

# **City of Scottsbluff, Nebraska**

**Monday, April 10, 2017**

**Regular Meeting**

## **Item Appr. Min.3**

**Preliminary Plat Lots 1-6 Melroy Addition, A Replat of Lots 12  
and 13 of Wildy and Lana Commercial Tracts**

**Staff Contact:**

# *SCOTTSBLUFF CITY*

## *PLANNING COMMISSION STAFF REPORT*

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**To:** Planning Commission  
**From:** Development Services Department  
**Date:** April 10, 2017  
**Subject:** Preliminary Plat Melroy Addition  
**Location:** 15<sup>th</sup> Street between 19<sup>th</sup> Ave and 21<sup>st</sup> Ave

**Zoning:** C-3  
**Property Size:** 4.188 Acres

**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), Steve Melroy, represented by Baker and Associates, has requested approval of a Preliminary Plat of the Melroy Addition. The property is situated south of 15th Street, between 19<sup>th</sup> and 21<sup>st</sup> Ave. The preliminary plat includes 6 commercial lots, which are all part of the same block. The property is zoned C-3, Heavy Commercial, and the properties to the north, west, and south are also C-3, with M-1 zoning to the east.

City staff and Consultants have reviewed the preliminary plat. Infrastructure is already available to each lot, and no streets, water, or sewer improvements are proposed. The developer will be required to install sidewalks and landscaping to meet City code as the lots are developed. Staff recommends approval of the preliminary plat.

**RECOMMENDATION**

*Approve*

**Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary plat of Melroy Addition subject to the following condition(s):**

*Deny*

**Make a NEGATIVE RECOMMENDATION to the City Council to disapprove preliminary plat of Melroy Addition for the following reason(s):**

*Table*

**Make the motion to TABLE the revised preliminary plat of Melroy Addition for the following reason(s):**

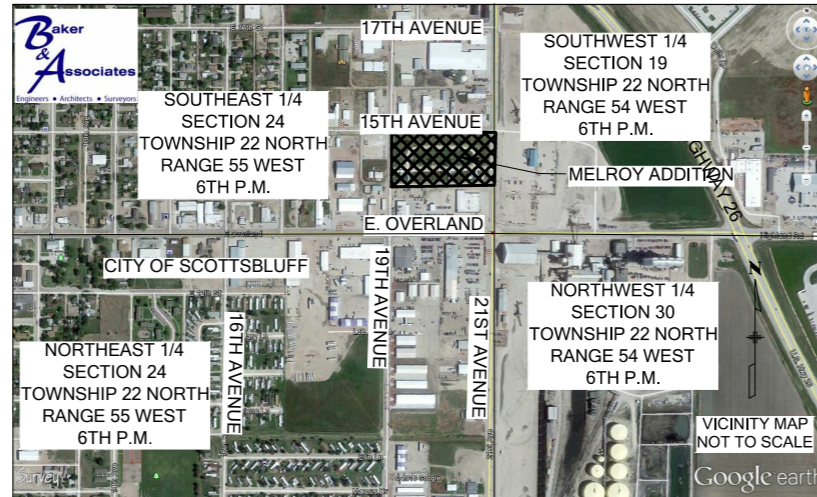
**PRELIMINARY PLAT OF**  
**LOTS 1-6, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 &**  
**13 OF WILDY & LANA COMMERCIAL TRACTS,**  
 SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
02-17-17	DRAFTED SURVEY	BJM
02-22-17	REV. LOTS PER CITY COMMENTS	BJM
02-24-17	REV. LOTS PER CITY COMMENTS	BJM

**Baker & Associates Inc.**  
 120 East 16th St.  
 Scottsbluff, NE 68361  
 308 632 3123  
 www.baker-eng.com  
 Engineers \* Architects \* Surveyors  
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Preliminary Plat Title Sheet			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
6273	02-24-2017	1 of 5	1

**PROJECT VICINITY MAP**



**INDEX OF SHEETS**

PAGE 1	TITLE SHEET
PAGE 2	EXISTING SITE SURVEY
PAGE 3	PROPOSED LOT LAYOUT
PAGE 4	PROPOSED GRADING, DRAINAGE AND UTILITY PLAN
PAGE 5	PROPOSED UTILITY PLAN

**ABBREVIATIONS**

FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
RSWV	RESILIENT SEAT WEDGE VALVE	CL	CENTERLINE
MH	MANHOLE	EL.	ELEVATION
STA	STATION	PROP	PROPOSED
ELEV	ELEVATION ABOVE SEA LEVEL	EX.	EXISTING
INV	INVERT	BCR	BEGIN CURB RETURN
BOC	BACK OF CURB	ECR	END CURB RETURN
TOC	TOP OF CURB	PC	POINT OF CURVATURE
EOB	EDGE OF ROAD	PT	POINT OF TANGENT
FL	FLOW LINE	PRC	POINT OF REVERSE CURVE
FG	FINISH GRADE	POB	POINT OF BEGINNING
GL	GUTTER LINE	POE	POINT OF END
L.F.	LINEAL FEET	PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE	PVI	POINT OF VERTICAL INTERSECTION
VCP	VITRIFIED CLAY PIPE	GB	GRADE BREAK
RCP	REINFORCED CONCRETE PIPE	HP	HIGH POINT
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
HDPE	HIGH DENSITY POLYETHYLENE	(R)	RECORDED DISTANCE
DIP	DUCTILE IRON PIPE	(M)	MEASURED DISTANCE
T-BLK	CONCRETE THRUST BLOCK		

**EXTERIOR BOUNDARY FOR MELROY ADDITION**

A PARCEL OF LAND KNOWN AS TRACT 12 AND TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS CONTAINING 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CITY OF SCOTTSBLUFF IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE EAST QUARTER OF SAID SECTION 24 BEARS NORTH 02°11'37" EAST, A DISTANCE OF 2648.68 FEET, THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 02°11'37" EAST, A DISTANCE OF 332.50 FEET, THENCE NORTH 87°48'23" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF TRACT 14 OF WILDY & LANA COMMERCIAL TRACTS, THENCE ALONG THE SOUTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 13, NORTH 88°40'53" WEST, A DISTANCE OF 284.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13; THENCE ALONG THE SOUTH LINE OF SAID TRACT 12, NORTH 88°40'53" WEST, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE ALONG THE WEST LINE OF SAID TRACT 12, NORTH 02°10'14" EAST, A DISTANCE OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE ALONG THE NORTH LINE OF SAID TRACT 12, SOUTH 88°40'52" EAST, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12; THENCE ALONG THE NORTH LINE OF SAID TRACT 13, SOUTH 88°40'52" EAST, A DISTANCE OF 305.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE ALONG THE EAST LINE OF SAID TRACT 13, SOUTH 02°11'37" WEST, A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14; THENCE ALONG THE NORTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT 14, SOUTH 02°11'37" WEST, A DISTANCE OF 12.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS.

**SURVEY NOTES**

- BAKER AND ASSOCIATES PERFORMED ALL NECESSARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED BY THE SAID RESEARCH.
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 24, BEING A GRID BEARING OF NORTH 02°11'37" EAST A DISTANCE OF 2,648.68 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SYMBOL LEGEND**

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/6" DIAMETER ORANGE PLASCIT CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER ROW
- INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- INDICATES SEWER MANHOLE
- INDICATES STORM SEWER MANHOLE
- INDICATES GAS METER
- INDICATES ELECTRICAL METER
- INDICATES POWER POLE
- INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE

**LINETYPE LEGEND**

- UGP INDICATES UNDERGROUND ELECTRIC LINE
- OHP INDICATES OVERHEAD ELECTRIC LINE
- UGW INDICATES UNDERGROUND WATER LINE
- UGFO INDICATES UNDERGROUND FIBER OPTIC LINE
- UGG INDICATES UNDERGROUND GAS LINE
- UGTEL INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- INDICATES 5' SETBACK

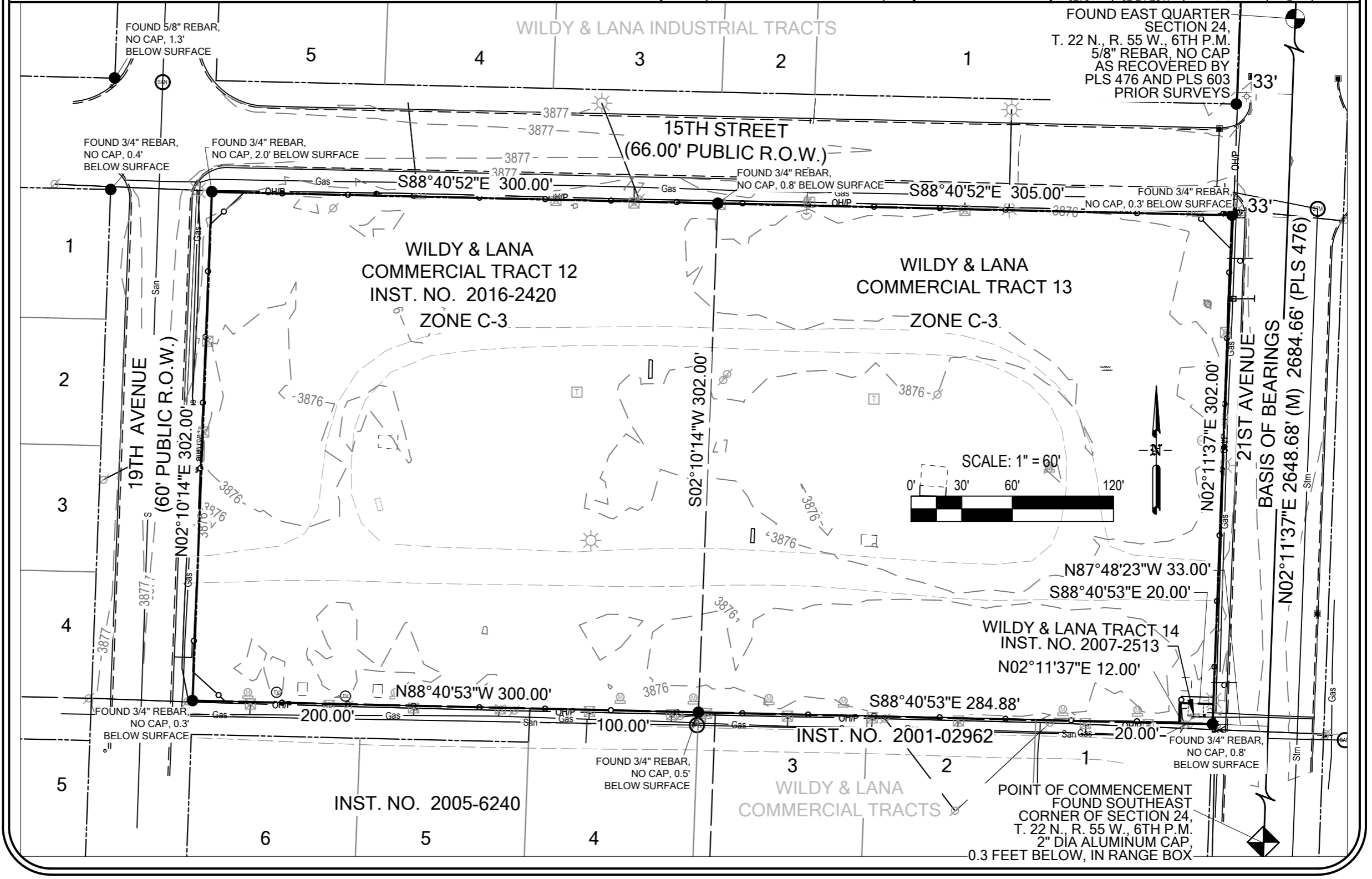
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Preliminary Plat			
Existing Site Survey			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
6273	02-24-2017	1 of 5	2

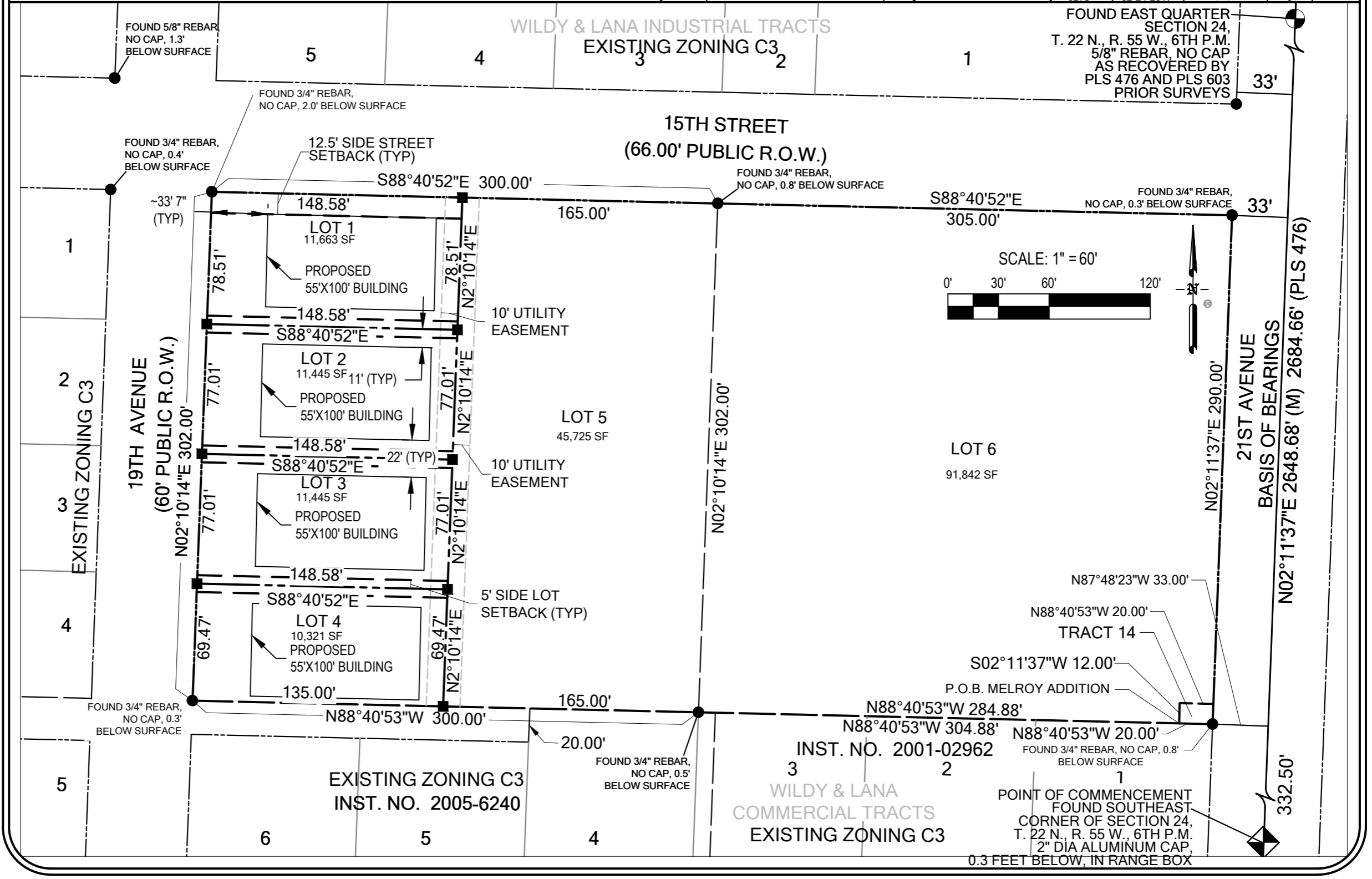


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Preliminary Plat			
Proposed Lot Layout			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
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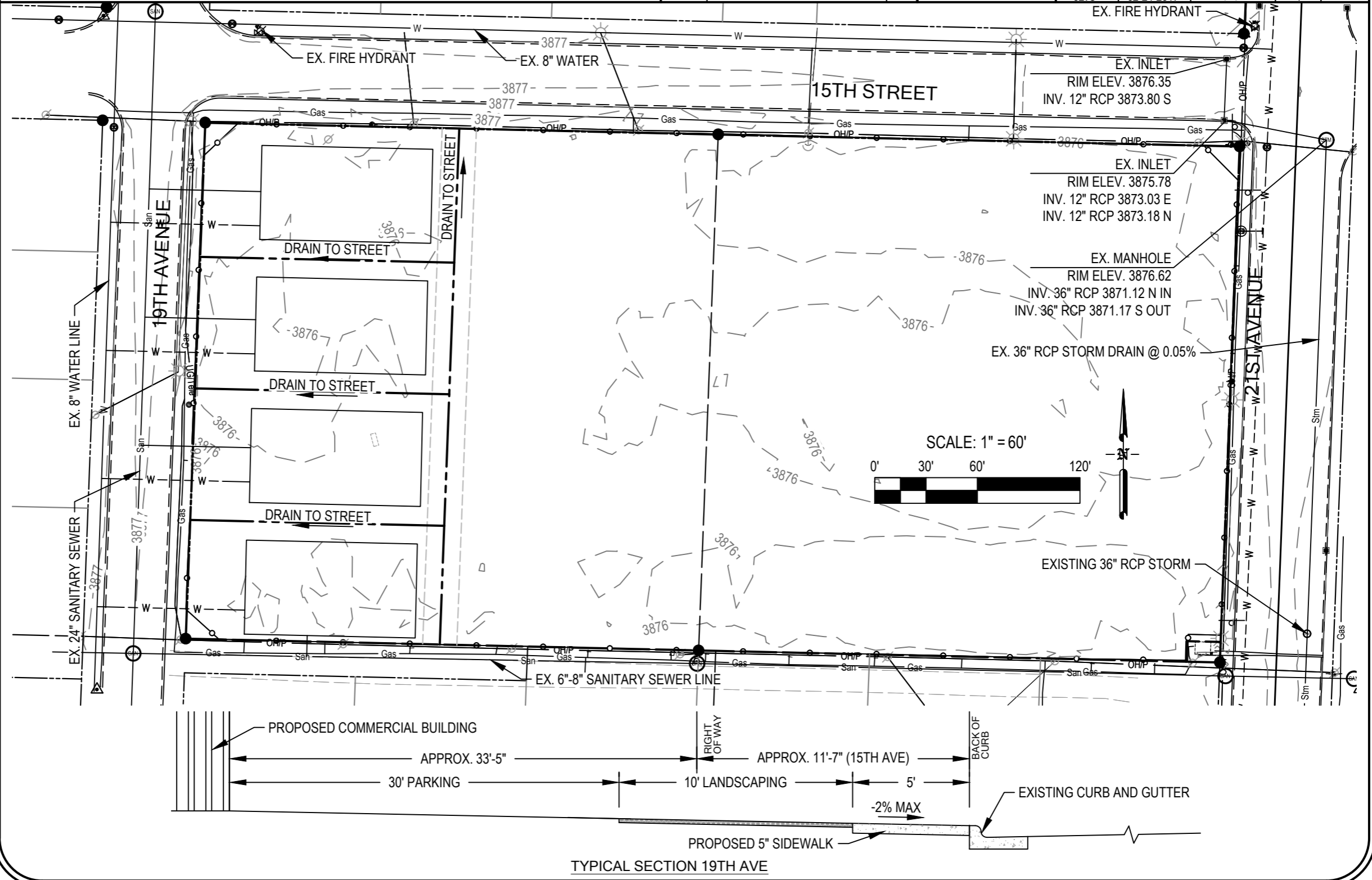


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Proposed Grading and Drainage Plan			
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Proposed Utility Plan			
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