



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, April 11, 2022
6:00 PM

1. **Roll Call:**
2. **Nebraska open Meetings Act:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.
3. **Notice of Changes in the Agenda by the City Manager:** Additions may not be made to this agenda less than 24-hours before the beginning of the meeting unless added under item 4 of this agenda.
4. **Citizens with Items not Scheduled on the Regular Agenda:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
5. **Approval of the Planning Commission Minutes From:**
 - A March 14, 2022 Meeting.
6. **New Business :**
 - A Planning Commission to conduct a Public Hearing to consider a Special Use Permit for keeping two (2) horses at part of the South Half of the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scottsbluff County Nebraska commonly identified as 210766 W. 42nd Street.
 - B Planning Commission to conduct a Public Hearing to consider a Final Plat of Big Dog Meadows Subdivision, a tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.
 - C Planning Commission to conduct a Public Hearing to consider a Rezone of Big Dog Meadows Subdivision, a tract of land situated in the SE Quarter of the SW Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff, Co., NE from Agricultural to R-1A Single Family Residential
7. **Staff Reports:**
 - A (Informational Only):
8. **Other Business:**
 - A (Informational Only):
9. **Schedule Meeting:**
 - A Confirm next meeting date of May 9, 2022.
10. **Adjourn**

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



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

City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item Appr. Min.1

March 14, 2022 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
March 14, 2022
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, March 14, 2022 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on March 3, 2022. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Dana Weber, Becky Estrada, Dave Gompert, Henry Huber, Jim Zitterkopf, Anita Chadwick, Angie Aguillo. "Absent": Mark Westphal, Callen Wayman, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Taylor Stephens, GIS Analyst, Gary Batt, Code Administrator II, and Tom Schingle, Fire Chief.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the February 14, 2022 meeting were reviewed. Conclusion: a motion was made by Gompert and seconded by Chadwick to approve the minutes from February 14, 2022 meeting. "Yeas" Aguillo, Estrada, Weber, Gompert, Zitterkopf, Chadwick, Huber "Nays" "Absent": Westphal, Wayman, Redfern (alt.) The motion carried.
- 6 Chairman Weber opened the public hearing at 6:02 PM for Item 6A regarding a special permit request for auto sales and service at Lots 11A, Block 10, Northwood Addition Replat of Lots 11-12 (and that portion of vacate alley), commonly identified as 821 W. 33rd Street by Thunder Road Investments. Glaubius stated the property is zoned C-2 Commercial and auto sales/service is a special permit use in the district. Glaubius stated the current auto service business located there is a legal non-conforming use and the special permit use will bring it into conformance. Glaubius stated there is adequate space for off-street parking requirements, and staff recommends approval of the special permit use. The applicant Kelly Strey stated Miller Auto is transitioning from auto service to sales. Weber closed the public hearing at 6:04 PM. Huber inquired how long the special permit use lasts. Glaubius stated the special permit use is valid until the ownership of the property changes.
- 7 **Conclusion:** Motion by Zitterkopf, seconded by Estrada to approve the special use permit to Thunder Road Investments for auto sales and services at 821 W. 33rd Street. "Yeas" Aguillo, Estrada, Weber, Gompert, Zitterkopf, Chadwick, Huber "Nays": None "Absent": Westphal, Wayman, Redfern (alt.) The motion carried.
- 8 Weber introduced Item 6B regarding the preliminary and final plats for Platte River Subdivision situated in a portion of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th PM, City of Scottsbluff, Nebraska, commonly identified as 514 Broadway. Weber

opened the public hearing 6:05 PM. Glaubius stated the property owner is looking to subdivide the existing lot into two lots. Glaubius stated the applicant intends to sell Lot 1 which has the building located on it. Glaubius stated access to the rear of Lot 1 and entirety of Lot 2 would be via a 20' access easement. Glaubius stated there is adequate space for off-street parking requirements. Glaubius stated there would be building restrictions on Lot 2 due to fire code access requirements. Glaubius stated the subdivision is in compliance with the 2016 Comprehensive Plan which identifies the area as South Broadway and being commercial and industrial. Glaubius stated staff recommends a positive recommendation on the approval of the plats by the Planning Commission. Greg Schilz, representing the property owner CAP Holdings, stated the property owner owns the State Building across the street and want to ensure they have sufficient off-street parking for the State Building. Schilz stated CAP Holdings bought 514 Broadway to use as off-street parking. Schilz stated CAP Holdings has no intent to build on Lot 2 and is going to sell Lot 1 to an interested buyer. Weber closed the public hearing at 6:09 PM. Weber inquired about the building restrictions due to fire department access. Fire Chief Tom Schingle stated the Fire Department does not object to subdivision and stated future development on Lot 2 would be limited due to potential issues with access.

- 9 **Conclusion:** Motion by Estrada, seconded by Gompert make a positive recommendation on the approval of the preliminary and final plats of Platte River Subdivision. "Yeas" Aguillo, Estrada, Weber, Gompert, Zitterkopf, Chadwick, Huber "Nays": None "Absent": Westphal, Wayman, Redfern (alt.) The motion carried.
- 10 Weber introduced Item 6C regarding a preliminary plat of Big Dog Meadows, a tract of land situated in the Southeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska. Weber opened the public hearing at 6:11 PM. Glaubius stated the property owner, LRK Farms, is proposed to subdivide approximately 6 acres from the existing property and create three two acre lots along County Road K. Glaubius stated this subdivision is located in the extra-territorial subdivision. Glaubius stated the 2016 Comprehensive Plan identifies the area of the subdivision as Rural. Glaubius stated 2 acre lots are considered rural as this is the minimum required size of an Agricultural Estate Dwelling Site. Glaubius stated a street dedication is required by Municipal Code 21-1-22 as the platting of Big Dog Meadows would create a block exceeding the maximum permitted block length of 1,320 feet. Glaubius stated there is a 60 feet utility easement located along the west edge of the subdivision which would become a street in the future. Glaubius stated LRK Farms is working with the City on a Contract for Public Improvements. Glaubius stated this contract would allow the postponement of the street construction until development north of Big Dog Meadows would occur. Glaubius stated the water transmission line is nearby under County Road K, however a loop would be required in order to supply the lots with city water. Glaubius stated the required utility easements are proposed along the property lines of the proposed lots. Glaubius stated per Nebraska State Statute 16-902, the Scotts Bluff County Planning Commission is granted 4 weeks to review the location of any improvements located in the extra-territorial subdivision. Glaubius stated the County only reviews the location of the proposed street. Glaubius stated a final plat application and rezone request have been submitted and will be reviewed at the April Planning Commission meeting. Glaubius stated the three lots of the Big Dog Meadows Subdivision exceed the minimum area requirement of 5,500 square feet. Glaubius stated staff recommends a positive recommendation to City Council on the approval of the preliminary plat for Big Dog Meadows Subdivision Block 1, on the condition the Scotts Bluff County Planning Commission approves the location of the proposed street. Legal Counsel for LRK Farms, Bob Brenner stated the property owner is drafting the contract for public

improvements. Brenner stated the contract would require the street to be built when the remaining farmland north of Big Dog Meadows is developed.

- 11 Gilbert Watkins, an adjacent property owner at 200221 CR K, stated he bought his property to live in the country. Watkins stated he was frustrated by the past rezoning to a nearby property to commercial which allowed a junkyard to come in. Watkins stated development on County Road K deteriorates his property value. Watkins stated he was not given the opportunity to connect to the water main when he bought his property. Watkins inquired about sewer connections to the subdivision. Watkins stated septic systems have issues in the area. Code Administrator Gary Batt stated there was not sewer access in the area and that 2 acres is the minimum property size for a septic system. Watkins stated he would prefer the subdivision not be approved. John Sayaloune, an adjacent property owner at 200550 County Road K, stated he was concerned about the County 27 railroad crossing to be reopened. Sayaloune said he purchased his property because the crossing was closed and was concerned about trains honking. Sayaloune inquired if additional development would lead to the reopening of the crossing. Glaubius stated there is no intent to open the crossing. Batt stated that the crossing was closed due to the overpass being built. Sayaloune inquired for a guarantee that the railroad crossing would not be reopened. Brenner stated it is only speculation that more housing would be built and that the proposed subdivision is only for three houses. Watkins inquired about the condition of County Road K. Watkins stated there are only a few people that live on the road currently, and he has to drive 15 miles per hour due to washboards. Watkins stated three more houses will only make the road worse. Watkins stated he knew it was the County's responsibility to maintain the road, and would prefer County Road K be paved with this subdivision. Sayaloune stated his main concern is the railroad crossing.
- 12 Brock Schank, adjacent property owner at 200236 County Road K, stated he was concerned about the condition of the road. Schank stated he has to take care of the road himself at times. Schank stated the existing infrastructure is not sufficient. Schank stated the county is supposed to maintain the road. Schank stated he is not provided with any city services, but since he lives in the ETJ, the city decides what goes on around him. Schank stated he pays extra for utilities in order to not have neighbors. Brenner inquired if Schank had approached the county on the conditions of the road. Schank stated he had not. Schank stated he was not sure how the platting process works. Glaubius stated the City Council would have the ultimate say on the plat. Weber stated Scotts Bluff County Planning Commission would have a say on the location of the street. Glaubius stated that city water connections to the new subdivision are not proposed at this time. Batt stated it is the 24' transmission line from the wellfields south of town. Huber asked Watkins if he could tie into city water. Watkins stated he could not. Watkins stated the only benefit he gets from the water line is a fire hydrant near his front yard. Watkins stated he did not understand the purpose of the ETJ. Glaubius stated an ETJ for a first-class city such as Scottsbluff is 2 miles outside of corporate limits. Glaubius stated it is a zoning mechanism to guide development directly outside of the city. Brenner inquired if ETJ's are set by state statute. Glaubius stated yes. Watkins inquired about a master plan for the City of Scottsbluff. Glaubius stated that would be the Comprehensive Plan. Glaubius stated the future land use map of the Comprehensive Plan identifies this area as rural. Watkins inquired what the rural designation meant. Weber stated it means agricultural land. Schank inquired about the development designation of this area as he was told in the past that the City would not develop this area. Glaubius stated the future land use map shows it as long-term development even though it is directly next to the corporate limits. Glaubius stated this designation is likely due to having to run sewer under the railroad or a significant distance to the south. Glaubius stated even though the water transmission line is there, infrastructure would need to be built to connect properties

to the water system. GIS Analyst Taylor Stephens stated a water main loop would be required due to the water pressure. Gompert stated he has worked with cities and railroads in the past, and stated the reopening of the railroad crossing is unlikely. Watkins inquired if future development would only be accessible via County Road K and would increase the traffic on the road. Watkins stated if he wanted to live in the city, he would be living in the city. Shana Schank, adjacent property owner at 200236 CR K, stated she is concerned about increased traffic on the road. Schank stated her son rides his four-wheeler out there and they bought their property to live in the country. Schank stated she did not want the country life taken away from her son. Property owner, Jeff Kilthau, stated he currently lives in the City of Gering. Kilthau stated he wants to live near where he farms. Kilthau stated he would be living on one of the three lots in the Big Dog Meadows subdivision. Weber closed the public hearing at 6:27 PM.

- 13 Huber inquired if Kilthau would be living on one of the lots. Kilthau stated he would. Schank inquired if Kilthau was going to live in the Big Dog Meadows Subdivision or the AEDS under Item 6D. Kilthau stated it would be one of the lots in this subdivision. Huber stated he is a neighbor to Kilthau, and that Kilthau takes good care of his property. Huber stated he could see Kilthau help maintain the road. Kilthau stated it isn't his job to maintain the road, but he would be willing in order to get approval of the preliminary plat. Watkins stated he doesn't have a problem with Kilthau character, his concern is about development on CR K. Watkins stated he understood why Kilthau wants to develop where this subdivision is proposed since this part of the field is not covered by the center pivot. Watkins stated that the subdivision is not fair to those already living in there. Kilthau stated he did not see how three homes on 2 acre lots would change the countryesqueness of the area. Schank stated Kilthau should come sit on their porch and see what she sees. Schank stated they bought the house because it is in the country and has a good view. Agaullo stated there was a meeting in the past about the development patterns of the city to followup on Schank's comment. Glaubius stated this meeting probably led to the designation of long-term development. Glaubius stated this subdivision would not be a spot zone. Glaubius stated the property directly west of Big Dog Meadows is zoned R-1A and this would be expanded to include the three proposed lots. Weber inquired about the minimum size requirement of R-1A. Glaubius stated the lots are approximately 2 acres and the minimum size of R-1A lots is 5, 500 square feet. Weber stated several of the issues with the subdivision are not city issues. Weber stated the road is the county's responsibility, and this plat is aligned with the comprehensive plan. Watkins stated development in an area designated as long-term development seems to be contrary to the comprehensive plan. Weber stated the comprehensive plan is a guideline rather than a rule and is to ensure orderly development. Watkins stated that Justin Heggem's property at 200076 CR K was a spot zone. Glaubius stated the property at 200076 CR K is included in a C-3 zoning district that is along Highway 92 down to W. 20th Street. Glaubius stated there is also additional R-1A and R-1B districts that are relatively near the proposed subdivision.
- 14 **Conclusion:** Motion by Huber, seconded by Weber to make a positive recommendation to City Council on the approval of the preliminary plat for Big Dog Meadows Subdivision, Block 1 on the condition the Scotts Bluff County Planning Commission approves the location of the proposed street. "Yeas", Estrada, Weber, Gompert, Zitterkopf, Huber "Nays" Aguillo, Chadwick "Absent": Westphal, Wayman, Redfern (alt.) The motion carried. Weber thanked the community members who attended the meeting.
- 15 Weber introduced Item 6D regarding an Agricultural Estate Dwelling Site situated on a tract of land in the Southeast Quarter of Section 16, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska, commonly identified as 90880 County Road 20. Weber opened the public hearing at 6:37 PM. Glaubius stated the applicant LRK Farms is requesting to create

an approximately 16-acre AEDS around the existing shop building. Glaubius stated the remaining 104 acres would be the reserved agricultural land. Glaubius stated the application meets the intent of an AEDS as a dwelling would be constructed on the site. Glaubius stated the AEDS and reserved land meet the area requirements. Glaubius stated the AEDS has 509 feet along County Road 20 and therefore meets the 150 feet road frontage requirement. Glaubius stated staff recommends a positive recommendation on the approval of the AEDS to City Council. Weber closed the public hearing at 6:38 PM. Huber inquired if the AEDS would not be able to be farmed. Kilthau stated part of the AEDS land is in a water conservation program that prohibits farming. Representative for LRK Farms, Dennis Sullivan stated the zoning would remain Agricultural.

- 16 **Conclusion:** Motion by Gompert, seconded by Weber to make a positive recommendation to City Council on the approval of the preliminary plat for Big Dog Meadows Subdivision, Block 1 on the condition the Scotts Bluff County Planning Commission approves the location of the proposed street. "Yeas", Estrada, Weber, Gompert, Zitterkopf, Huber, Aguillo, Chadwick "Nays" None "Absent": Westphal, Wayman, Redfern (alt.)
- 17 Item 7: No Staff Report
- 18 Item 8: No Other Business
- 19 Weber introduced Item 9 regarding scheduling the next Planning Commission meeting on April 11, 2022.
- 20 Item 10: Adjournment
Adjournment: Motion by Estrada, seconded by Aguillo to adjourn the meeting at 6:46 PM.
"Yeas" Aguillo, Estrada, Weber, Gompert, Chadwick, Zitterkopf, Huber "Nays" None "Absent": Westphal, Wayman, Redfern (alt.). The motion carried.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item New Bus1

Planning Commission to conduct a Public Hearing to consider a Special Use Permit for keeping two (2) horses at part of the South Half of the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scottsbluff County Nebraska commonly identified as 210766 W. 42nd Street.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska Special Use Permit Application		
Date: <u>March 9, 2022</u>		DO NOT WRITE IN THIS BLOCK
Address (Location) of requested Special Use: <u>210766 West 42nd St, Scottsbluff, NE 69361</u>		Permit Number:
Applicant's Name: <u>Jane D. Fliesbach</u>		Special Use Permit ☐ Approved ☐ Denied
Applicant's Address: <u>210766 West 42nd St, Scottsbluff, NE 69361</u>		Date Issued:
City: <u>Scottsbluff</u> State: <u>NE</u> Zip: <u>69361</u>	Comp. Plan Land Use: Zone:	
Telephone: <u>719 649-1538</u> Mobile: <u>719 649-1538</u> Email: <u>jdflies@comcast.net</u>	Attached:	
Property Owner: <u>Jane D Fliesbach</u>	☐ Plot Plan	
Property Owner's Address: <u>210766 West 42nd St</u>	☐ Legal Description (in word)	
City: <u>Scottsbluff</u> State: <u>NE</u> Zip: <u>69361</u>	☐ \$100.00 filing fee	
Telephone: <u>719 649-1538</u> Mobile: <u>719 649-1538</u> Email: <u>jdflies@comcast.net</u>	☐ \$250.00 for PLD (planned unit dev)	
Description of the nature of the use for which the Special Use Permit is requested (Why and What):		☐ \$3.00 per property owner within 300-feet
<u>See attached</u>		☐ Receipt #
Legal Description: <u>See Attached</u>		
Zoning Ordinance Section pertaining to Special Use Permit: <u>See attached</u>		
Please attach the following: Copy of Plot Plan (showing property lines, dimensions, existing structures, proposed structures, easements, etc.. Legal Description on a CD/Disk (In Word) \$100.00 filing fee		
I, the undersigned, hereby certify that I agree to be bound by all requirements of the ordinances of the City of Scottsbluff and any other conditions that may be place concerning the use for which a Special Permit is requested. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.		
Property Owner(s) of Record: <u>Jane D Fliesbach</u>		Date: <u>March 9, 2022</u>
Applicant's Signature: <u>Jane D Fliesbach</u>		Date: <u>March 9, 2022</u>
Remarks: (Insert here any information not covered above)		

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Jane D Fliesbach - Special Use Permit Application

I own property at 210766 West 42nd Street, Scottsbluff, Nebraska, which is presently my home. The lot I own is located north of 42nd Street and east of Williams Drive. My lot comprises approximately 2.75 acres. I am requesting a Special Use Permit per below:

Special permit to allow occupier of property to keep up to 2 horses for nonbusiness recreation of the occupier. This will allow the occupier to keep horses on the property which has been done in the past from time to time prior to be rezoned R-1 and is consistent with the nature of the property and the surrounding property. The property is a 2.75 acre tract and is outside the city limits. It is generally rural in nature and it is bordered on the north and east by property presently zoned Agricultural.

The Zoning Section pertaining to Special Permit Use is: **Section 25-3-2 R-1 Single Family Zoning, Special Permit Use #13.**

Special Permit Uses:

13. Livestock-Horses and other livestock used solely for non-business recreation of occupier are permissible on lots comprising two (2) acres or more, in the quantity of one (1) animal per each whole acres. Shelters for such animals shall be situated not less than fifty (50) feet from the property line and less than fifty (50) feet from a residence on another lot or tract.

Legal Description of Property

Jane D. Fliesbach property legal description:

A part of the South Half of the Southeast Quarter (S1/2SE1/4) of Section Eleven (11), Township Twenty-two (22) North, Range Fifty-five (55) West of the Sixth Principal Meridian in Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at a point One Thousand Four Hundred Sixty-four and Six Tenths (1464.6) feet East and Thirty-three (33) feet North of the Southwest corner of the Southeast Quarter (SE1/4) of said Section Eleven (11); thence East parallel with the South line of said Section a distance of Two Hundred (200) feet;

thence North parallel with the West line of said Southeast Quarter (SE1/4) a distance of Five Hundred Sixty-seven (567) feet; thence West parallel with the South line of said Section a distance of Two Hundred (200) feet; thence South parallel with the West line of said Southeast Quarter (SE1/4) a distance of Five Hundred Sixty-seven (567) feet to the point of beginning;

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 21, 2022 For Hearing of: April 11, 2022



I. GENERAL INFORMATION

- A. Applicant:** Jane Fliesbach
210766 E. 42nd Street
Scottsbluff, NE 69361
- B. Property**
Owner: Same as applicant
- C. Proposal:** Special Use Permit to have two horses on the property showed above
- D. Legal Description:** A Part of the South Half of the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County
- E. Location:** 210766 E. 42nd Street
- F. Existing Zoning & Land Use:** R-1 Single Family
- G. Size of Site:** Approximately 2.75 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A – Agricultural	Farmland
East	Residential	A – Agricultural	Farmland
South	Residential	O-P – Office and Professional	The Village
West	Residential	R-1 Single Family	Acreage

B. Relevant Case History

- Ms. Fliesbach pursued a zoning text amendment in November 2021. Planning Commission made a positive recommendation on the text change.
- City Council approved the ordinance change on January 18, 2022.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.
- B. Traffic & Access:**
- Access is via 42nd Street.
- C. Zoning**

1. Per 25-3-2, Livestock-Horses and other livestock used solely for non-business recreation of occupier are permissible on lots comprising two (2) acres or more, in the quantity of one (1) animal per each whole acre. Shelters or such animals shall be situated not less than fifty (5) feet from the property line and not less than fifty (50) feet from a residence on another lot or tract. is a special permit use in the R-1 District.

IV. STAFF COMMENTS

- A. The property is located in the extra territory jurisdiction.
- B. The property is 2.75 acres; thus it is eligible for this special permit use as the minimum requirement is 2 acres.
- C. The property owner has obtained letters of support from all property owners within 300 feet.
- D. Per 25-13-3, the Planning Commission may issue a special permit for the use of a lot, tract of land, building, or structure in circumstances and a manner authorized by other articles of this chapter if the Commission finds the proposed use:
 - a. Provides a service required by the neighborhood or community and is consistent with sound principles of land use;
 - b. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures;
 - c. Will not create special hazards or problems for the area in which it is located;
 - d. Is related to and harmonious with the general plan for the area in which it is located, as indicated by this chapter
 - e. Otherwise, is in accordance with the intents and purposes of this chapter. The Commission may make the use which is authorized in the special permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this chapter.

V. FINDINGS OF FACT

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

1. The site meets the 2 acre minimum.
2. The applicant is requesting a special permit for two horses as per the code.
3. Keeping horses is consistent with the surrounding zonings and uses.
4. The use will not be injurious to neighboring uses.
5. The use will not create special hazards or problems.
6. The Comprehensive Plan Future Land Use Map supports the use.
7. The use is in accordance with the intents and purposes of the Code.
8. The special use permit will bring a legal non-conforming use into conformance as a special permit use.

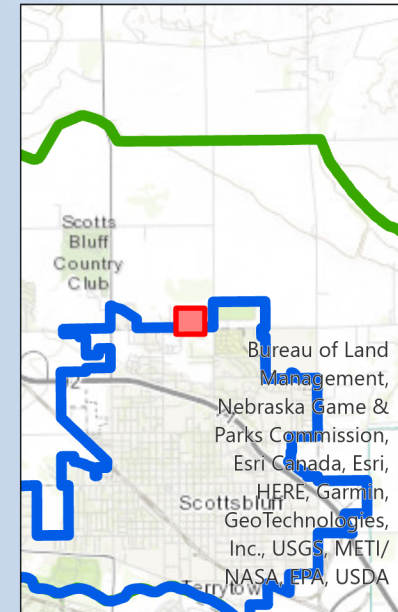
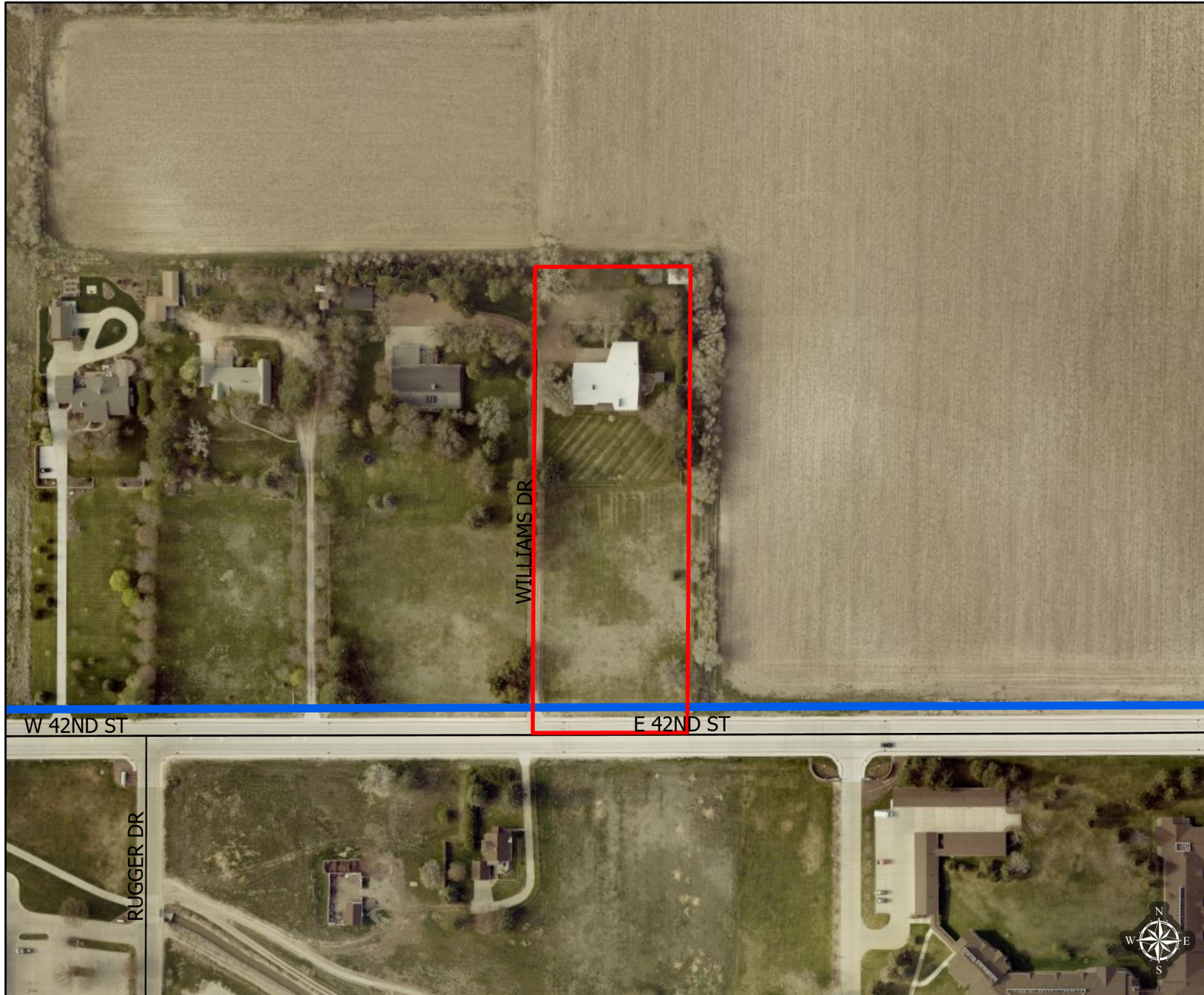
B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend the approval of the special use permit to Jane Fliesbach to keep two horses at 210766 E. 42nd Street.

Special Use Permit Parcel #010027165 for Horses

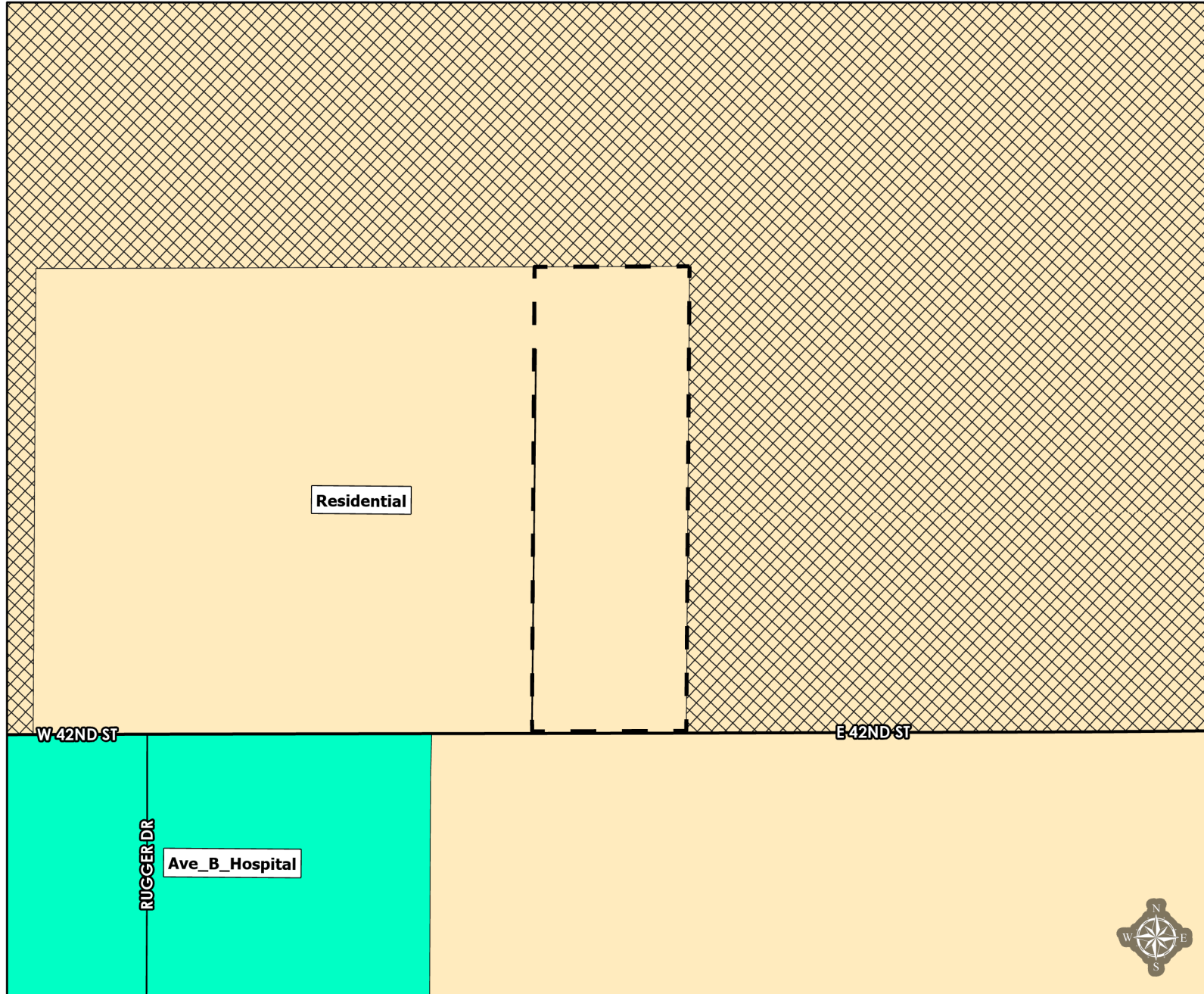


- Corporate Limits
- Extended Territory Jurisdiction
- Proposed Changes
- Street Centerline
 - Highway
 - Main Road
 - Residential

Taylor Stephens
City of Scottsbluff GIS
Created on 3/30/2022
Coordinate System:
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Special Use Permit Parcel #010027165 for Horses



Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

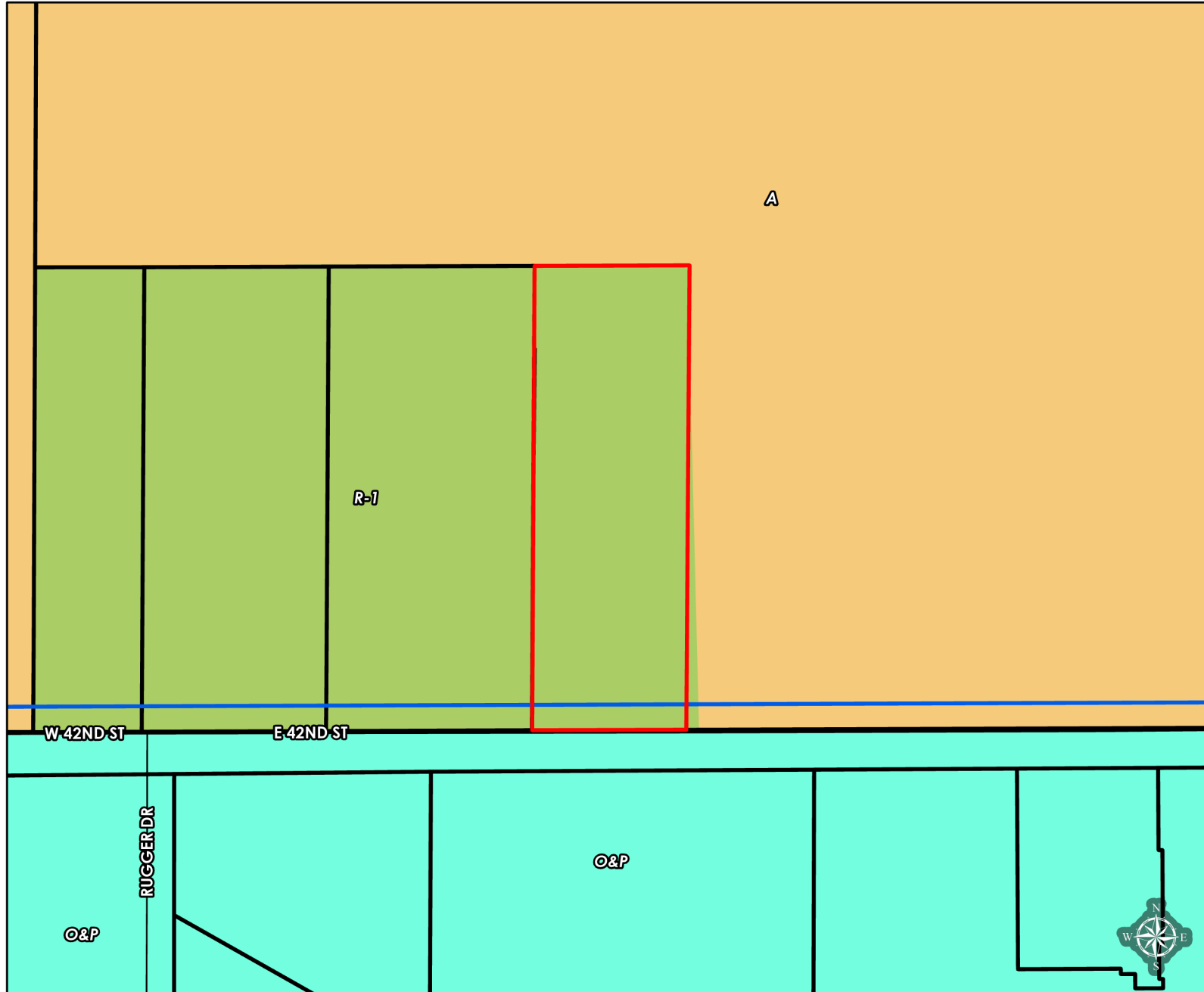
2016 Comp. Plan Development

- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

Taylor Stephens
City of Scottsbluff GIS
Created on 3/30/2022
Coordinate System:
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Special Use Permit Parcel #010027165 for Horses



- Proposed Changes
- Corporate Limits
- Extended Jurisdiction
- Parcel Boundaries

City Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on 3/30/2022
Coordinate System:
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Special Use Permit Parcel #010027165 for Horses



Proposed Changes

Building

Street Centerlines

CLASS

Highway

Main Road

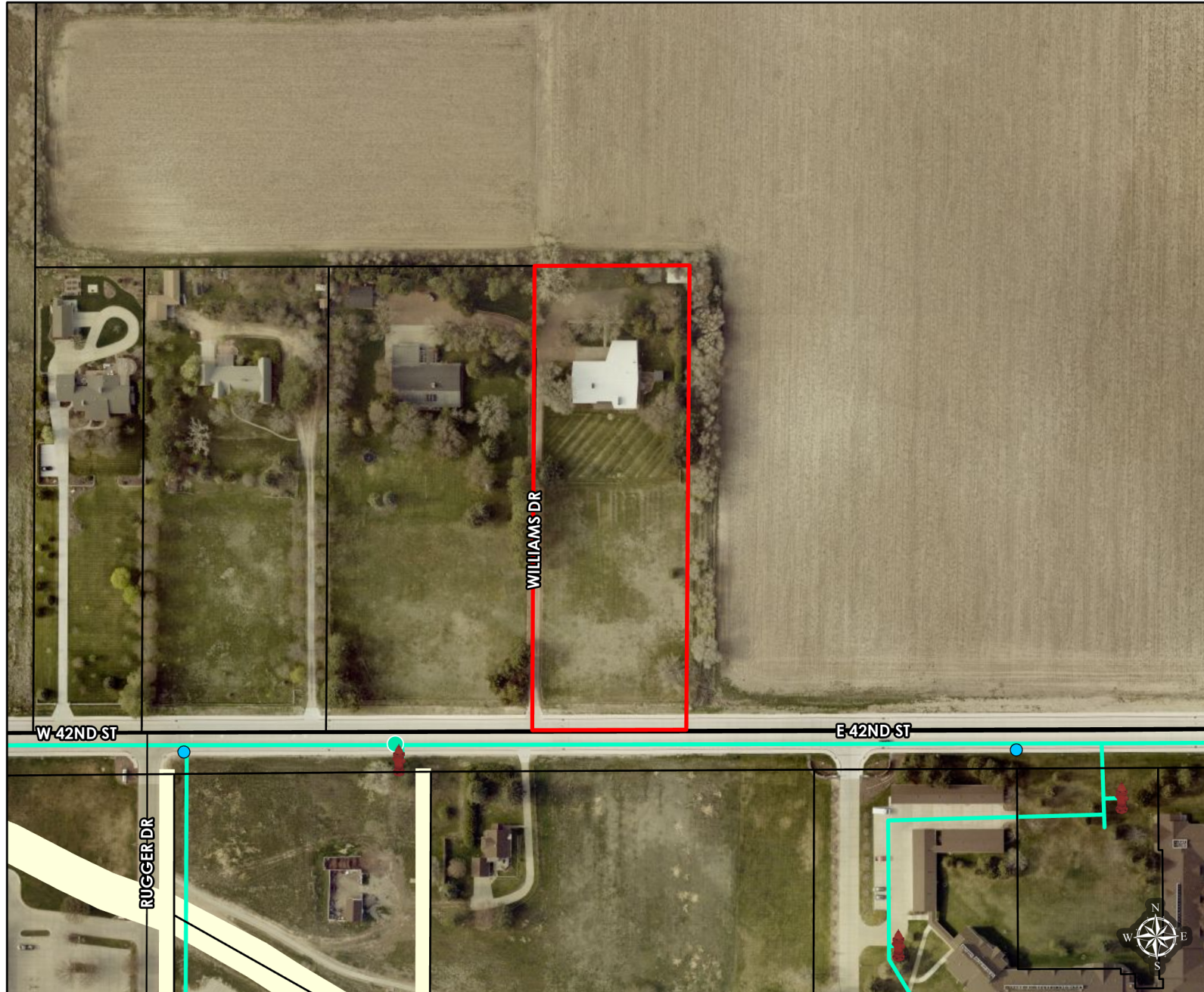
Residential/Rural

Parcel Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on 3/30/2022
Coordinate System:
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Special Use Permit Parcel #010027165 for Horses



- Proposed Changes
- Street Centerlines**
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Easement
- GEODATA.GISMGR.Snow_Routes
- Scotts_Bluff_County_Parcels_02142022

Taylor Stephens
City of Scottsbluff GIS
Created on 3/30/2022
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City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item New Bus2

Planning Commission to conduct a Public Hearing to consider a Final Plat of Big Dog Meadows Subdivision, a tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: March 30, 2022			DO NOT WRITE IN THIS BLOCK	
Address (Location): 200238-200548 CR K			Permit Number:	
Applicant's Name LRK Farms, Inc.			Plat Approved Denied	
Applicant's Address: 90880 CR 20			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-631-5229	Mobile:	Email: bigdogfarms@gmail.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: LRK Farms, Inc.				
Property Owner's Address: 90880 CR 20				
City: Scottsbluff	State: NE	Zip: 69361		
Telephone: 308-631-5229	Mobile:	Email: bigdogfarms@gmail.com		
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 6.26+- Acres	
Engineer or Surveyor Address: 818 S. Beltline Highway E			Proposed number of lots: 3	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Ag	
Telephone: 308-635-1926	Mobile:	Email: dsullivan@mcschaff.com	Proposed Use of Property: R1-A	
Location of property: CR K just east of Block 2, Barbours Third Subd.			Present Zoning: A	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: <i>LRK Farms Inc. By Jeff K. Kibben Pres.</i>			Date: <i>4/1/22</i>	
Remarks: (Insert here any information not covered above)				

**LOTS 1, 2 AND 3, BLOCK 1,
BIG DOG MEADOWS SUBDIVISION**

A diagram showing a north arrow pointing upwards and a horizontal scale bar below it. The scale bar is marked with 0, 100, and 200, and is labeled "Scale in Feet".

1. *Sanitary sewer septic system will be installed in Lots 1 - 3, Block 1 in accordance with City and State regulations, until city sewer becomes available.*
2. *This utility easement will be dedicated as an alley if and when future platting and subdivision occurs on the north side and abutting Block 2.*
3. *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.*
4. *This 60 foot wide utility easement will be dedicated as a City street if and when future development occurs to the north and abutting Block 2.*

<u>LEGEND</u>	
	EXISTING SECTION CORNER, AS NOTED
	EXISTING QUARTER SECTION CORNER, AS NOTED
	EXISTING 5/8" REBAR
	SET 5/8" x 24" REBAR, OR AS NOTED
M	MEASURED
R	RECORD
ROW	RIGHT OF WAY



SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the South Quarter Corner of Section 15, thence westerly on the south line of the Southwest Quarter of Section 15, on an assumed bearing of N88°21'36"W, a distance of 1121.84 feet, to the point of intersection with the southeast corner of Block 2, Barbour's Third Subdivision as described in Instrument 2002-02213, thence northerly on said east line, bearing N01°39'07"E, a distance of 242.65 feet, to the point of intersection with the northeast corner of said Block 2, Barbour's Third Subdivision, thence easterly, on a line parallel with the south line of the Southwest Quarter of Section 15, bearing S88°21'36"E, a distance of 1126.24 feet, to the point of intersection with the east line of the southwest Quarter of Section 15, thence southerly on said east line, bearing S01°59'00"W, a distance of 242.65 feet, to the Point of Beginning, said tract containing an area of 6.27 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS DAY OF , 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate these easements shown for the use and benefit of the public.
Dated this day of , 2022.

Owners:
LRK FARMS, INC
a Nebraska Corporation

By: Jeff S. Kilthau, President

GREAT WESTERN BANK,
A DIVISION OF FIRST INTERSTATE BANK

Erik E. Hammer - SBS - Loan Workout Manager

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jeff S. Kilthau, President of LRK Farms, INC, A Nebraska Corporation, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of LRK Farms, INC, A Nebraska Corporation.

WITNESS MY HAND AND SEAL THIS DAY OF , 2022.

Notary Public

My Commission Expires

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Erik E. Hammer - SBS - Loan Workout Manager for Great Western Bank, a division of First Interstate Bank, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of Great Western Bank, a division of First Interstate Bank.

WITNESS MY HAND AND SEAL THIS DAY OF , 2022.

Notary Public

My Commission Expires

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1, 2 AND 3, BLOCK 1,BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this day of , 2022.

Mayor: Jeanne McKerrigan

ATTEST:
City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 21, 2022

For Hearing of: April 11, 2022



I. GENERAL INFORMATION

A. Applicant: LRK Farms, Inc.
90880 CR 20
Scottsbluff, NE 69361

B. Property

Owner: Same as Applicant

C. Proposal: Final Plat of Big Dog Meadows Subdivision

D. Legal Description: A Tract of Land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 west of the 6th P.M.

E. Location: Approximately 6.26 acres along the north side of CR K west of the BNSF Tracks

F. Existing Zoning & Land Use: Ag – Agricultural

G. Size of Site: Approximately 6.26 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Northwest Commercial	A-Agricultural	Farm Ground
East	Residential	A-Agricultural	Single-Family Dwelling
South	Highway 26 Commercial	A-Agricultural	Single-Family Dwelling
West	Residential	R-1A Single Family Residential	Single-Family Dwelling

B. Relevant Case History

1. Planning Commission made a positive recommendation on the approval of the Preliminary Plat at the March 14, 2022 regular meeting.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural and Long-Term Development

B. Traffic & Access:

1. Access to the subdivision will be via CR K.
2. A street dedication is required as the subdivision would result in a block exceeding 1,320 feet.
 - i. A 60' utility easement along the western boundary of the subdivision will be dedicated as a street following development to the north.
 - ii. A contract for public improvements is drafted and approved which will permit the postponing of street construction until necessary.

C. Utilities:

1. A 24" water transmission line is located next to CR K. A loop would be necessary for the lots to be served by city water.
2. 25' utility easements are located on the west and east edges of the subdivision.
3. A 20' utility easement is located at the rear of all three lots.

IV. STAFF COMMENTS

- A. Per Nebraska R.S.S. 16-902, the Scotts Bluff County Planning Commission shall be given four weeks to officially comment on the location of the proposed street.
 - a. Per Bill Mabin, the Scotts Bluff County Planning Commission does not have any comment concerning the proposed street until the street is developed at which point the county would need to be notified.
- B. The County Planning Commission received the preliminary plat on March 4, 2022.
- C. The lots are proposed to be rezoned to R-1A Single Family Residential.
 - a. The minimum lot size of R-1A is 5,500 square feet.
- D. The proposed lots are in character of the neighborhood.
- E. The area is identified as long-term development based on the feasibility and cost effectiveness of extending utilities to the area.
 - a. Sanitary sewer is approximately 800 feet at the closest point, but would have to be bored underneath the BNSF tracks.
 - b. Closest sanitary sewer on the southwest side of BNSF tracks is approximately a half-mile away near the intersection of Highway 92 and W. 20th Street.
 - c. Both are only 5 feet deep, therefore a lift station would be necessary.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as rural and the proposed lots are around 2 acres each.
2. The proposed street satisfies 21-1-2 regarding block length.
3. Utility easements are placed in accordance with 21-1-25.
4. The proposed lots and use are consistent with the surrounding neighborhood.

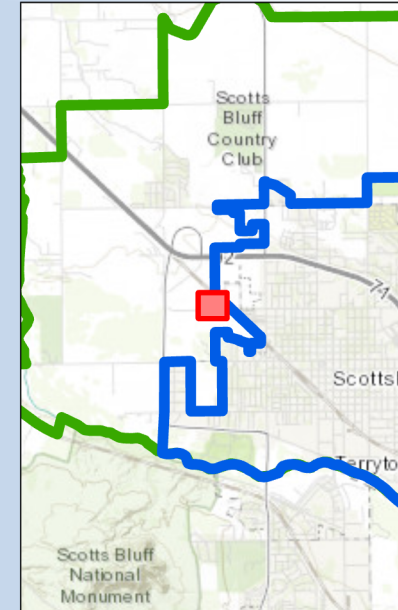
B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission recommend the approval of the Final Plat for Big Dog Meadows by the City Council on the condition that the City Council approves the associated Contract for Public Improvements.

Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3

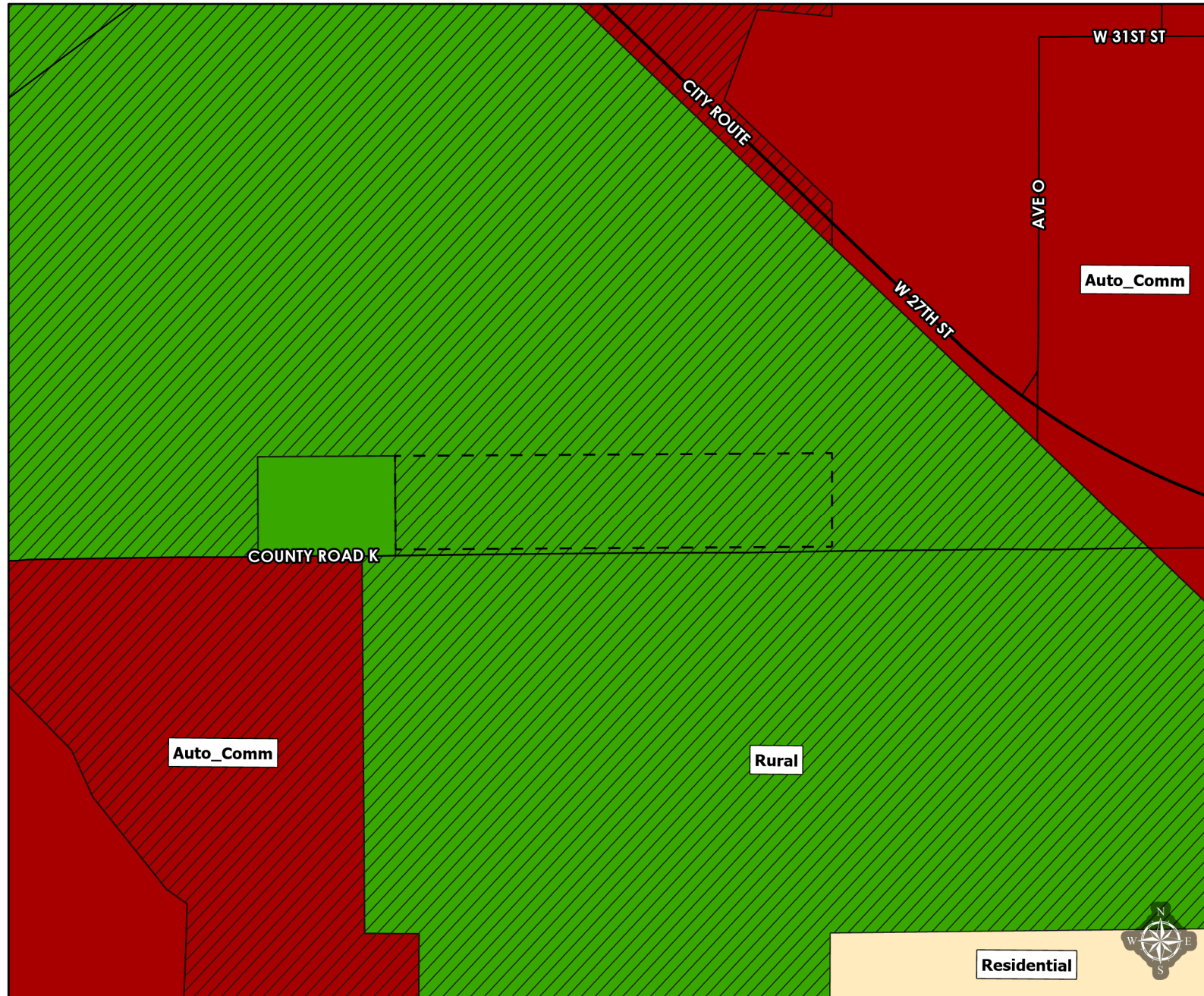


- Corporate Limits
- Extended Territory Jurisdiction
- Proposed Changes
- Street Centerline
 - Highway
 - Main Road
 - Residential

Taylor Stephens
City of Scottsbluff GIS
Created on 3/24/2022
Coordinate System:
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

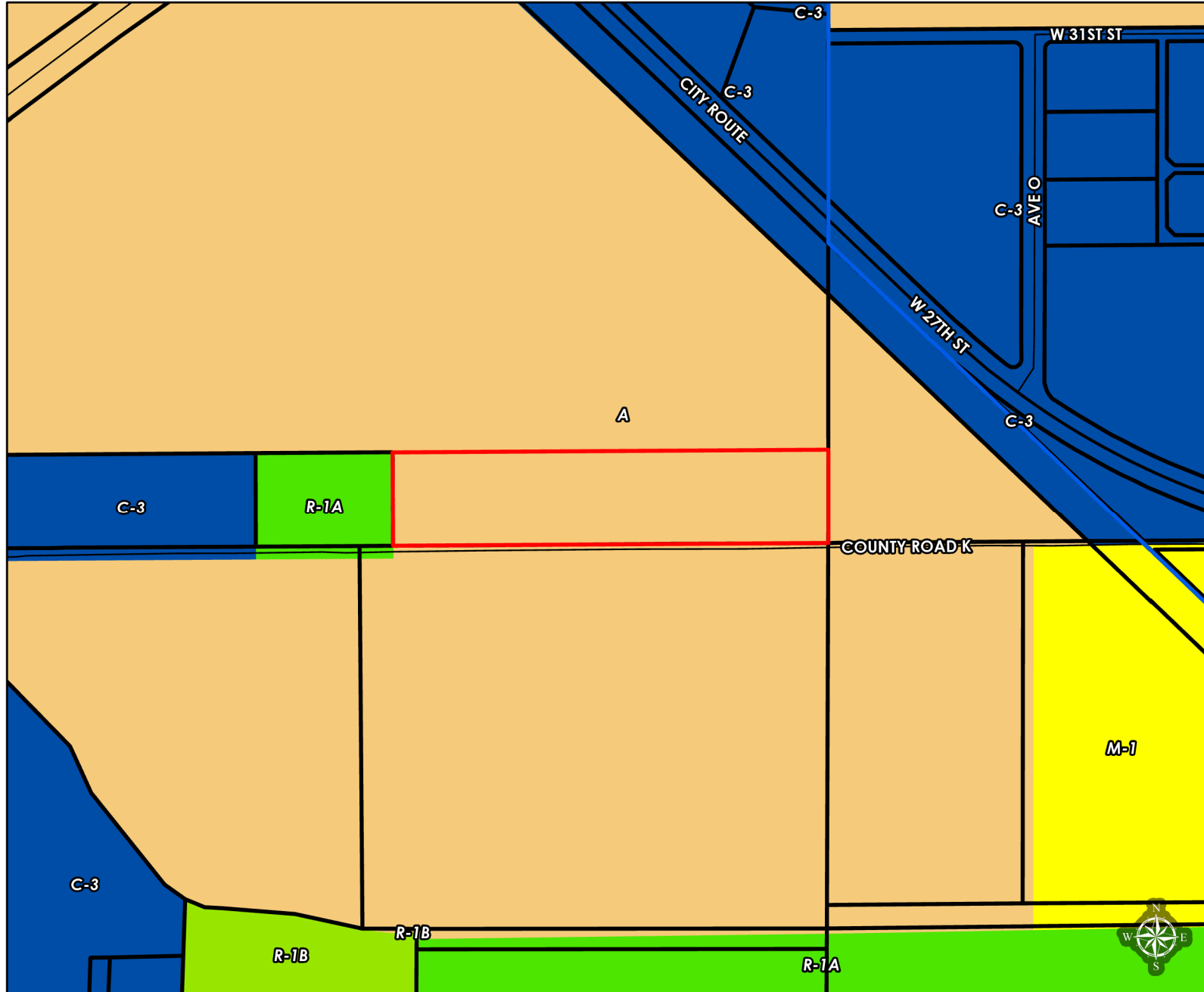
2016 Comp. Plan Development

- LTD
- NA
- NTD
- STD
- <all other values>

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



- Proposed Changes
- Corporate Limits
- Extended Jurisdiction
- Parcel Boundaries

City Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

Building

Street Centerlines

CLASS

Highway

Main Road

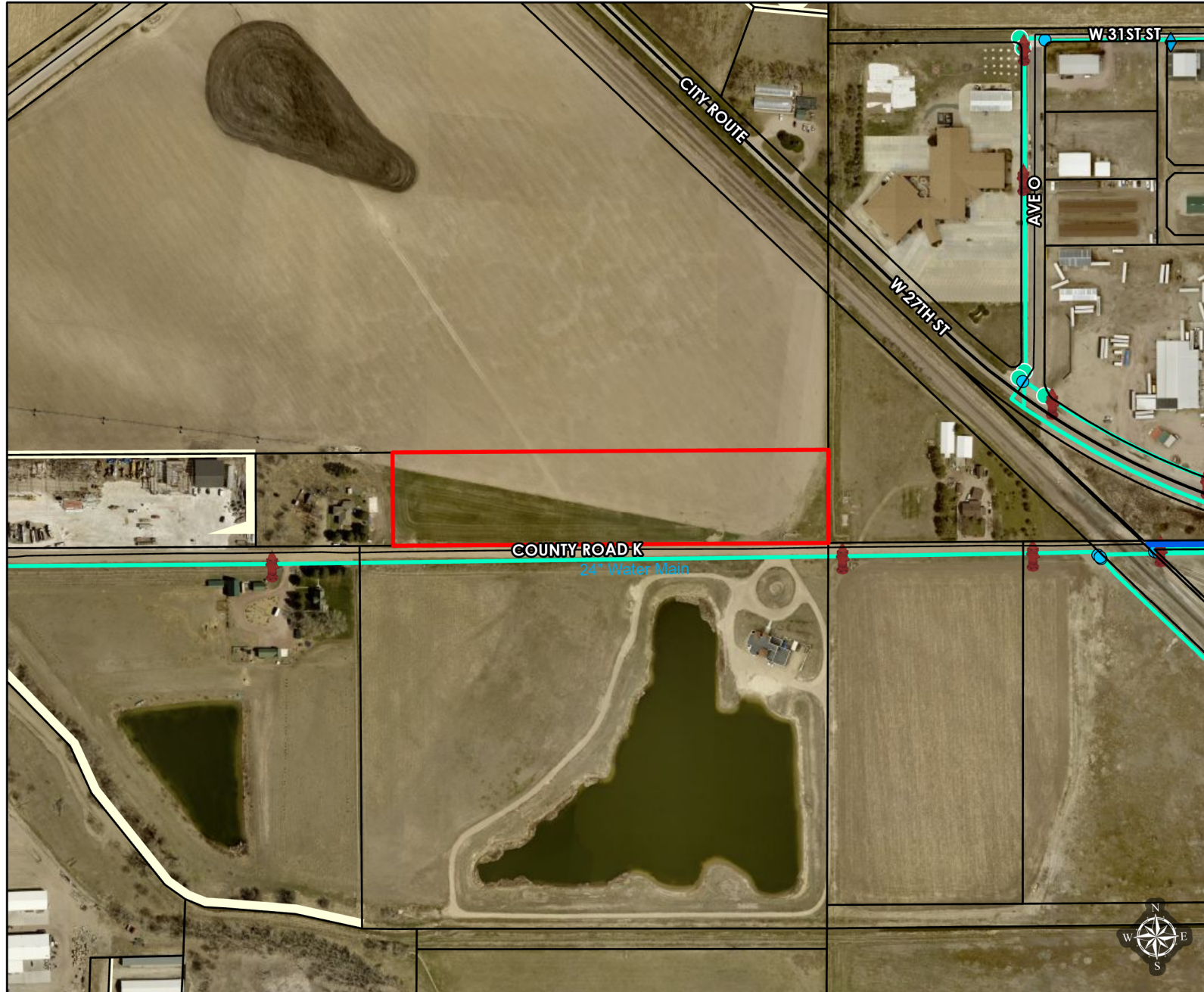
Residential/Rural

Parcel Boundaries

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



- Proposed Changes
- Street Centerlines**
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
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City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item New Bus3

Planning Commission to conduct a Public Hearing to consider a Rezone of Big Dog Meadows Subdivision, a tract of land situated in the SE Quarter of the SW Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff, Co., NE from Agricultural to R-1A Single Family Residential

Staff Contact: Zachary Glaubius, Planning Administrator



Scottsbluff City Zoning Map (Rezone) Application

2525 Circle Drive, Scottsbluff, NE 69361
Telephone (308) 630-6243 Fax (308) 630-6204
www.scottsbluff.org

Project Information

Application Date: February 18, 2022		Number (Office Use Only):
Property Address: 200238-200548 CR K		
Current Zone: A-Agricultural	Proposed Zone: R1-A-Single Family Medium Density	Acreage of Property: 6.26+-Acres
Comprehensive Plan Designation:	Comprehensive Plan Amendment Required?	

Applicant Information

Applicant: LRK Farms, Inc.		Property Owner: LRK Farms, Inc.	
Address: 90880 CR 20		Telephone: 308-631-5229	
City: Scottsbluff,	State: NE	Zip: 69361	Alt. Telephone:

City Development Process and Requirements

- Staff Review Time:** Approximately 4 to 5 weeks prior to the Public Hearing date.
- Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- City Council:** Held the first and third Mondays of each month at 6:00 p.m.

All meetings are held in the City Council Chambers at 2525 Circle Drive in Scottsbluff.

REQUIREMENTS

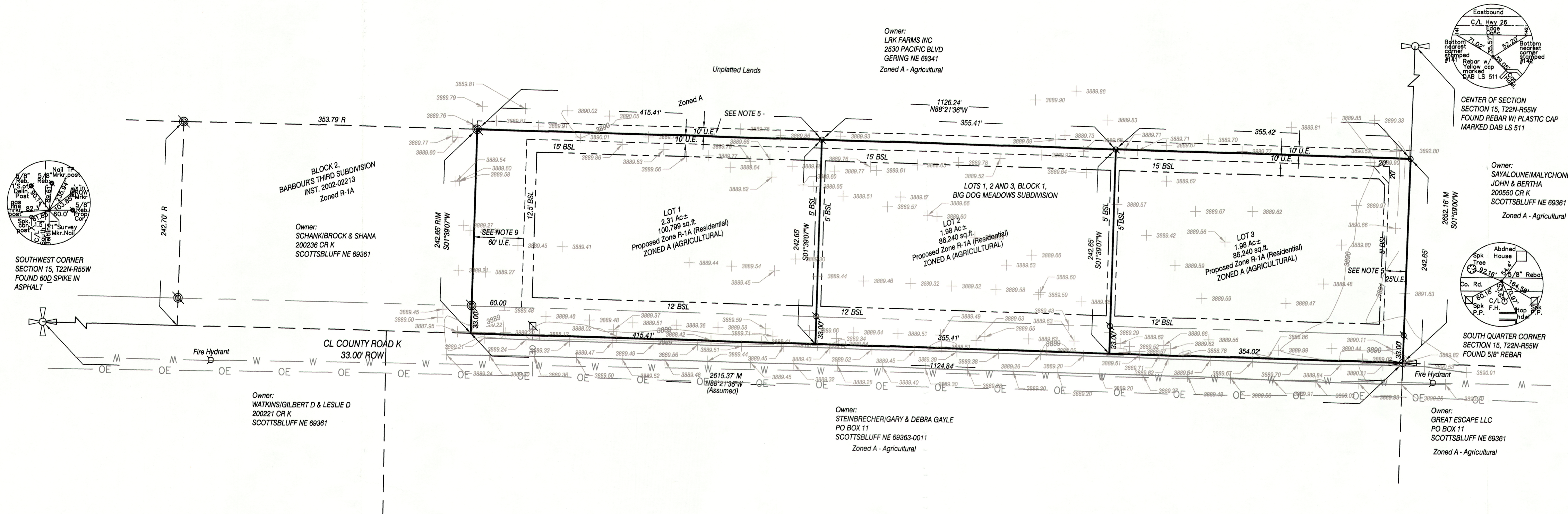
- ☐ Pre-application meeting with City Planner
- ☐ Rezone Fees \$100.00 plus
- ☐ Cost of postage for everyone within 300 feet + \$3.00 per property owner
- ☐ Provide a list (in mailing label format) of property owners within 300 feet of the exterior boundaries of the property to be rezoned together with:
 - ☐ A map(s) that clearly show the ownership within the 300 feet

- ☐ A letter from the property owner giving permission that their property maybe rezoned.
- ☐ Legal description of the property - on disk or emailed to the City Development Service Department in Word format and a map of property to be rezoned.
- ☐ A Letter from the petitioner that the proposed use:
 - ☐ Would provide a service required by the neighborhood and/or community and be consistent with sound land use.
 - ☐ Would not be injurious to the adjacent properties or uses
 - ☐ That rezoning the property would not create special hazards or problems for the neighborhood or community
 - ☐ Would be harmonious and consistent with the plan for the area in the Comprehensive Plan
 - ☐ Why the rezone of the property should be granted.

If any of these items are not submitted with the application City Staff maintains the right to return the application as incomplete.

Rezone Process

After staff receives a completed application the staff will write a report to the Planning Commission including their recommendation. The Planning Commission will then hold a public hearing (which must be noticed in newspaper 10 days prior to the hearing) pertaining to the Zone Change and either recommend supporting the zone change or not to the City Council. After the Planning Commission the City Council will also hold a public hearing on the rezone request and either approve, approve with conditions or deny the request.



LEGAL DESCRIPTION

A Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

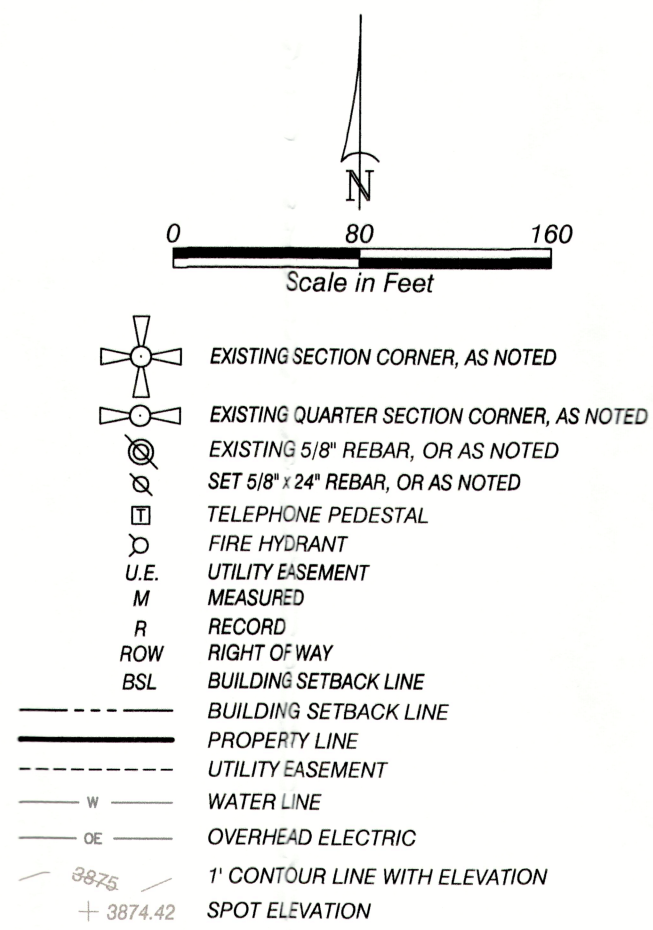
Beginning at the South Quarter Corner of Section 15, thence westerly on the south line of the Southwest Quarter of Section 15, on an assumed bearing of N88°21'36"W, a distance of 1121.84 feet, to the point of intersection with the southeast corner of Block 2, Barbour's Third Subdivision as described in Instrument 2002-02213, thence northerly on said east line, bearing N01°39'07"E, a distance of 242.65 feet, to the point of intersection with the northeast corner of said Block 2, Barbour's Third Subdivision, thence easterly, on a line parallel with the south line of the Southwest Quarter of Section 15, bearing S88°21'36"E, a distance of 1126.24 feet, to the point of intersection with the east line of the southwest Quarter of Section 15, thence southerly on said east line, bearing S01°59'00"W, a distance of 242.65 feet, to the Point of Beginning, said tract containing an area of 6.27 Acres, more or less.

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zone C, as shown on FIRM Map, Community Panel No. 310206-0005-C, effective date June 15, 1979.
- Zone C refers to areas of minimal flooding.
- Zoning Information: This property is zoned R-1A (Single Family) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

Front yard setback - Garage (20), House (12), Porch (7)
Rear yard setback - House (15), Deck (10)
Interior Side yard setback - (5)
Side Street Setback - 12.5
The maximum height of building allowed - 35 feet

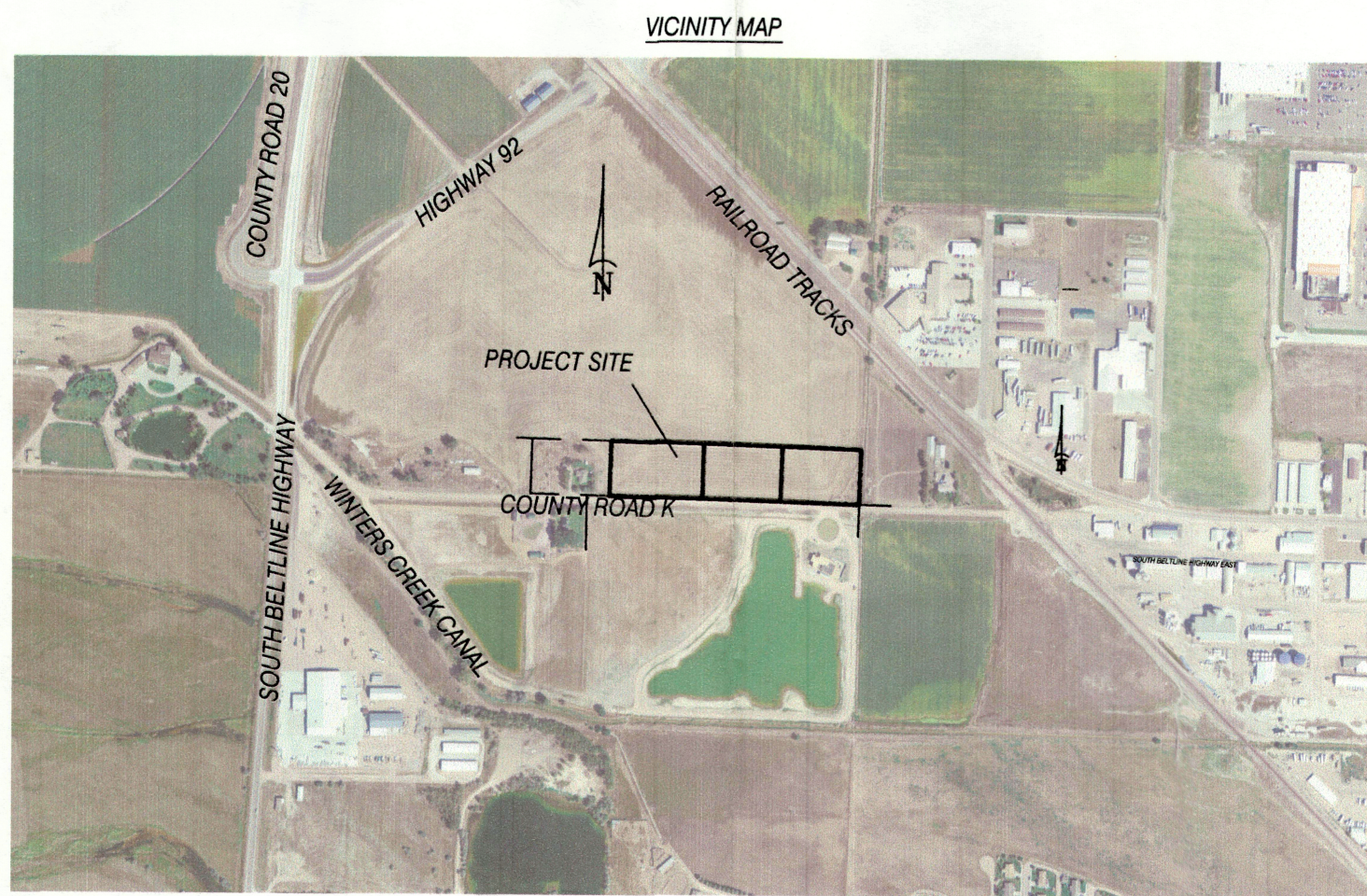
(source: Scottsbluff Municipal Code Section 25-3-3)
- Sanitary sewer septic system will be installed in Lots 1 - 3, Block 1 in accordance with City and State regulations, until city sewer becomes available.
- This utility easement will be dedicated as an alley if and when future platting and subdivision occurs on the north side.
- There is a City waterline along the south of County Road K.
- Surface Water Drainage - Currently the lots drain from north to south towards County Road K. Improvements may be needed as lots are developed.
- 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.
- This 60 foot wide utility easement will be dedicated as a City street if and when future development occurs to the north and abutting Block 2.



PROPOSED REZONE

LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION

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



PROJECT: PROPOSED SUBDIVISION
LOTS 1-3, BLOCK 1,
BIG DOG MEADOWS SUB.
SCOTTSBLUFF, NEBRASKA

CLIENT: LRK FARMS, INC
JEFF KILTHAU

PROJECT NUMBER:
RM220022-00
PROJECT DATE:
JANUARY 27, 2022
PROJECT MGR:
DPS
PROJECT TEAM:
DS-TD

SEAL

DATE REVISION

SHEET 1 OF 1
P.1

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 21, 2022

For Hearing of: April 11, 2022



I. GENERAL INFORMATION

A. Applicant: LRK Farms, Inc.
90880 CR 20
Scottsbluff, NE 69361

B. Property

Owner: Same as Applicant

C. Proposal: Rezone Big Dog Meadows Subdivision Block 1, Lots 1-3, from Agricultural to R-1A Single-Family Residential

D. Legal Description: A Tract of Land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 west of the 6th P.M.

E. Location: Approximately 6.26 acres along the north side of CR K west of the BNSF Tracks

F. Existing Zoning & Land Use: Ag – Agricultural

G. Size of Site: Approximately 6.26 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Northwest Commercial	A-Agricultural	Farm Ground
East	Residential	A-Agricultural	Single-Family Dwelling
South	Highway 26 Commercial	A-Agricultural	Single-Family Dwelling
West	Residential	R-1A Single Family Residential	Single-Family Dwelling

B. Relevant Case History

1. Planning Commission made a positive recommendation on the approval of the Preliminary Plat at the March 14, 2022 regular meeting.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural and Long-Term Development

B. Traffic & Access:

1. Access to the subdivision will be via CR K.
2. A street dedication is required as the subdivision would result in a block exceeding 1,320 feet.
 - i. A 60' utility easement along the western boundary of the subdivision will be dedicated as a street following development to the north.
 - ii. A contract for public improvements is drafted and approved which will permit the postponing of street construction until necessary.

C. Utilities:

1. A 24" water transmission line is located next to CR K. A loop would be necessary for the lots to be served by city water.
2. 25' utility easements are located on the west and east edges of the subdivision.
3. A 20' utility easement is located at the rear of all three lots.

IV. STAFF COMMENTS

- A. The rezone is an expansion of the existing R-1A District to the west.
- B. The minimum lot size of R-1A is 5,500 square feet. The proposed lots are around 2 acres.
- C. The proposed lots are in character of the neighborhood.
- D. Two acres lots can be considered a rural land use as 2 acres is the minimum size for an Agricultural Estate Dwelling Site.
- E. The area is identified as long-term development based on the feasibility and cost effectiveness of extending utilities to the area.
 - a. Sanitary sewer is approximately 800 feet at the closest point, but would have to be bored underneath the BNSF tracks.
 - b. Closest sanitary sewer on the southwest side of BNSF tracks is approximately a half-mile away near the intersection of Highway 92 and W. 20th Street.
 - c. Both are only 5 feet deep, therefore a lift station would be necessary.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as rural and the proposed lots are around 2 acres each.
2. The proposed lots and use are consistent with the surrounding neighborhood.

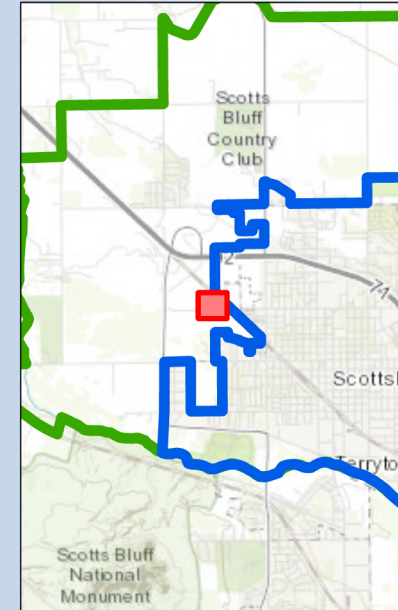
B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission recommend the rezone of the Block 1, Lots 1-3, Big Dog Meadows from Agricultural to R-1A Single-Family Residential by the City Council on the condition that the City Council approves the associated Contract for Public Improvements.

Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3

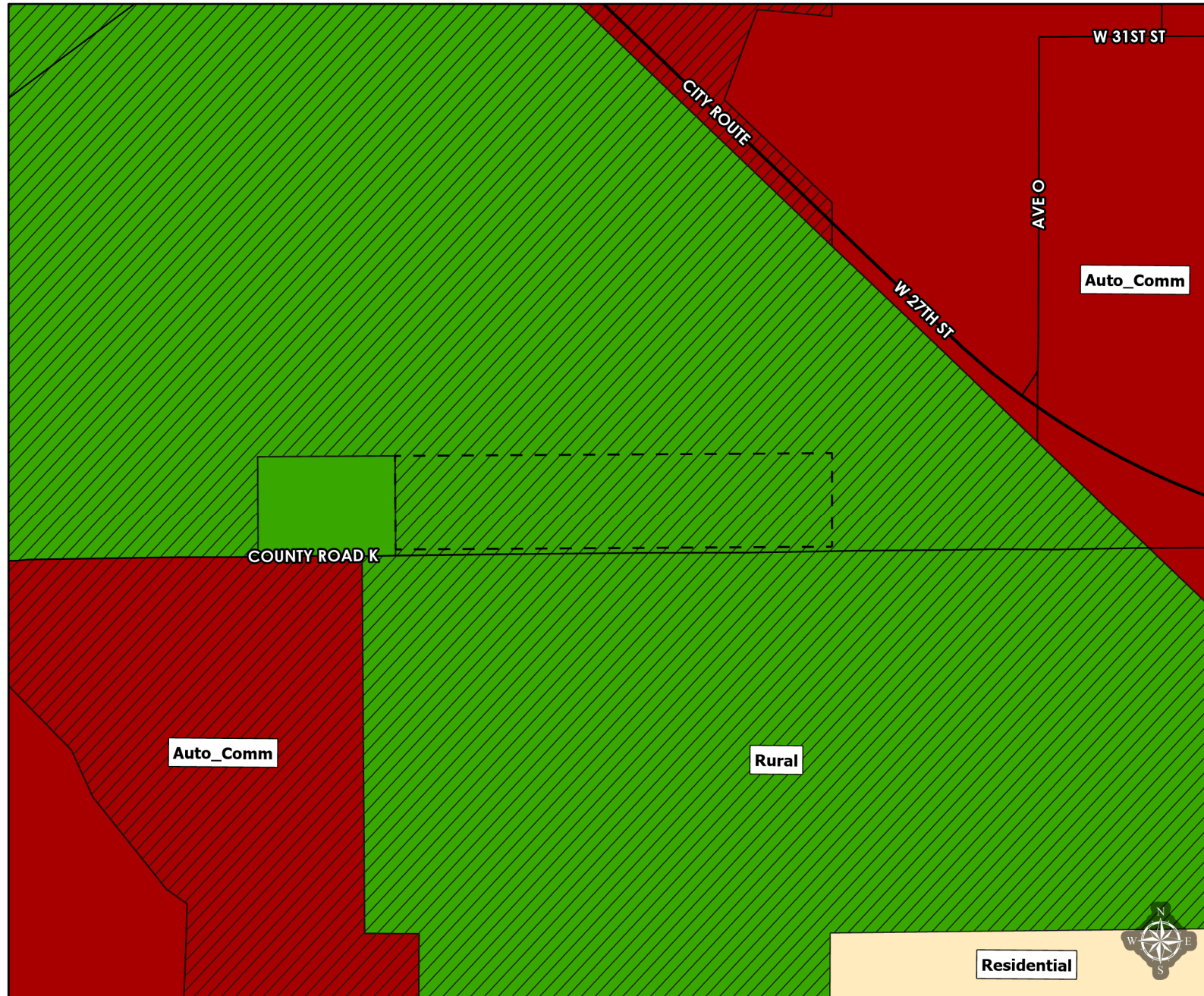


- Corporate Limits
- Extended Territory Jurisdiction
- Proposed Changes
- Street Centerline
- Highway
- Main Road
- Residential

Taylor Stephens
City of Scottsbluff GIS
Created on 3/24/2022
Coordinate System:
NAD 1983 (2011) StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

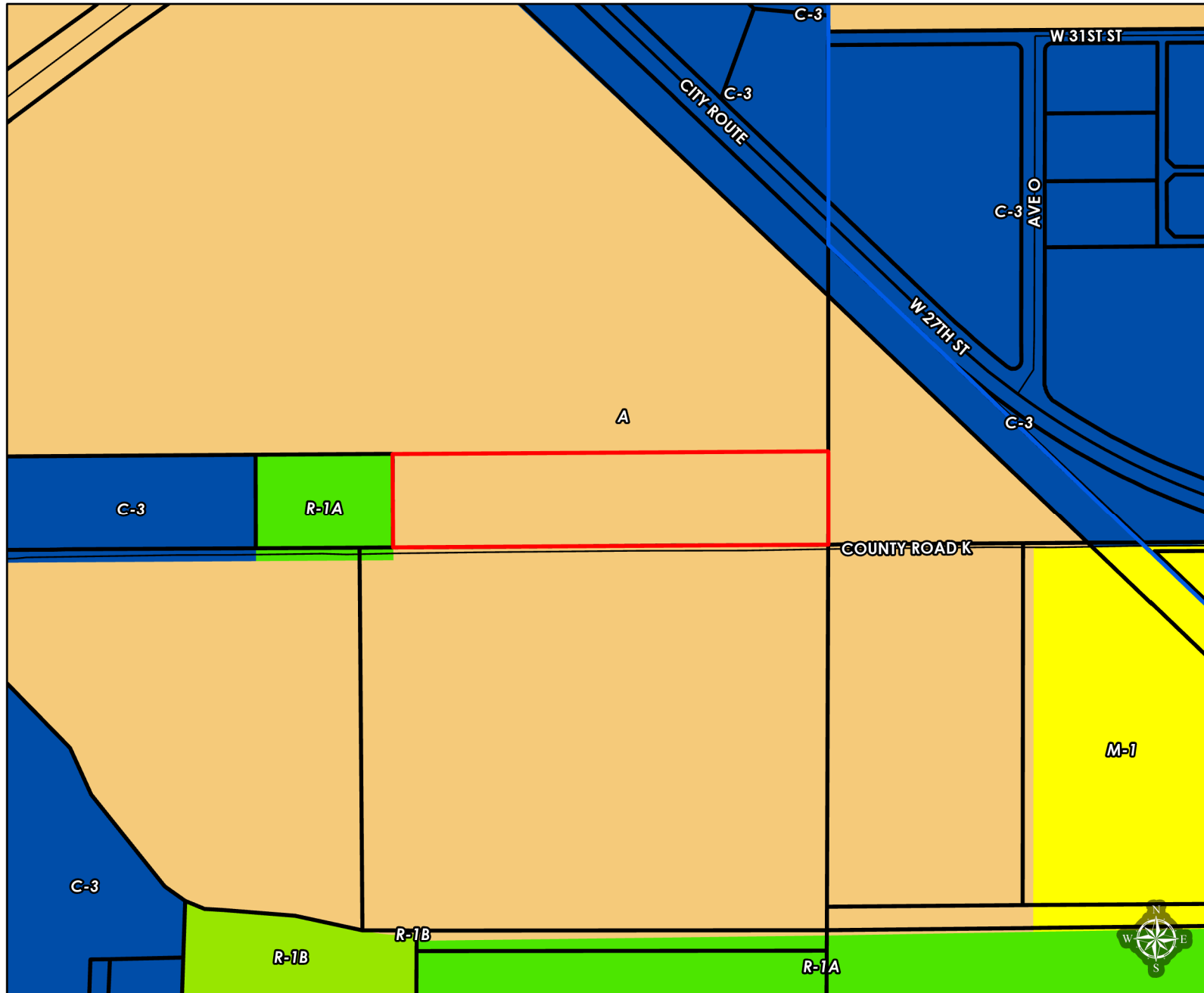
2016 Comp. Plan Development

- LTD
- NA
- NTD
- STD
- <all other values>

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



- Proposed Changes
- Corporate Limits
- Extended Jurisdiction
- Parcel Boundaries

City Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



Proposed Changes

Building

Street Centerlines

CLASS

Highway

Main Road

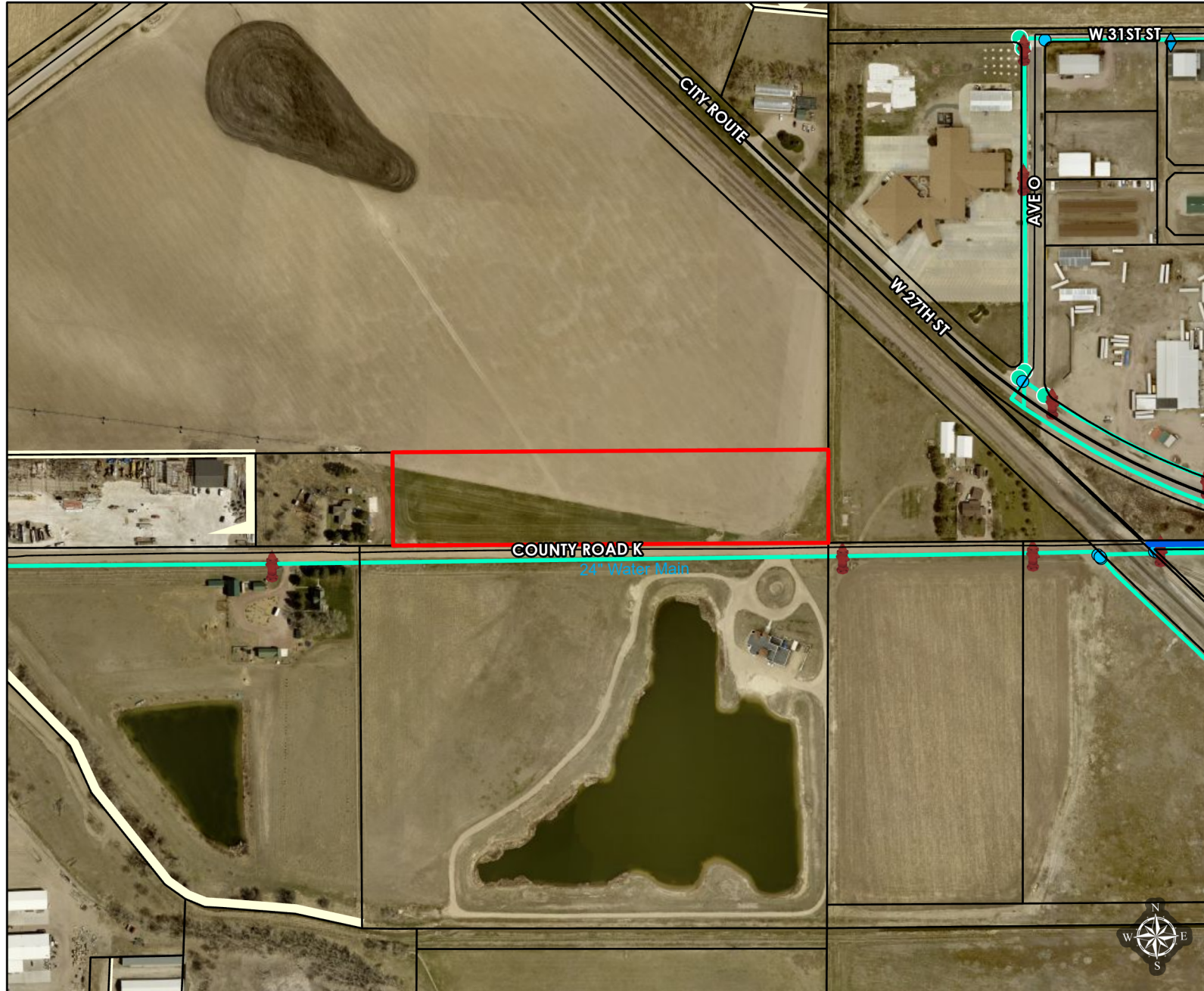
Residential/Rural

Parcel Boundaries

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Final Plat and Rezone to R-1A Big Dog Meadows Sub, Blk 1, LT 1, 2 & 3



- Proposed Changes
- Street Centerlines**
- CLASS**
 - Highway
 - Main Road
 - Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Easement
- GEODATA.GISMGR.Snow_Routes
- Scotts_Bluff_County_Parcels_02142022

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City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item Staff Rep1

(Informational Only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item Olher Bus.1

(Informational Only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, April 11, 2022

Regular Meeting

Item Meet1

Confirm next meeting date of May 9, 2022.

Staff Contact: