

City of Scottsbluff, Nebraska

Monday, April 24, 2017

Regular Meeting

Item NewBiz2

Annexation Hilltop Estates

Staff Contact:

*SCOTTSBLUFF CITY
PLANNING COMMISSION STAFF REPORT*

To: Planning Commission
From: Development Services Department
Date: April 24, 2017
Subject: Annexation Hilltop Estates Subdivision
Location: NW ¼ of Section 13, T22N, R55W of the 6th P.M, located South of 42nd St and East of Fairview Cemetery

Zoning: R-1A
Property Size: 32.37± acres
Lots/Units:

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, Inc. has requested annexation of approximately 32.37± acres into the City's corporate boundaries. The property is currently being final platted as Hilltop Estates Subdivision and is situated south of 42nd St and east of Fairview Cemetery.

The property is to be improved with street, water, stormwater, and sewer improvements that are to be installed according to a timeline to be approved in the Developer's Agreement. This must be approved by City Council before the property is final platted. The annexation is being done as a part of the final plat at the request of the property owner.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to annex property described as Hilltop Estates Subdivision into the City's corporate limit boundary subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to annex property described as Hilltop Estates Subdivision into the City's corporate limit boundary for the following reason(s):

Table

Make the motion to TABLE the request to annex property described as Hilltop Estates Subdivision into the City's corporate limit boundary for the following reason(s):