

City of Scottsbluff, Nebraska

Monday, May 8, 2017

Regular Meeting

Item NewBiz2

Preliminary Plat Lots Lots 1-4, Fairacres Addition

Staff Contact:

SCOTTSBLUFF CITY
PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: May 8, 2017
Subject: Preliminary Plat Lots 1-4 Fairacres Addition
Location: Highway 26 and 25th Ave

Zoning: R-1a
Property Size: 26,121 sq ft

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), Western Nebraska Housing Opportunities, represented by MC Schaff and Associates, has requested approval of a Preliminary Plat of Lots 1-4, Fairacres Addition, a replat of Fairacres Addition. The property is situated north of 24th St, between Ave E and Ave F. The replat divides one large lot into four smaller lots. All lots meet the minimum square footage for the R-1a zoning district.

All four proposed lots have access to streets and water, but only the two west lots have access to sewer. A sewer easement has been added to allow the two east lots, Lots 3 and 4, access to the sewer line on Ave F. The developer will be responsible for extending the sewer line to these lots.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the preliminary plat of Lots 1-4, Fairacres Addition, a replat of Fairacres Addition, City of Scottsbluff, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the preliminary plat of Lots 1-4, Fairacres Addition, a replat of Fairacres Addition, City of Scottsbluff, Nebraska for the following reason(s):

Table

Make the motion to TABLE the the preliminary plat of Lots 1-4, Fairacres Addition, a replat of Fairacres Addition, City of Scottsbluff, Nebraska for the following reason(s):

PRELIMINARY PLAT

LOTS 1 THROUGH 4, FAIRACRES ADDITION, a Replat of Fairacres Addition, to the City of Scottsbluff, Scotts Bluff County, Nebraska

SITUATED ON PART OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



LEGAL DESCRIPTION

LOTS 1 THROUGH 4, FAIRACRES ADDITION, a Replat of Fairacres Addition, to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated on part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

LEGEND

	EXISTING PROPERTY CORNER, AS NOTED		EXISTING MANHOLE
	SET 5/8" X 24" REBAR, W/CAP		FIRE HYDRANT
	RIGHT OF WAY		CURB STOP
	RECORD		INLET
	MEASURED		BUSH
	PROPORTIONED DISTANCE		DECIDUOUS TREE
	EXISTING STORM SEWER		CONIFEROUS TREE
	EXISTING SANITARY SEWER		UTILITY EASEMENT
	EXISTING WATERLINE		BUILDING SETBACK LINE
	EXISTING GASLINE		EASEMENT LINE
	CONCRETE LINE		BUILDING SETBACK LINE

NOTES:

- All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
- A 15 foot wide utility easement was placed between Lots 1 and 2 to allow room for Lots 3 and 4 to run individual sewer service lines to the main sewer line on Avenue F.

Spike in
0.75" Pipe

