

# **City of Scottsbluff, Nebraska**

**Monday, August 10, 2015**

**Regular Meeting**

## **Item NewBiz3**

### **Final Plat Block 6A Panhandle Cooperative Subdivision**

*Final Plat: Lots 7, 8, & 9, Block 6A*

*Applicant(s): Carl & Cynthia Francisco/Baker & Associates*

*Owner(s): Carl & Cynthia Francisco*

*Location: N of Panhandle Coop & West of Ave B*

**Staff Contact: Annie Urdiales**

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	Current      Agricultural
<b>From:</b>	Development Services Department	<b>Property Size:</b>	10.93± acres
<b>Date:</b>	August 10, 2015		
<b>Subject:</b>	Final Plat –Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision		
<b>Location:</b>	N of Panhandle Coop Store and west of Avenue B		

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### **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), Carl & Cynthia Francisco, property owners, represented by Baker and Associates, have requested approval of a final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision, a replat of Block 6A, Panhandle Cooperative Subdivision, situated in the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M., City of Scottsbluff, Scotts Bluff County, NE. The final plat consists of three separate lots, Lot 9 is developed and is presently where Mr. Francisco's business is located, it abuts Panhandle Coop to the north and there is access from Lot 9 onto the Coop lot on the south end. The City has recently worked with other commercial zones regarding alley locations for commercial lots and is working on changing the language in current code to allow for review on a case by case basis. We have several existing commercial lots without alley access and they have developed to allow for large delivery trucks and maintenance trucks to get in and out of these larger lots. They would like a variance on the alleyways, they had previously tried an alley to the west of all three lots – lining up with Ave D on the north, and this became a short cut from the residential development and caused problems for the commercial area. If the property is developed further in the future along with property to the west which is owned by Coop, the north line would be developed as West 11<sup>th</sup> Street. This is consistent with our comprehensive development plan. Properties to the north are zoned R-1A, to the south C-3, properties to the west is C-2 the property itself and to the East are zoned M-1.

This replat will allow for commercial development of the property. Existing infrastructure is in place along Avenue B and to the north for both water and sewer.

The plat was reviewed by the City Staff, Public Works Department, and the City Consultants, M.C. Schaff and Associates. The final plat meets the zoning district guidelines and staff recommends the Planning Commission makes positive recommendation of the proposed plat to City Council.

### **RECOMMENDATION**

Final Plat Request, Page 1

***Approve***

**Make a POSITIVE RECOMMENDATION to the City Council to approve** the final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision situated in the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

***Deny***

**Make a NEGATIVE RECOMMENDATION to the City Council to disapprove** the final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision situated in the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> 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 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision situated in the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):



