# 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

**To:** Planning Commission

From: Development Services Department Zoning: Current Agricultural

Date: August 10, 2015 Property Size: 10.93± acres

**Subject:** Final Plat –Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision

**Location:** N of Panhandle Coop Store and west of Avenue B

#### **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 1/4 of Section 26, T22N, R55W of the 6th 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 11th 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):

#### Denv

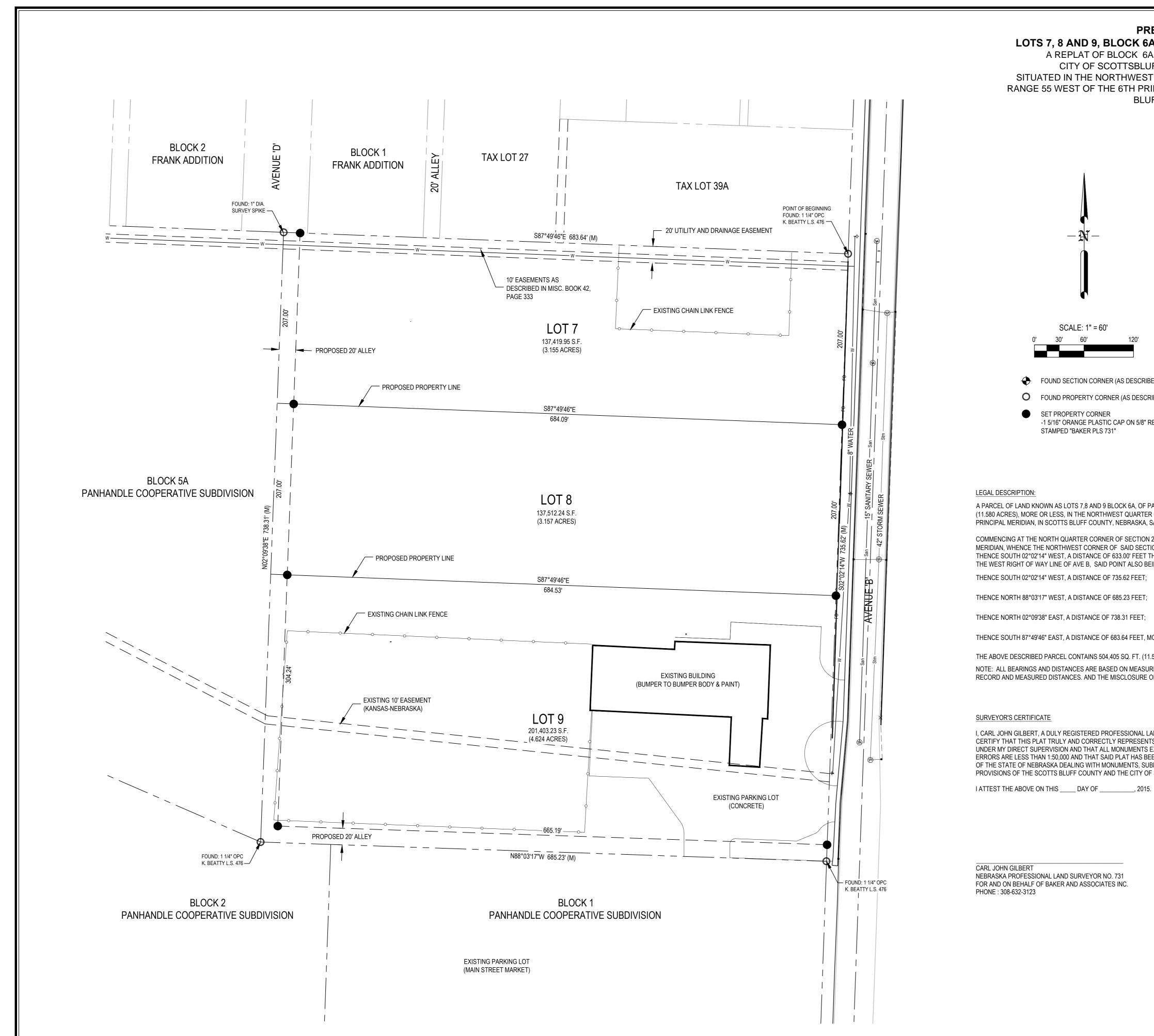
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision situated in the NW ¼ of Section 26, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County,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

#### **Table**

**Make the motion to TABLE the** final plat of Lots 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 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

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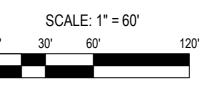




## PRELIMINARY PLAT OF

## LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION

A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



- FOUND SECTION CORNER (AS DESCRIBED)
- FOUND PROPERTY CORNER (AS DESCRIBED)
- -1 5/16" ORANGE PLASTIC CAP ON 5/8" REBAR FLUSH

A PARCEL OF LAND KNOWN AS LOTS 7,8 AND 9 BLOCK 6A, OF PANHANDLE COOPERATIVE SUBDIVISION, CONTAINING 504,405 SQ. FT. (11.580 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTHWEST CORNER OF SAID SECTION 26 BEARS NORTH 88°50'27" WEST, A DISTANCE OF 2644.95 FEET, THENCE SOUTH 02°02'14" WEST, A DISTANCE OF 633.00' FEET THENCE NORTH 88°01'52" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AVE B, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 02°02'14" WEST, A DISTANCE OF 735.62 FEET;

THENCE NORTH 88°03'17" WEST, A DISTANCE OF 685.23 FEET;

THENCE SOUTH 87°49'46" EAST, A DISTANCE OF 683.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 504,405 SQ. FT. (11.580 ACRES), MORE OR LESS.

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON MEASURED FIELD OBSERVATION DUE TO THE SMALL DISCREPANCY BETWEEN RECORD AND MEASURED DISTANCES. AND THE MISCLOSURE OF LOT 6A ON THE PREVIOUS PLAT.

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

OWNER INFORMATION:

Carl and Cynthia Francisco 1702 East 34th Street Scottsbluff, NE 69361

7, 8 AND 9, SUBDIVISION

PRELIMINARY
PANHANDLE
SCOTTSBLUF
Sarl and Cynthia Fr

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Project: 6229-002-15 CAD File:

Design Drawing Check

Sheet No.