

City of Scottsbluff, Nebraska

Monday, June 15, 2020

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on approving the Preliminary Plat of Lots 1 & 2, Webber Manor Fourth Addition, City of Scottsbluff, NE.

Situated in the Southeast 1/4 of Section 14, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.

Staff Contact: Rick Kuckkahn, Interim City Manager

Agenda Statement

Item No.

For Meeting of: June 15, 2020

AGENDA TITLE: Preliminary Plat for Block 1 & Block 2, Weber Manor Fourth Addition, Situated in the Southeast ¼ of Section 14, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department.

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: The Preliminary Plat by the Smith Land Company and submitted by Baker & Associates requesting the City Council to review and approve the Preliminary Plat for Blocks 1&2, Weber Manor Fourth Addition. The property is located in Southeast ¼, Township 22 North, Range 55 West of the 6th PM. Block 1 is located in a C-3 zone and Block 2 is located in a C-2 zone. The blocks will have access to West 31st Street and have stormwater, sanitary sewer, and water for the blocks when a final plat is submitted later. The developer is responsible for street paving, installation of sewer, and stormwater drainage. There is currently water available to the location.

BOARD/COMMISSION RECOMMENDATION: The Scottsbluff Planning Commission approved the Preliminary Plat for Blocks 1&2 of the Weber Manor Fourth Addition.

STAFF RECOMMENDATION: Staff makes a positive recommendation to the City Council to approve the Preliminary Plat of Lots 1&2, Webber Manor Fourth Addition. City of Scottsbluff, Nebraska.

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) Approval only.

Rev: 11/15/12 City Clerk

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐
Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

**PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
JUNE 8, 2020
SCOTTSBLUFF, NEBRASKA**

The Planning Commission of the City of Scottsbluff met in a regular scheduled meeting on Monday, June 8, 2020, at 6:00 P.M. in the Council Chambers at Scottsbluff City Hall at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald , a newspaper of general circulation in the City, on May 29, 2020. The noticed stated the date, time and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend the meeting should contact the development Services Department. An agenda is kept continuously current is available for public inspection at the Development Services Office; provided, the Planning Commission can modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, had been delivered to each Planning Commission member. An agenda is kept continuously current is available for public inspection at the Development Services Department at all times from publication to the time of the meeting.

Item 1) Chairperson, Angie Aguallo called the meeting to order. Roll call consisted of the following members. Anita Chadwick, Jim Zitterkopf, Becky Estrada, Callan Wayman, Mark Westphal, Angie Aguallo. Absent were Henry Huber, Dana Weber, Dave Gompert. City Official was Gary Batt, Code Administrator II. NOTE: Dana Weber arrived at 6:03 pm.

Item 2) Chairperson Aguallo informed all present of the Nebraska Open Meetings Act and that a copy is posted in the rear of the Council Chambers.

Item 3) Acknowledgement of any changes in the agenda: None.

Item 4) Business not on the agenda: None.

Item 5) Citizens with items not scheduled on the regular agenda: None.

Item 6) The minutes from March 9, 2020 were reviewed. Conclusion, a motion was made by Westphal and seconded by Estrada to approve the minutes from the March 9, 2020 meeting "Yeas": Chadwick, Zitterkopf, Estrada, Wayman, Westphal, Weber, Aguallo. "Nays": None. "Absent": Huber, Gompert. "Abstained": None. Motion Carried.

Item 7) Chairperson Aguallo opened the public hearing. Gary Batt read from the staff report, that the applicant Smith Land Company, Mark Smith represented by Baker and Associates, has requested approval of a Preliminary Plat of Blocks 1 & 2, Webber Manor Fourth Addition. The property is situated in the Southeast ¼, Township 22 North, Range 55 West of the 6th PM. Block 1 is located in a C-3 zone and Block 2 is located in a C-2 zone. The properties have not been sectioned into individual lots at this time. Batt then read the recommendations to approve, deny or table the item. Chairperson Aguallo asked if anyone cared to address the members. The applicant's representative, Jack Baker of Baker and Associates came forward and spoke to the members. Jack gave the presentation of the property, and what the owner wished to do with the property. Involving business office's, retails sites, general commercial type business. Jack said a party has an interest in the north property Block 1.

Westphal asked if blocks are in the same zones? Batt advised the north block is C-3 and the south block is C-2. Westphal asked what street leads to the location? Jack said West 31st Street is the street to the location. Westphal asked if a sixplex apartment is allowed in these zones. Batt advised by special permit from the Planning Commission. Westphal asked about the caudle-sac, Jack said the caudle-sac would stay unless the final plat may possibly change. Jack then asked if there were any more questions. With there being none, Jack Baker sat down.

Chairperson Aguallo then asked if anyone else had questions, there being none, Aguallo closed the public hearing and asked for a motion. Westphal made a motion and seconded by Estrada to approve the preliminary plat of Blocks 1&2 , Webber Manor Fourth Addition.

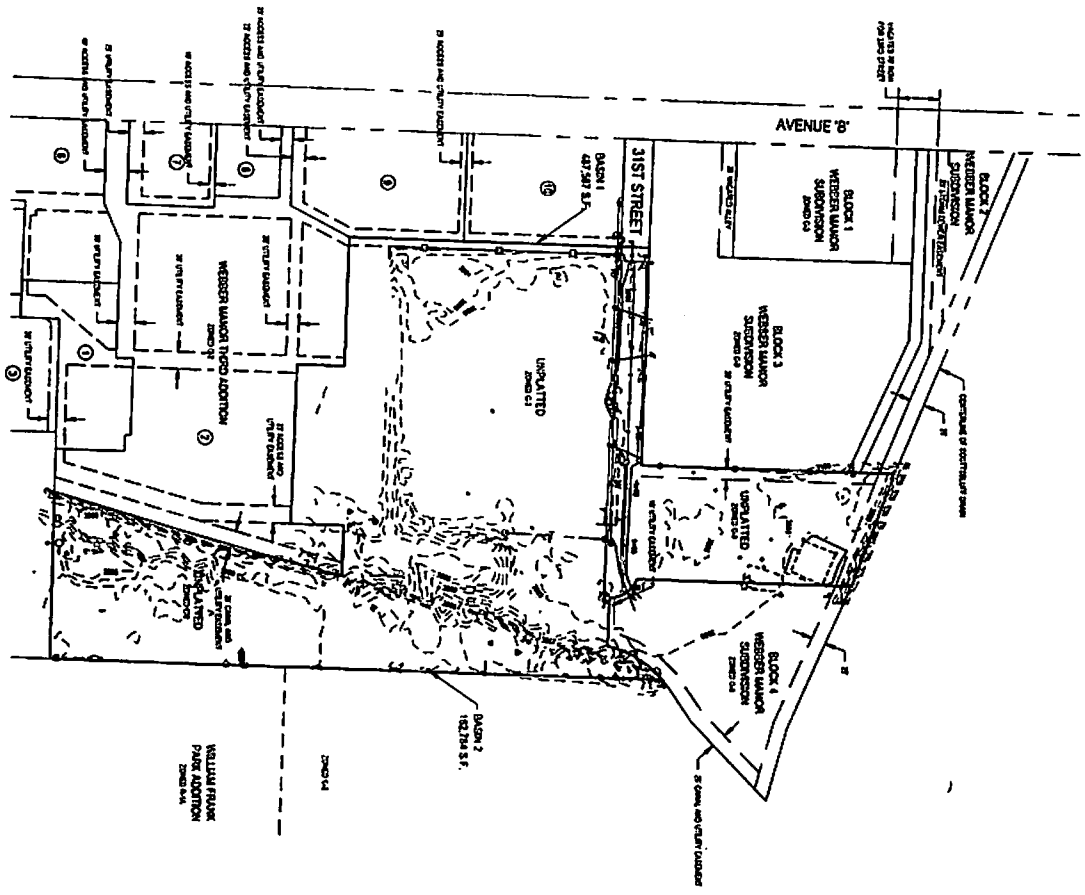
"Yeas": Chadwick, Zitterkopf, Estrada, Wayman, Westphal, Weber, Aguallo. "Nays": None. "Abstained": None. "Absent": Huber, Gompert.

Item 8) Chairperson Aguallo asked if there was any other business, there being none, Chairperson Aguallo asked for a motion to adjourn. Wayman made a motion and seconded by Estrada to adjourn the meeting. The members were asked to signify by saying Aye to adjourn. All seven attending members said AYE.

Chairperson, Angie Aguallo.

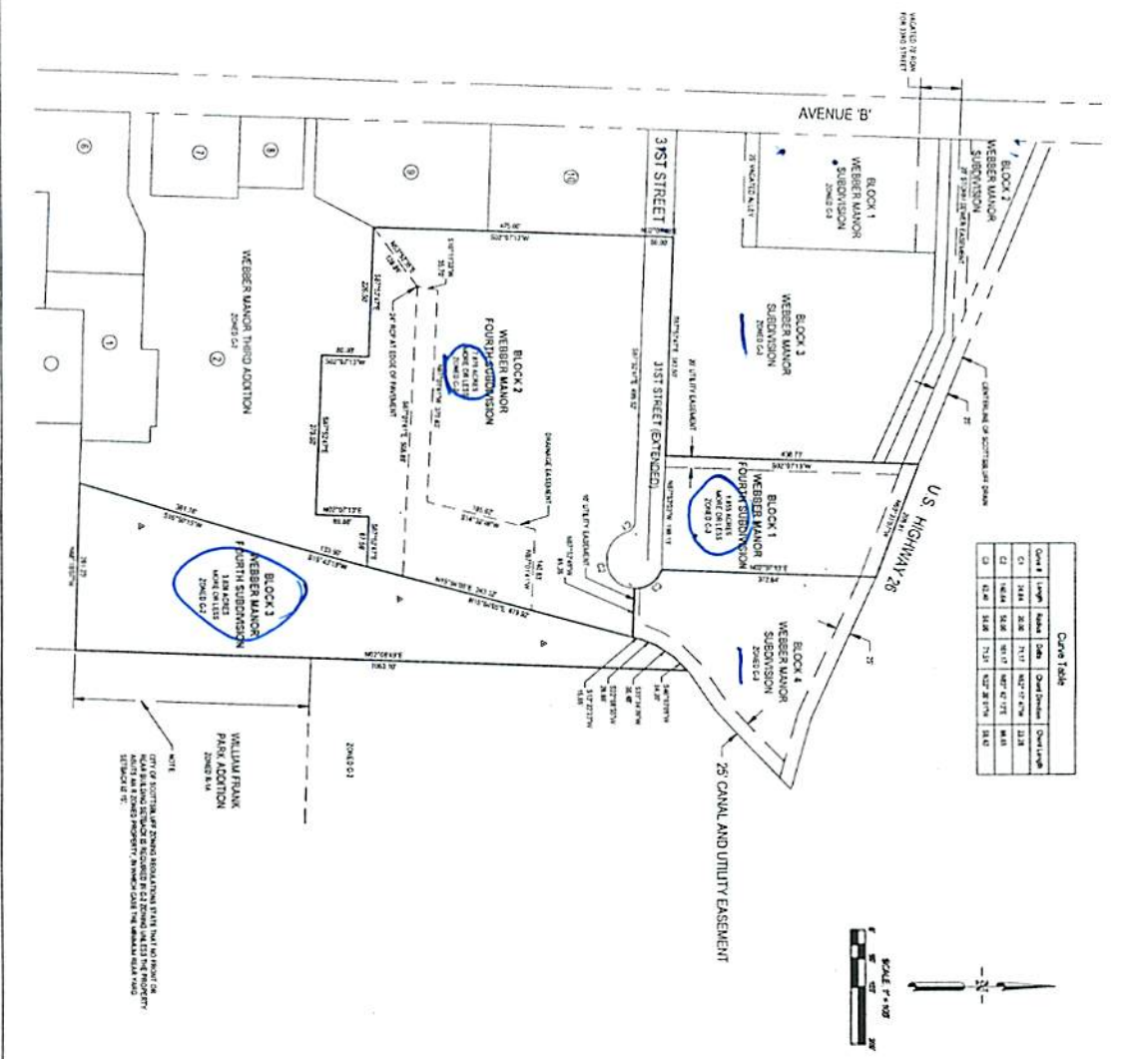
Secretary, Gary Batt.

PRELIMINARY PLAT
BLOCKS 1 AND 2, WEBBER MANOR FOURTH ADDITION
 TO THE CITY OF SCOTTSBLUFF, NEBRASKA
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



Sheet Revisions		PRELIMINARY PLAT SURVEY	
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/13	BL
2	REVISION		
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Curve Table

Curve #	Length	Radius	Chord	Chord Length
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C2	144.4	32.6	111.1	144.4
C3	144.4	32.6	111.1	144.4

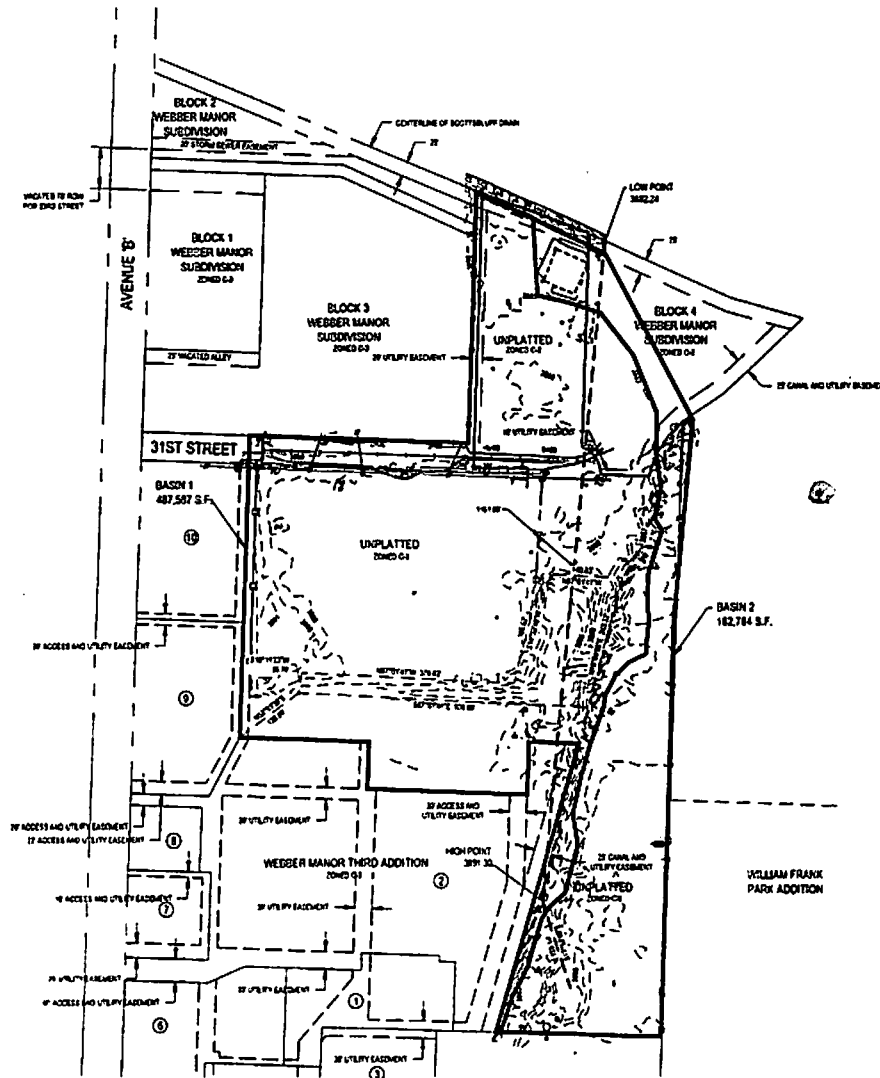
Sheet Revisions		PRELIMINARY PLAT SURVEY	
1	Initial Survey	1	Proposed Lot Plan
2	Final Survey	2	Final Lot Plan
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Sheet Revisions		
Date	Description	By
5-2-2020	DRAFTED SURVEY	TRC

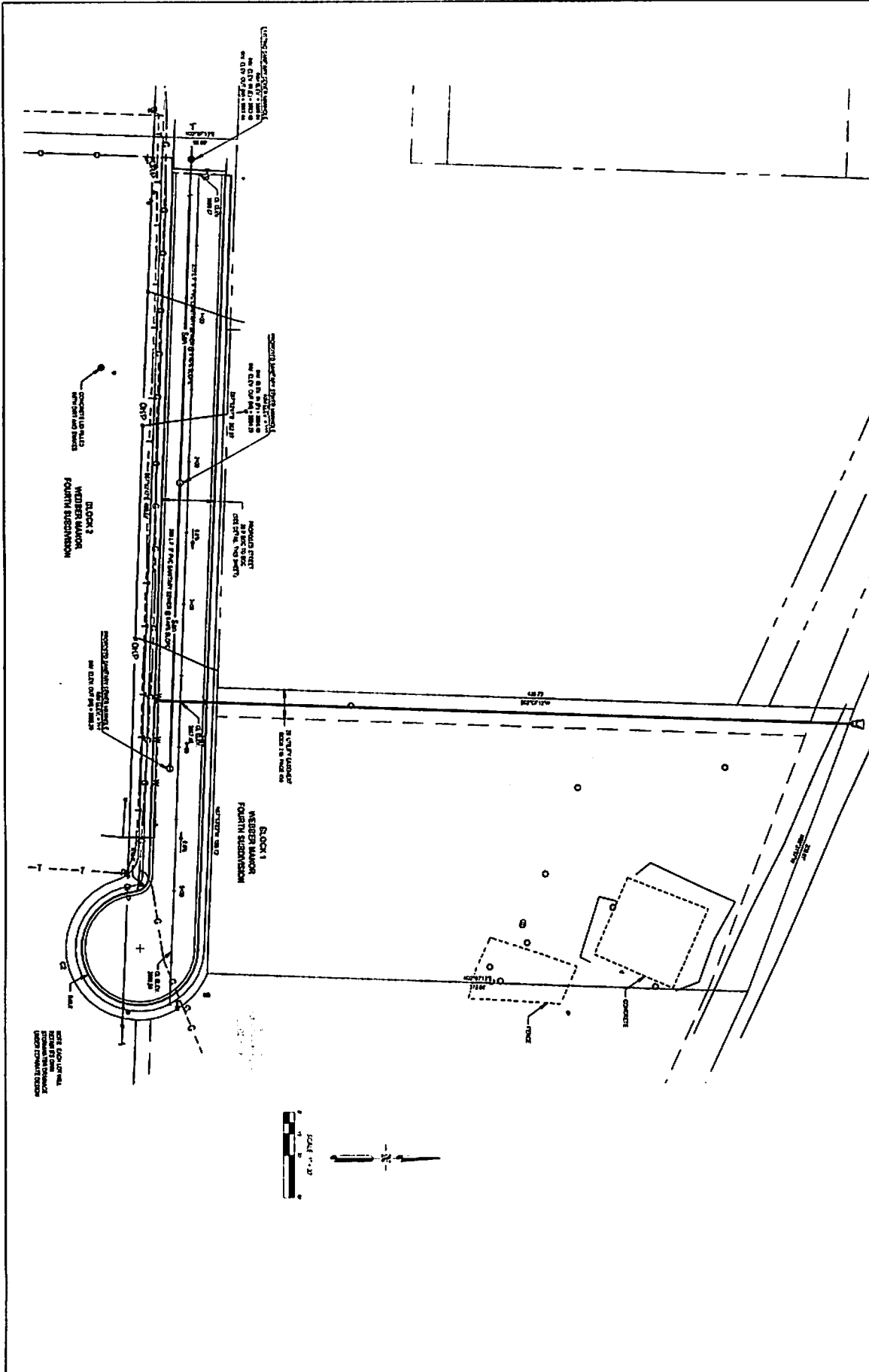


PRELIMINARY PLAT SURVEY			
Grading and Drainage Plan			
Baker Project Number: 8412-001-20			
Project Location: CITY OF SCOTTSBLUFF			
(SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code: G&D Mod. 10-1	Subplot	Sheet No.	
8412	05-14-2020	4 of 5	4



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