



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Monday, January 14, 2013, 7:00 PM
City Hall Council Chambers, 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 12-10-12
7. **NEW BUSINESS**
 - A Rezone: Proposed Block 3, Barbour's Third Subdivision
Applicant(s): Kosman Investment, LLC
Owner(s): Kosman Investment, LLC
Location: North of County Road K & East of Hwy 71 By-pass
 - B Preliminary & Final Plat: Block 3, Barbour's Third Subdivision
Applicant(s): Kosman Investment, LLC, (M.C. Schaff& Associates)
Owner(s): Kosman Investment, LLC
Location: North of County Road K & East of Hwy 71 By-pass (Old Beltline)
 - C One & Six Year Street Plan
Applicant(s): City of Scottsbluff
Owner(s): n/a
Location: Scottsbluff
 - D Review/discussion of current code for Towers (Telecommunication guidelines)
8. **UNFINISHED BUSINESS**
 - A None
9. **ADJOURN**

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.

City of Scottsbluff, Nebraska
Monday, January 14, 2013
Regular Meeting

Item Appr. Min.1

12-10-12

Staff Contact:

City of Scottsbluff, Nebraska

Monday, January 14, 2013

Regular Meeting

Item NewBiz1

Rezone: Proposed Block 3, Barbour's Third Subdivision

Applicant(s): Kosman Investment, LLC

Owner(s): Kosman Investment, LLC

Location: North of County Road K & East of Hwy 71 By-pass

Minutes: Testing - example of minutes.

Staff Contact: Bob

The applicant, Kosman Investment, LLC, owns a large parcel lying north of County Road K, east of the Highway 71 Bypass and south of the railroad. The request is to rezone 5.37 acres along the west end of County Road K to C-3, Heavy Commercial. This request includes the subdivision of the parcel to be rezoned from the balance, which will remain zoned A, Agricultural.

There is one parcel of R-1a, Single Family Zone, with an established residence adjacent to the east side of the proposed rezone. There is another residence south of said home and another to the west across the Highway, both in Zone A. There is C-3 Zone at the southwest edge of the proposed rezone. The area is largely undeveloped except for the few homes.

The Comprehensive Plan Future Land Use Map designates the entire acreage owned by the applicant plus the lands south of County Road K as Heavy Commercial. Future commercial along the Bypass seems preferred for future transportation patterns.

One neighbor expressed some concerns, but understood that the Comp Plan indicated future commercial development.

Although C-3 may not feel compatible to the existing residential uses, particularly the R-1a next door, the comprehensive development plan and location of this property support the request and appear to suit the future needs of the community. Mannerly development of the property will be reviewed under the subdivision request.

Staff recommends approval of the rezone to C-3 Heavy Commercial from A, Agricultural with the condition that the rezone become effective upon the filing of a Final Plat.

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Ag currently
From:	Development Services Department	Property Size:	5.37 acres ±
Date:	January 14, 2013	# Lots/Units:	1
Subject:	Rezone parcel from Ag to C-3		
Location:	County Road K & Highway 71 NE corner		

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), Kosman Investment, LLC have requested a rezone for proposed Block 3, Barbour's Third Subdivision situated in SW ¼ of Section 15, T22N, R55W. This parcel is in the City's extraterritorial jurisdiction and situated north of County Road K and east of Highway 71 By-pass (old Beltline). Kosman Investment is requesting a change from Ag – Agricultural to C-3 Heavy Commercial. The applicant is proposing to subdivide 5.37 acres of their parcel the remaining acreage will remain agricultural. The purpose of the rezone & subdivision is to allow for commercial development of the proposed parcel.

The proposed rezone is in compliance with the City's comprehensive development plan.

Property to the south is zoned C-3 along Highway 71 and Ag south of County Road K. Directly to the east of the 5.37 acre proposed parcel is a small area which is zoned R-1A (single family residential).

Please review attached Planner's report and recommendation.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone proposed Block 3, Barbour's Third Subdivision subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone proposed Block 3, Barbour's Third Subdivision for the following reason(s):

Table

Make the motion to TABLE the rezone request to rezone proposed Block 3, Barbour's Third Subdivision for the following reason(s):

City of Scottsbluff, Nebraska

Monday, January 14, 2013

Regular Meeting

Item NewBiz2

Preliminary & Final Plat: Block 3, Barbour's Third Subdivision

Applicant(s): Kosman Investment, LLC, (M.C. Schaff & Associates)

Owner(s): Kosman Investment, LLC

Location: North of County Road K & East of Hwy 71 By-pass (Old Beltline)

Staff Contact:

City of Scottsbluff, Nebraska

Monday, January 14, 2013

Regular Meeting

Item NewBiz3

One & Six Year Street Plan

Applicant(s): City of Scottsbluff

Owner(s): n/a

Location: Scottsbluff

Staff Contact:

City of Scottsbluff, Nebraska

Monday, January 14, 2013

Regular Meeting

Item NewBiz4

Review/discussion of current code for Towers (Telecommunication guidelines)

Staff Contact:

City of Scottsbluff, Nebraska

Monday, January 14, 2013

Regular Meeting

Item Unfin. Biz1

None

Staff Contact: