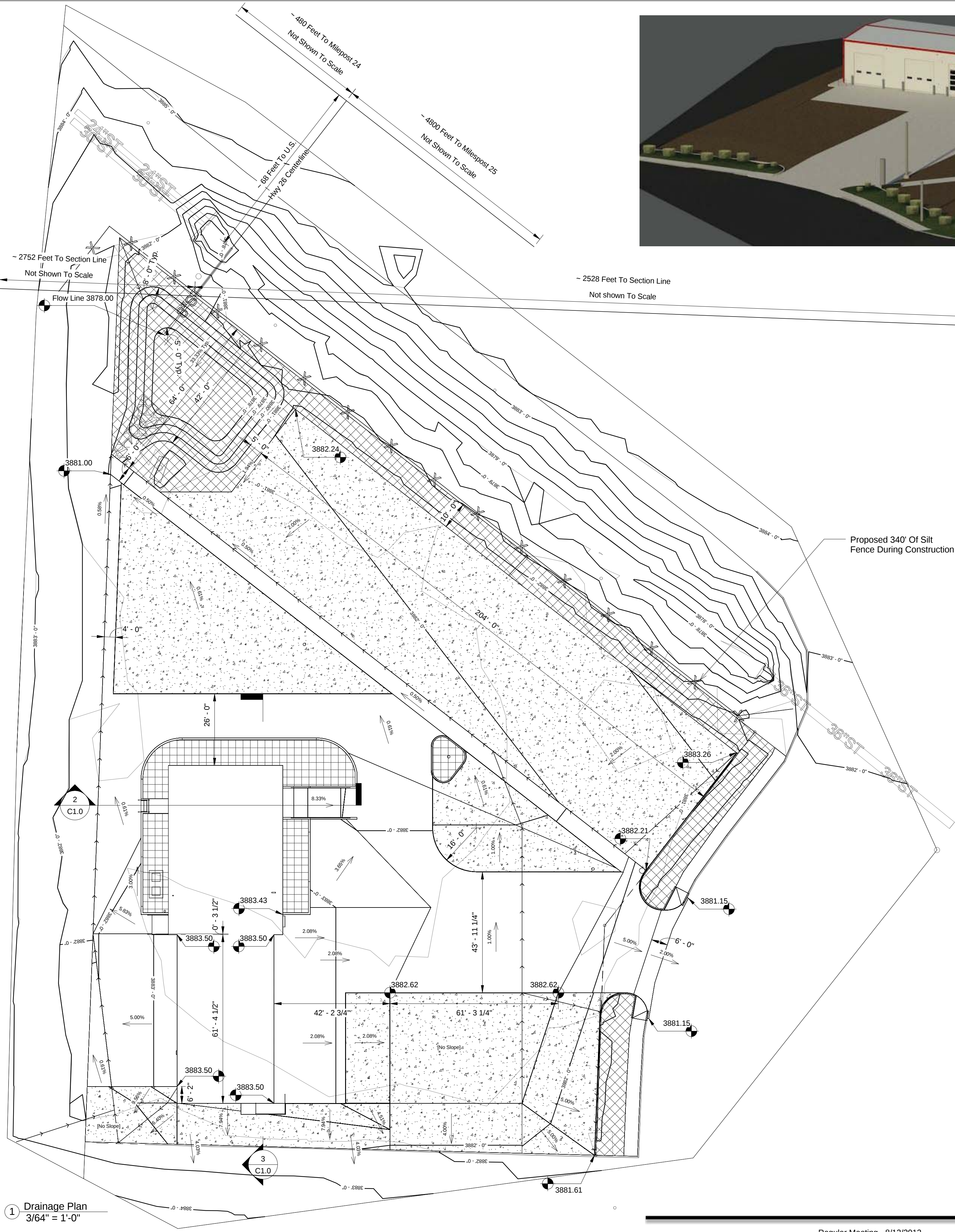
Pond Description		
Description	Area	Volume (Cubic Feet)
Detention Pond 3878	940 SF	0
Detention Pond 3879	1433 SF	1186
Detention Pond 3880	1957 SF	2881
Detention Pond 3881	2594 SF	5156

POND NOTES:
1. PROVIDE AN 8" HDPE OUTLET PIPE, 8" TEE CONNECTION, 8" HDPE RISER PIPE, AND AN 8" CAP WITH A 3 3/4" HOLE CUT IN THE BOTTOM OF THE CAP. POND OUTLET FLOW ELEVATION SHALL BE AT ELEVATION 3878 AND THE RISER PIPE SHALL TERMINATE AT ELEVATION 3880.7.
2. POND DEPTHS AND DISCRAGE RATES:
2 YEAR STORM SHALL HAVE A MAXIMUM DEPTH OF 1.7 FEET AND A MAXIMUM DISCHARGE OF 0.46 CFS
10 YEAR STORM SHALL HAVE A MAXIMUM DEPTH OF 2.7 FEET AND A MAXIMUM DISCHARGE OF 0.59 CFS
25 YEAR STORM SHALL HAVE A MAXIMUM DEPTH OF 2.9 FEET AND A MAXIMUM DISCHARGE OF 1.17 CFS
3. PROVIDE 200 SQUARE FEET OF RIP RAP AT POND INLET. RIP RAP TO BE A MINIMUM OF 4" COLORED COBBLES.



③ Detention Pond Section
1/8" = 1'-0"

- NOTES:
- THE PRE-DEVELOPED PEAK DISCHARGE FROM THE BUILDING LOT FOR THE 10-YEAR STORM IS APPROXIMATELY 0.79 CUBIC FEET PER SECOND WITH A TIME OF CONCENTRATION OF 24 MINUTES AND CORRESPONDING INTENSITY OF 2.66 INCHES PER HOUR.
 - THE POST DEVELOPED PEAK DISCHARGE FROM THE BUILDING LOT FOR THE 10-YEAR STORM (EXCLUDING OFFSITE DRAINAGE AREAS THAT WILL DISCHARGE THROUGH THE POND) IS APPROXIMATELY 0.77 CUBIC FEET PER SECOND WITH A TIME OF CONCENTRATION OF 16 MINUTES AND CORRESPONDING INTENSITY OF 3.31 INCHES PER HOUR.
 - THE CAPACITY OF THE DETENTION POND IS APPROXIMATELY 5,156 CUBIC FEET. THE CAPACITY OF THE DETENTION POND REQUIRED TO HOLD THE 25 YEAR STORM IS APPROXIMATELY 4,929 CUBIC FEET.
 - DEVELOPED DRAINAGE ANALYSIS AND POND DESIGN ASSUMES THAT GRAVELED AREAS ARE PAVED TO INSURE POND SIZE AND DISCHARGES WILL BE ADEQUATE IF LOT IS PAVED IN THE FUTURE.
 - FOR CONSTRUCTION IT IS PROPOSED THAT CONTRACTOR PROVIDES AT A MINIMUM THE FOLLOWING BMPS: 340' OF SILT FENCE, RIP-RAP AT DETENTION POND, A CONTAINED CONCRETE WASH OUT, A 12'x50' ROCKED CONSTRUCTION ENTERANCE, SEEDING, AND INLET PROTECTION AT EXISTING STORM DRAIN PIPES.
- REFERENCE SHEET C1.0 FOR ADDITIONAL PLAN NOTES.



① Drainage Plan
3/64" = 1'-0"

City of Scottsbluff, Nebraska

Monday, August 12, 2013

Regular Meeting

Item NewBiz2

Final Plat - Weber Tracts

Final Plat: Tracts 18A & 19A, Weber's Tracts

Applicant: M.C. Schaff & Associates

Owner(s): Linda Abernethy and Rick & Victoria Wayman

Location: 180237 Ft. Mitchell Drive

Staff Contact: Annie Urdiales & Marlin Johnson

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	5.77 ± acres
Date:	August 12, 2013		
Subject:	Tracts 18A & 19A, Weber's Tracts		
Location:	Fort Mitchell Drive SE Scottsbluff in Extra Territorial Jurisdiction		

Procedure

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

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

Background

The applicant(s), Linda Abernethy and Rick and Victoria Bentley, represented by M.C. Schaff and Associates, has requested approval of a final plat of Tracts 18A and 19A, Weber's Tracts, a replat of Tracts 17, 18, and 19, Weber's Tracts, and Replat of Tracts 16 and 17, Weber's Tracts. The final plat will consist of two parcels of approximately 5.78 acres. The property is situated on the north side of Fort Mitchell Drive, being south of the North Platte River. The purpose of the replat is to adjust property lines and remove unnecessary easements. This area is fully developed and the Bentleys' have requested and received a variance to add a detached garage in their front setback as the topography in this area is challenging. This property is in located in our two mile extra territorial jurisdiction.

Analysis

Staff has reviewed the proposed final plat and recommends approval of the proposed plat.

Planner's Report

Linda Abernathy owns Tracts 17-18 of Weber's Tracts. Rick & Victoria Bentley own Tract 19. They desire to do an administrative subdivision to revise the three tracts into two tracts. They also desire to vacate the ten foot wide platted utility easements that run on both sides of all side lot lines on these properties. Vacating platted easements may not be accomplished administratively.

There are no utilities in the easements. This row of lots is only one parcel deep and abuts the river and floodplain in the rear so there will be no development behind these parcels. The lots are served by private wells and on-site wastewater disposal systems. The parcels will become larger.

No objections have been noted from City Departments, utilities, or from the public. If the parcels were ever proposed for subdivision into smaller lots, easements could be required at that time. A rezone would be required as well.

Staff recommends approval of the final plat to vacate platted utility easements on Tracts 17-19.

Findings of Fact could include:

- 1.) The properties are unlikely to be further subdivided due to the floodplain and river to the rear and to the existing pattern of development within the subdivision;
- 2.) There are no utilities in the easements and none anticipated to ever be needed;
- 3.) There are no objections raised;

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve final plat of Tracts 18A and 19A, Weber's Tracts, a replat of Tracts 17, 18, and 19, Weber's Tracts and replat of Tracts 16 and 17, Weber's Tracts situated in part of Government Lot 5, in the SE ¼ Section 20, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska subject to the following condition(s):

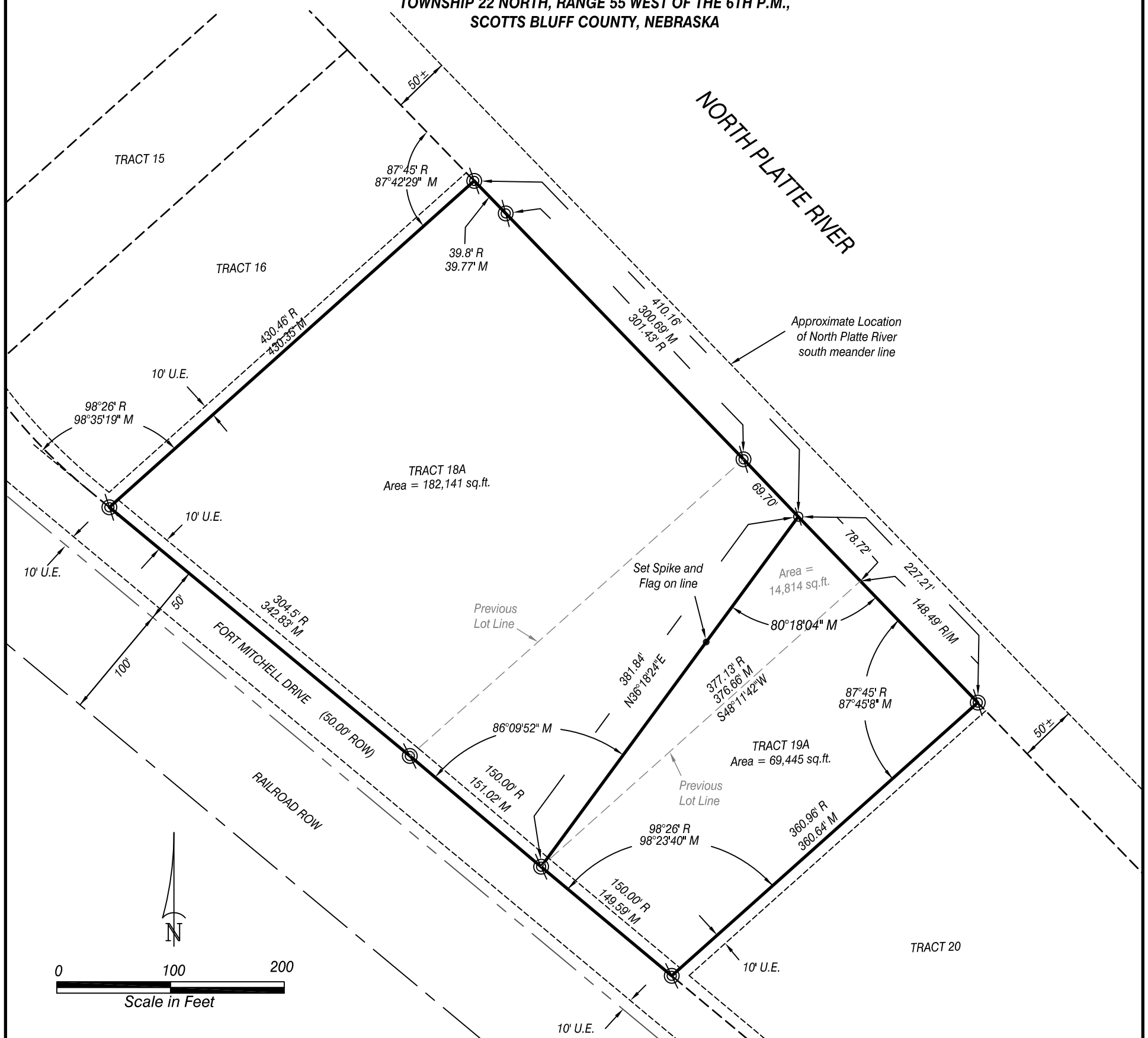
Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Tracts 18A and 19A, Weber's Tracts, a replat of Tracts 17, 18, and 19, Weber's Tracts and replat of Tracts 16 and 17, Weber's Tracts situated in part of Government Lot 5, in the SE ¼ Section 20, in SE ¼ Section 20, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska for the following reason(s):

TABLE

Make the motion to TABLE the final plat of Tracts 18A and 19A, Weber's Tracts, a replat of Tracts 17, 18, and 19, Weber's Tracts and replat of Tracts 16 and 17, Weber's Tracts situated in part of Government Lot 5, in the SE ¼ Section 20, situated in the SE ¼ of Section 20, T22N, R55 W of the 6th P.M., Scotts Bluff County, Nebraska for the following reason(s):

**SITUATED IN PART OF GOVERNMENT LOT 5,
IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA**



LEGEND

- | | |
|---|-----------------------------------|
|  | EXISTING 5/8" REBAR, OR AS NOTED |
|  | SET 5/8" x 24" REBAR, OR AS NOTED |
| M | MEASURED |
| R | RECORD |
| ROW | RIGHT OF WAY |
| U.E. | UTILITY EASEMENT |
| — — | EASEMENT LINE |

Notes

1. Interior lot line easements have been removed.
2. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

City of Scottsbluff, Nebraska

Monday, August 12, 2013

Regular Meeting

Item NewBiz3

Rezone - Coppom Sudvi & Rugger Hospital Add.

Rezone: pt Blk 2, Blks 3,4,5,6,7,& 8 Rugger Hosp. Add.& proposed Coppom Subd

Applicant: Baker & Associates

Owner(s): Panhandle Health Properties

Location: North & South of 42nd St. between old Ave B & Ave F

Staff Contact: Annie Urdiales & Marlin Johnson

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1A
From:	Development Services Department	Property Size:	75 acres ±
Date:	August 12, 2013	# Lots/Units:	9 Blocks
Subject:	Rezone from R-1 & R-1A to O & P		
Location:	42 nd St. south & north of Hospital		

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), Panhandle Health Properties, represented by Baker & Associates, have requested a rezone for Block 3, 4, 5, 6, 7, and 8, Rugger's Hospital Addition and proposed Blocks 4 and 5, Coppom Subdivision. These parcels are situated north and south of 42nd Street. The requested change is from R-1 & R-1A to O & P – Office and Professional.

Properties to the north and east are zoned Agricultural, and property to the south is R-4 Heavy Density Multiple Family and O & P Office and Professional.

Planner's Report and Recommendation.

REZONE REQUEST - To O-P Office and Professional from R-1 & R-1a Single Family Residential

The applicant, Panhandle Health Properties, desires to rezone a number of parcels that total approximately 75 acres to O-P. The properties are east of the Regional West Medical Center and south of East 42nd Street and northwest of the Medical Center and north of West 42nd Street.

Neighboring zoning of the parcels south of East 42nd Street is O-P to the west, R-1a to the south, R-1 to the east and R-1 and A Agricultural to the north. Neighboring zoning of the property north of West 42nd Street is O-P and R-4 Heavy Density Multiple Family Residential to the south, R-4 and R-1a to the west and A to the north and east.

The existing land uses on the parcels south of East 42nd Street include Hospital-related facilities, Heavy Density Multiple Family and undeveloped land. The property north of West 42nd Street is undeveloped.

Rezone Request, Page 1

The Comprehensive Plan Future Land Use Map designates the parcels south of East 42nd Street as Business Center and Multi-Family Residential. The property north of West 42nd Street is designated as Single-Family Residential. As Multi-Family and Single Family Residential are allowed uses, with Planning Commission review and approval, the proposal is in accordance with the Comprehensive Plan.

The proposal will bring numerous existing uses on the south side of East 42nd Street into compliance. In addition, current and future development along this section of 42nd Street seems poised for additional growth for professional offices, particularly medically related uses. Access to 42nd Street via Avenue I/Highway 71, Avenue B and 5th Avenue portends future expansion of the street.

Staff Recommendation: Approve the rezone that portion of Block 2 north of the Enterprise Canal, Ruggers' Hospital Addition, and Blocks 3, 4, 5, 6, 7 and 8, Rugger's Hospital Addition situated in the SE ¼ of SW ¼ of Section 11, T22N, R55W and proposed Blocks 4 & 5, Coppom Subdivision to O-P Office and Professional District.

Findings of Fact could include;

- 1.) The properties significantly abut existing O-P District;
- 2.) A number of existing O-P uses will be brought into compliance;
- 3.) The O-P Zoning is in accordance with the Comprehensive Plan;

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone that portion of Block 2 north of the Enterprise Canal, Ruggers' Hospital Addition, and Blocks 3, 4, 5, 6, 7 and 8, Rugger's Hospital Addition situated in the SE ¼ of SW ¼ of Section 11, T22N, R55W and proposed Blocks 4 & 5, Coppom Subdivision (75.4± acres) from R-1 & R-1A to O & P Office and Professional, subject to the following condition(s):

Deny

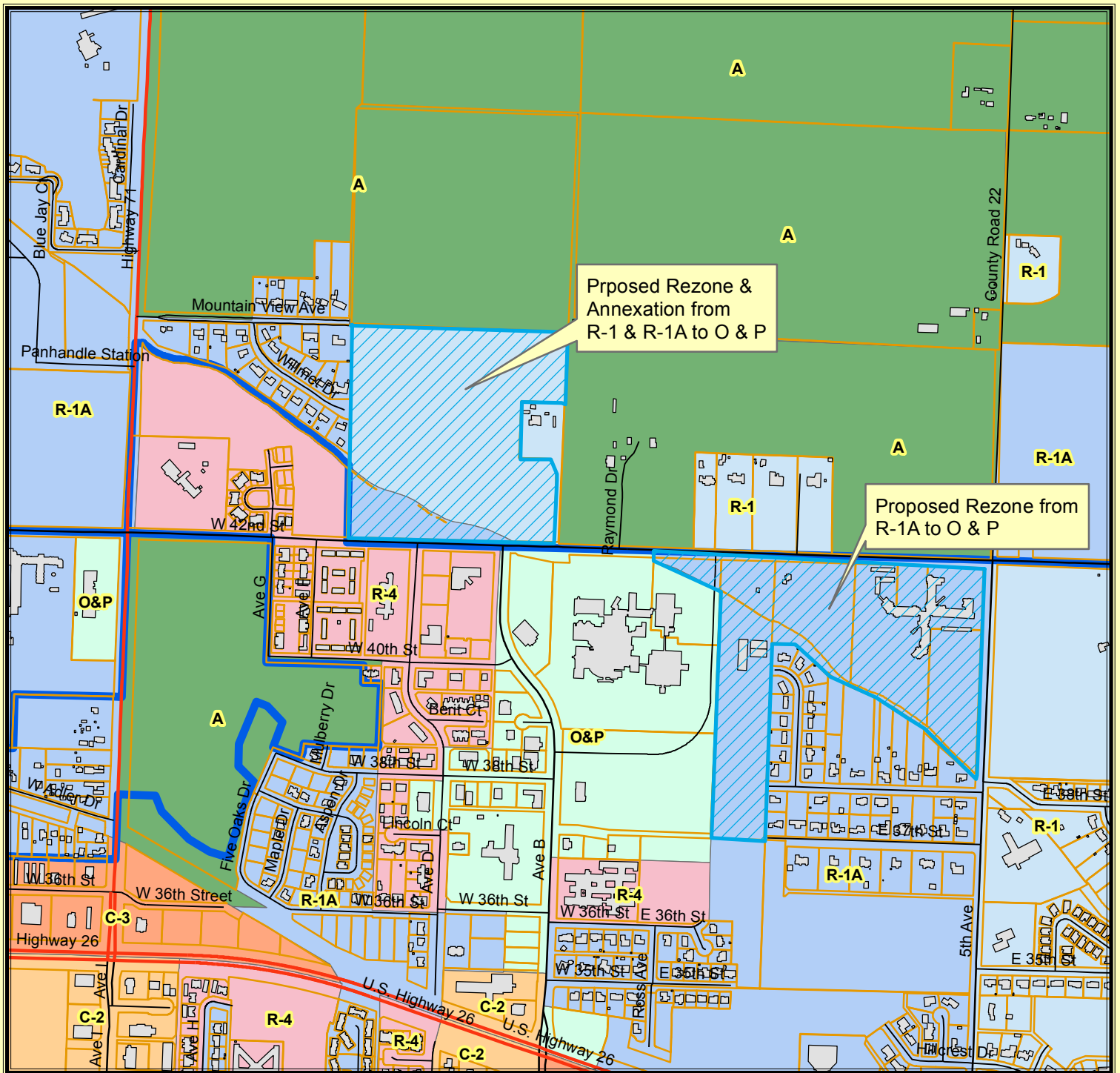
Make a NEGATIVE RECOMMENDATION to the City Council to rezone that portion of Block 2 north of the Enterprise Canal, Ruggers' Hospital Addition, and Blocks 3, 4, 5, 6, 7 and 8, Rugger's Hospital Addition situated in the SE ¼ of SW ¼ of Section 11, T22N, R55W and proposed Blocks 4 & 5, Coppom Subdivision (75.4± acres) from R-1 & R-1A to O & P Office and Professional, for the following reason(s):

Table

Make the motion to TABLE the rezone request to rezone that portion of Block 2 north of the Enterprise Canal, Ruggers' Hospital Addition, and Blocks 3, 4, 5, 6, 7 and 8, Rugger's Hospital Addition situated in the SE ¼ of SW ¼ of Section 11, T22N, R55W and proposed Blocks 4 & 5, Coppom Subdivision (75.4± acres) from R-1 & R-1A to O & P Office and Professional, for the following reason(s):

Rezone & Annexation

Panhandle Health Properties
R-1 & R-1A to O & P



8/12/2013



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 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, August 12, 2013

Regular Meeting

Item NewBiz4

Preliminary & Final Plat with Annexation Coppom Subd

Preliminary/Final Plat: Lots 1,2,&3, Block 4, & Block 5, Coppom Subd w/annexation

Applicant: Baker and Associates

Owner(s): Panhandle Health Properties

Location: North of 42nd St. between old Ave.B & Ave. F

Staff Contact: Annie Urdiales & Marlin Johnson

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current R-1 & R1A
From:	Development Services Department	Property Size:	34 ± acres
Date:	August 12, 2013		
Subject:	Lots 1, 2, & 3, Block 4, and Block 5, COPPOM Subdivision		
Location:	North of 42 nd Street, between Ave. B & Ave. F		

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), Panhandle Health Properties, represented by Baker and Associates, have requested approval of a preliminary and final plat of Lots 1, 2, & 3, Block 4, and Block 5, Coppom Subdivision. The preliminary/final plat will consist of one parcel of approximately 34± acres. The property is situated north of 42nd Street between the old Avenue B and Avenue F. The property owners are also proposing a rezone from Residential to O & P Office and Professional; this is consistent with the future land use map in the City's Comprehensive Development Plan. Property to the south is zoned O & P, and R-4, property to the south is zoned Agricultural.

The owners are also asking that these parcels be annexed into the City's corporate limits and have included language on the final plat for the annexation. A resolution for annexation will be included for the public hearing held by the City Council on August 19

The Planner's report below lists more details and recommendations regarding infrastructure development and future access.

Planner's Report and Recommendations

Preliminary Plat and Final Plat with Annexation

The subject property is northwest of the Regional West Medical Center and north of West 42nd Street. The proposal is to split this 34 acre parcel north and south of the Enterprise Irrigation Canal.

If approved, the proposed parcels will be zoned O-P Office and Professional. Both parcels would have access from West 42nd Street. 17 feet of additional right-of-way will be granted to the City to match the right-of-way width on the south side of 42nd Street. The subdivision request includes an annexation request.

Meeting the intent of the subdivision regulations for further development of the proposed parcels and the neighborhood is a primary purpose of this review. An interdepartmental and interagency Staff meeting was held to discuss the proposal(s).

There is public water and public sewer in the vicinity. Although the services are not necessarily planned to develop these parcels, it seems reasonable to defer any plans for location of lines and easement until development proposals are submitted or a parcel is proposed for further subdivision.

Future road access for development adjacent to and beyond this property should be considered at this time. It seems reasonable to require a half right-of-way of 30 feet along the north side of the property for a future extension of Mountain View Avenue. Future north-south access is even more critical. When Avenue B was re-located to its current intersection with 42nd Street there was a Developer's Agreement that required the Developer to set aside right-of-way for future expansion of Avenue B north of 42nd Street. When Block 1, Wegelin Subdivision, was platted a future half right-of-way of 30 feet was platted, to be dedicated if Avenue B is extended north on that original line.

The future expansion of Avenue B has been planned all the way to the north end of the property. The plan can be altered in the future as development proceeds, but a plan needs to be in place as part of this process. This plan will have Avenue B run north and skirt the west side of Block 1, Wegelin Subdivision, and then veer east towards the old line. As there is a cell tower facility that is already located in or near the old line, the new alignment is proposed to be somewhat west of the old/section line. The developer has proposed a plan that appears acceptable and appropriate to insure future connectivity.

Installing sewer, water, and road infrastructure is premature at this time and for the foreseeable future as how these properties may be developed is unknown. In lieu of constructing or bonding the improvements an agreement looking to the future whereby the developer may essentially waive the right to protest future construction and special assessments may be appropriate. This agreement should also require review at each phase of proposed development on either proposed parcel. This is not typical, but is critical due to the fact that the property owner could develop this in a manner that is typical of a subdivision but not a subdivision in fact. In addition, two parcels will be created that will not have adequate access until Avenue B is constructed. All infrastructures will be reviewed at the time any development is proposed. Said agreement shall bind future owners as well.

The Code notes that an alley shall be provided at the rear of every lot proposed to be used for business purposes. Due to the unknown development pattern that matter could conceivably be waived if a Subdivision Variance was requested. Alternatively, we could require that an easement for a 20 foot alley be required for the future and located on the north side of proposed Block 5 and along those sided of proposed Block 4 that do not have future rights-of-way platted. Alleys could be re-located appropriately at such time that the proposed parcels were further subdivided in the future.

The City Master Pathways Plan does not designate a future pathway on this property. Perry Mader recommends that we obtain an easement 20 feet in width adjacent to the canal. If the

developer proposes pathways elsewhere that accomplishes the same or better connectivity that would be acceptable. It does seem reasonable to defer this matter until development is proposed.

Proposed Block 5 is in the Enterprise Irrigation District. Proposed Lots 1, 2, & 3, of Block 4 are within the Farmers Irrigation District. When property is subdivided in these Irrigation Districts parcels are often created that cannot receive water yet will be taxed in perpetuity for District taxes. This is an issue that should be addressed up front and the Planning Commission and the Council should be aware and informed of the ramifications of their decisions. The public should also be informed and aware.

In this instance, the issues are probably minor until the properties are developed. The Enterprise Irrigation District seems to feel that transferring the rights from Block 5 to other land within their District will be feasible and preferable at such time that the landowner makes a formal request.

There has been no feedback from the Farmers Irrigation District. However, until the land is developed the issue is probably minor. However, once annexed and developed the landowner should be able to request not paying the assessment per Statute 46-141. Though not pretending to understand the laws, it does have an ability to have the assessment refunded for reasons that include: whereby lands that could not be benefited by irrigation by reason of being city lots and occupied and used exclusively for other than agricultural or grazing purposes, or lands that are non-susceptible of irrigation from the canal of the district.

The only comments received from the public were a verbal support from the Zion Evangelical Church and a question from a neighbor on the west side concerned about whether they were included in the annexation, and questions about the O & P zoning. (As of 7/31/13)

The Planning Commission must make a recommendation on the Preliminary Plat and Final Plat and must make a separate recommendation on the annexation request;

Staff recommends approval of the subdivision with the conditions that:

- 1.) That a subdivision Variance be granted or that an appropriate Plat be submitted showing the required twenty foot (20') alley easements;
- 2.) That Avenue B be platted as a one hundred foot (100') right-of-way to as noted on the Preliminary Plat;
- 3.) That a thirty foot (30') right-of-way easement be extended across the north edge of the plat for a future extension of Mountain Avenue, to be noted as a future requirement if the road is needed;
- 4.) That a note be required on the Plat stating, "This property will continue to be subject to Enterprise Irrigation District & Farmers Irrigation District taxes although infrastructure and easements may not be created to deliver water to the properties." and,
- 5.) That prior to filing of a Final Plat a written agreement between the developer and the City be recorded per 21-1-27 and 21-1-28 whereby the developer waives the right to protest future construction and special assessments.

FINDINGS OF FACT:

- 1.) Extension of future streets and utility easements have been considered and adequately addressed;
- 2.) Future public interest is secured via the Contract;

Analysis

Staff has reviewed the plat with the proposed preliminary/final plat and makes positive recommendation of the proposed plat and annexation.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary & final plat of Lots 1, 2, and 3, Block 4, and Block 5, Coppom Subdivision situated in the SE ¼ of the SW ¼ of Section 11, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

1. That a subdivision Variance be granted or that an appropriate Plat be submitted showing the required twenty foot (20') alley easements;
2. That Avenue B be platted as a one hundred foot (100') right-of-way to as noted on the Preliminary Plat;
3. That a thirty foot (30') right-of-way easement be extended across the north edge of the plat for a future extension of Mountain Avenue, to be noted as a future requirement if the road is needed;
4. That a note be required on the Plat stating, "This property will continue to be subject to Enterprise Irrigation District & Farmer Irrigation District taxes although infrastructure and easements may not be created to deliver water to the properties." and,
5. That prior to filing of a Final Plat a written agreement between the developer and the City be recorded per 21-1-27 and 21-1-28 whereby the developer waives the right to protest future construction and special assessments.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Lots 1, 2, & 3, Block 4 and Block 5, Coppom Subdivision situated in SE ¼ of the SW ¼ Section 11, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

TABLE

Make the motion to TABLE the final plat of Lots 1, 2, & 3, Block 4, and Block 5, Coppom Subdivision situated in the SE ¼ of the SW ¼ of Section 11 T22N, R55 W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

Approve

Make a second motion to for positive recommendation to City Council to approve Annexation of Final Plat Lots, 1, 2, & 3, Block 4, and Block 5, COPPOM Subdivision situated in the SE ¼ of the SW ¼ of Section 11, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a second motion to for negative recommendation to City Council for Annexation of Final Plat Lots, 1, 2, & 3, Block 4, and Block 5, COPPOM Subdivision situated in the SE ¼ of the SW ¼ of Section 11, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Table

Make a second motion to table recommendation to City Council for Annexation of Final Plat Lots, 1, 2, & 3, Block 4, and Block 5, COPPOM Subdivision situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

City of Scottsbluff, Nebraska

Monday, August 12, 2013

Regular Meeting

Item NewBiz5

Blight & Substandard Study

Blight & Substandard Study Area #7

Staff Contact: Annie Urdiales



SCOTTSBLUFF
PLANNING COMMISSION
Staff Report

To: Planning Commission
From: Staff, Development Services
Date: August 12, 2013
Subject: Redevelopment Area Substandard/Blight Survey
Location: Study Area # 7

A study has been done in an area located on the NW corner of East 27th Street and Highway 26. Proposed Development in this area by the property owner will improve infrastructure and improve the area overall. The Planning Commission may make a positive recommendation of this area to be forwarded to the City Council for their review and approval at their next meeting of August 19, 2013.

With the area designated as blighted and substandard developers will be able to apply for TIF funds for redevelopment. With TIF funding available we may have more interest in the area with more buildings being renovated or replaced with new construction. A map of the area is attached zoning includes C-2 – Neighborhood Commercial, C-3, R-1A residential, and Agricultural. Also attached is the redevelopment plan for your review.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve Redevelopment Area Substandard/Blight Survey Area # 7 –subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove Redevelopment Area Substandard/Blight Survey Area # 7 – for the following reason(s):

Table

Make the motion to TABLE the Redevelopment Area Substandard/Blight Survey Area # 7 for the following reason(s):

STUDY OF BLIGHT AND SUBSTANDARD CONDITIONS

City of Scottsbluff, Nebraska

July 7, 2013

This report documents the existence of blighted and substandard conditions for an area in Scottsbluff, Nebraska (the “Study Area”). This Study Area includes several single family residences, commercial businesses, a large underutilized retail center, a public parkway, several underdeveloped lots and several large areas that contain parcels that are neither subdivided nor developed. This study is intended to review the Study Area for eligibility (as blighted and substandard) pursuant to Section 18-2103 of Nebraska Revised Statutes, as contained in the Nebraska Community Development Law (the “Act”).

Legal Description

The Study Area is described on Exhibit A, attached hereto and made a part hereof by this reference.

Relevant Nebraska Statutes

The constitutional terms, “Substandard” and “Blighted” are statutorily defined in §18-2103, which are set out below:

(10) **Substandard areas** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) **Blighted area** means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the

community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Analysis of Study Area

This section reviews the land use, infrastructure, building and economic conditions found within the Study Area. A field survey was completed on June 13, 2013. The following section identifies such existing conditions and additional factors which contribute to a determination of a blighted and substandard condition. This initial analysis is based in part upon the observations during the field survey.

As previously set forth in Section 18-2103 (10), the factors which define a **substandard area** include a “preponderance of buildings or improvements, whether nonresidential or residential in character, which, by reason of” the following circumstances:

1. *Dilapidation or Deterioration*

This subsection considers the improvements within the Study Area. The main infrastructure components include water, sewer, sidewalks, streets, curb and gutter, and accessibility. Public utilities can directly influence a community’s capacity for growth. If infrastructure improvements are outdated or unavailable, land development must await their installation or updating. While all the above mentioned criteria were evaluated, only some of those determined to contribute to the blight and substandard conditions for the Study Area need be considered here, as follows: (a) the primary residential subdivision (southeast of the intersection of East 27th

Street and U.S. Highway 26) in the Study Area is served solely by unimproved gravel streets and lacks both curbs and gutters; (b) the unimproved parcels (northeast of the intersection of East 27th Street and U.S. Highway 26) is served by a dilapidated storm sewer structure and requires a new contained system to be installed to allow for its development.

2. *Age or Obsolescence*

The primary commercial use in Study Area #1 is a partially occupied shopping center, located generally at the southwest corner of the busy intersection of East 27th Street and U.S. Highway 26. This facility has consistently underperformed as a retail center since it was converted from its past use. There is still approximately 50% vacancy in the retail center. The retail center continues to experience economic obsolescence resulting in lower property and sales tax for the city. Furthermore, industry studies indicate that in order for a mall setting retail center to succeed, it must achieve critical mass by containing large anchor stores or a significantly more modern upgrade than the current facility exhibits. This type of investment will reasonably not occur unless there is significant public assistance through the redevelopment authority, or an alternative public type of re-use. Considering its prominent location, a successful redevelopment effort is critical. Without redevelopment of this structure and the surrounding area it will remain functionally and economically obsolete.

The majority of the buildings in the Study Area exceed forty 40 years in age. These include the majority, if not all, of the residences in the Study Area.

As previously set forth in Section 18-2103 (11), the factors which define a **blighted area** include:

(a) Any combination of the following factors which “substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability”, to wit:

A substantial number of deteriorated or deteriorating structures, inadequate street layout, and the deterioration of improvements

Study of Blight and Substandard Conditions

The deteriorated right-of-way and sewer improvements described as substandard above also clearly fit within this definition. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.

Diversity of Ownership

There are a significant number of different owners and parcels in the Study Area which contributes to the difficulty in developing a unified redevelopment strategy.

(b) the following conditions (from five objective criteria listed in the statute) are present, to wit:

The average age of the residential or commercial units in the area is at least forty years

As previously discussed, the majority of the buildings in the Study Area exceed forty (40) years in age.

Decreasing Population

The Study Area is located in a census tract in which the 2010 decennial census reports a decline of population (2943 people) from that reported in the 2000 decennial census (2972 people). Therefore, the Study Area has displayed a stable or decreasing population between the last two decennial censuses.

Conclusion of Blighted and Substandard Analysis

Based on this analysis, the property within the Study Area meets the subjective criteria of both blighted and substandard conditions and displays the presence of at least two of the objective criteria required for a finding of blighted condition.

Conformance with the Comprehensive Plan

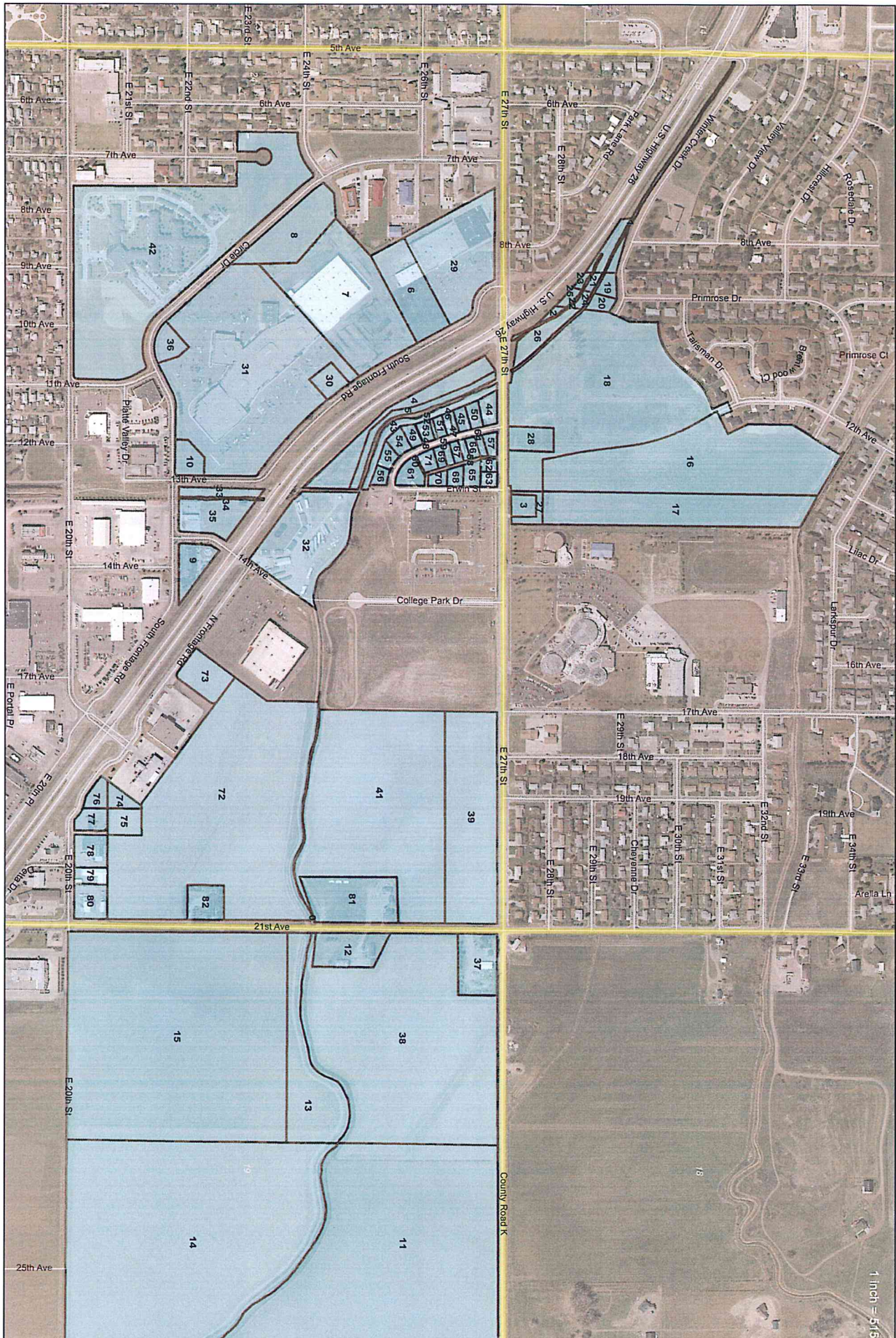
A declaration of blighted and substandard conditions in the Study Area conforms with the City of Scottsbluff Comprehensive Plan because it:

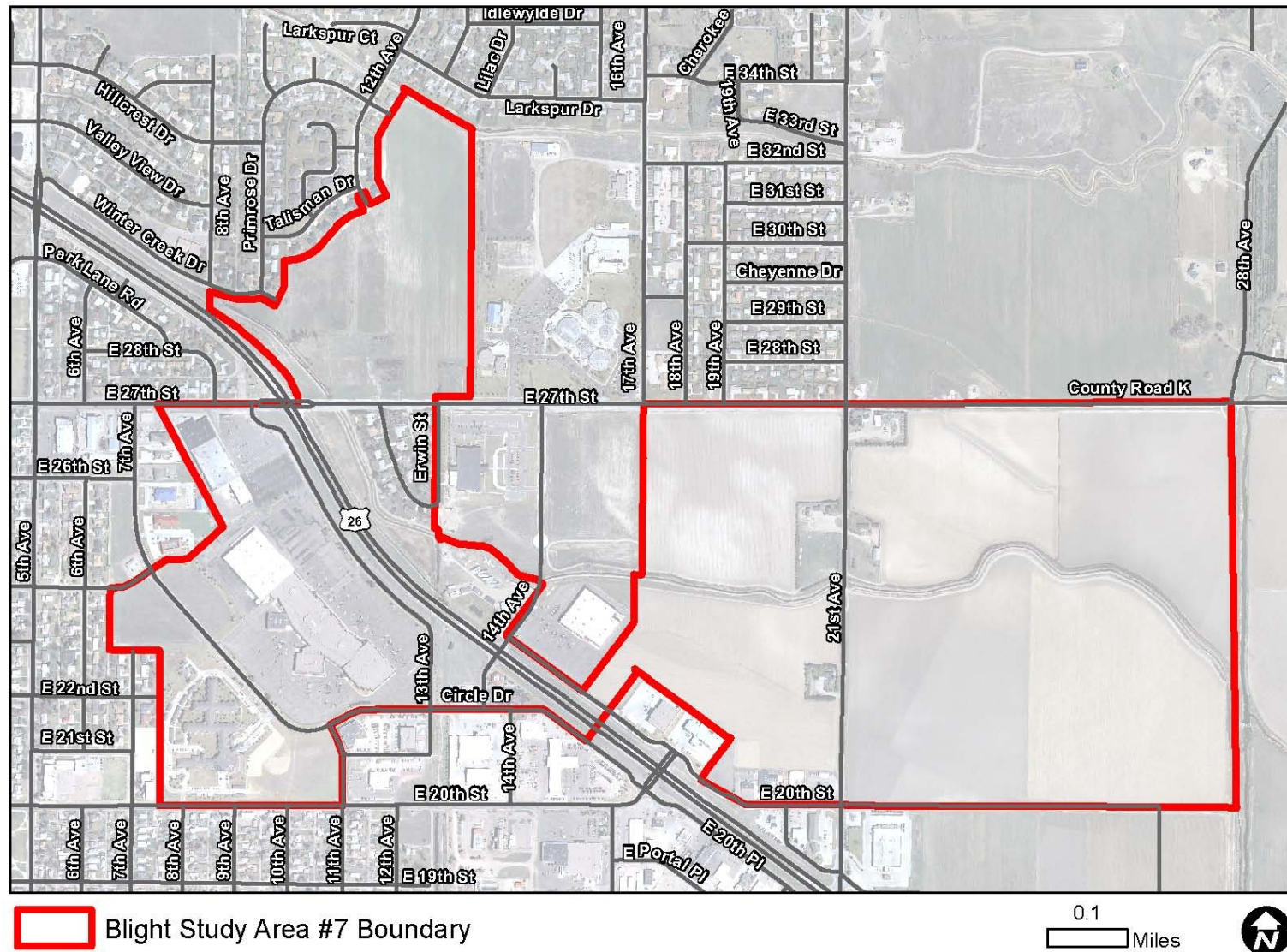
Study of Blight and Substandard Conditions

- Is located in an area eligible for such declaration.
- Allows for incentives to keep the employment base and supporting commercial activity in an area currently served by major infrastructure.
- Provides for incentives to encourage the development of business parks rather than a continuation of “strip” commercial development.
- Is located along an existing major arterial between two major “Entrance Nodes”.
- Provides a financing tool for the development of a variety of additional housing units.

Blighted and Substandard Area Declaration

By virtue of the findings of this study, the Study Area may be declared blighted and substandard, pursuant to the requirements of the Nebraska Community Development Law.





City of Scottsbluff, Nebraska

Monday, August 12, 2013

Regular Meeting

Item Unfin. Biz1

Unfinished Business

Unfinished Business:None

Staff Contact: