

City of Scottsbluff, Nebraska

Monday, May 8, 2017

Regular Meeting

Item NewBiz1

Final Plat Lots 1-6, Menards Subdivision Replat No. 1

Staff Contact:

SCOTTSDLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: May 8, 2017
Subject: Final Plat Menards Subdivision
Location: Highway 26 and 25th Ave

Zoning: C-3
Property Size: 65.89 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), Menards, Inc., represented by MC Schaff and Associates, has requested approval of a Final Plat of the Menards Subdivision, a replat of Lots 1-6, Menards Subdivision. The property is situated north of Highway 26 along 25th Avenue. The purpose of the replat is to incorporate all of the known utilities into appropriate easements. There are no changes proposed to the lots lines.

RECOMMENDATION

Approve

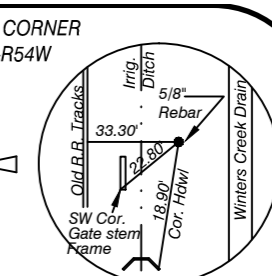
Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lots 1-6, Menards Subdivision Replat No. 1, City of Scottsbluff, Nebraska subject to the following condition(s):

Deny

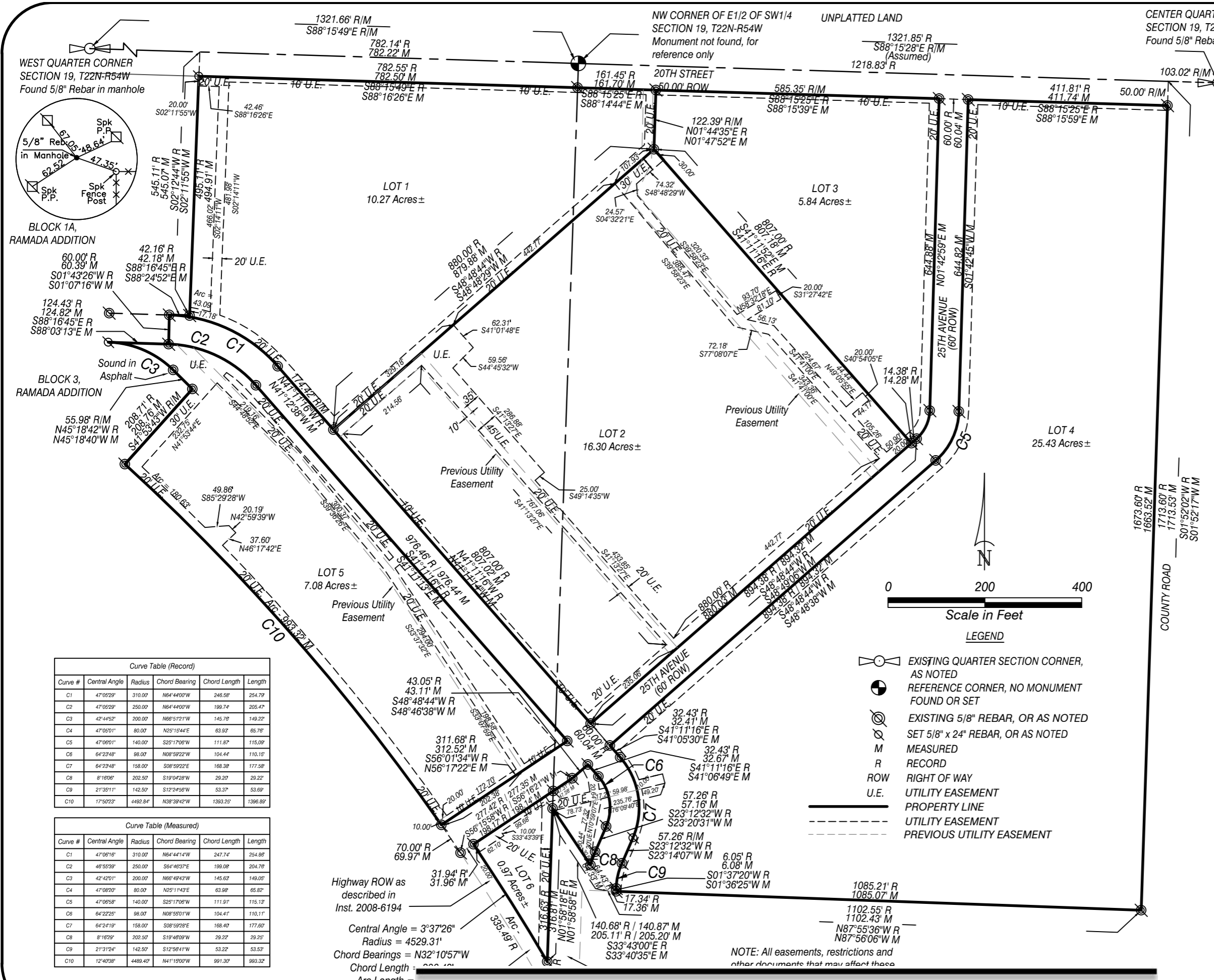
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 1-6, Menards Subdivision Replat No. 1, City of Scottsbluff, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1-6, Menards Subdivision Replat No. 1, City of Scottsbluff, Nebraska for the following reason(s):



LOTS 1 THROUGH 6, MENARDS SUBDIVISION REPLAT NO. 1,
 A REPLAT OF LOTS 1-6, MENARDS SUBDIVISION,
 A REPLAT OF BLOCKS 4, 5, & 7, RAMADA ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY,
 NEBRASKA, EXCEPT THAT PART OF BLOCK 5 CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, IN
 DEED BOOK 209, PAGE 363 AND PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54
 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



| Curve Table (Record) | | | | | |
|----------------------|---------------|----------|---------------|--------------|----------|
| Curve # | Central Angle | Radius | Chord Bearing | Chord Length | Length |
| C1 | 47°05'29" | 310.00' | N64°44'00"W | 246.58' | 254.79' |
| C2 | 47°05'29" | 250.00' | N64°44'00"W | 199.74' | 205.47' |
| C3 | 42°44'52" | 200.00' | N66°57'21"W | 145.78' | 149.22' |
| C4 | 47°09'01" | 80.00' | N25°15'44"E | 63.93' | 65.76' |
| C5 | 47°09'01" | 140.00' | S25°17'06"W | 111.87' | 115.09' |
| C6 | 64°23'48" | 98.00' | N08°59'22"W | 104.44' | 110.15' |
| C7 | 64°23'48" | 158.00' | S08°59'22"E | 168.38' | 177.58' |
| C8 | 8°16'06" | 202.50' | S19°04'28"W | 29.20' | 29.22' |
| C9 | 21°31'11" | 142.50' | S12°24'56"W | 53.37' | 53.69' |
| C10 | 17°50'23" | 4489.40' | N38°39'42"W | 1393.29' | 1396.89' |

| Curve Table (Measured) | | | | | |
|------------------------|---------------|----------|---------------|--------------|---------|
| Curve # | Central Angle | Radius | Chord Bearing | Chord Length | Length |
| C1 | 47°08'16" | 310.00' | N64°44'14"W | 247.74' | 254.88' |
| C2 | 46°55'39" | 250.00' | S64°46'37"E | 199.08' | 204.78' |
| C3 | 42°42'01" | 200.00' | N66°57'43"W | 145.63' | 149.05' |
| C4 | 47°08'20" | 80.00' | N25°11'43"E | 63.98' | 65.82' |
| C5 | 47°06'58" | 140.00' | S25°17'06"W | 111.91' | 115.13' |
| C6 | 64°22'25" | 98.00' | N08°59'01"W | 104.41' | 110.11' |
| C7 | 64°24'19" | 158.00' | S08°59'28"E | 168.40' | 177.60' |
| C8 | 8°16'29" | 202.50' | S19°40'09"W | 29.22' | 29.25' |
| C9 | 21°31'24" | 142.50' | S12°58'41"W | 53.22' | 53.53' |
| C10 | 12°40'38" | 4489.40' | N41°19'00"W | 991.30' | 993.32' |

Highway ROW as described in Inst. 2008-6194
 Central Angle = 3°37'26"
 Radius = 4529.31'
 Chord Bearings = N32°10'57"W
 Chord Length = 299.40'
 Arc Length = 299.40'

NOTE: All easements, restrictions and other documents that may affect these