

City of Scottsbluff, Nebraska

Monday, December 21, 2020

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on a preliminary and final plat of Lots 1 & 2 Imperial Acres Addition and approve the Resolution.

Staff Contact: Rick Kuckkahn, Interim City Manager

Agenda Statement

Item No.

For Meeting of: December 21, 2020.

AGENDA TITLE: Preliminary Plat and Final Plat of Lots 1 & 2 Imperial Acres Addition.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department.

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: The applicant, Ian Connelly wishes to Preliminary and Final Plat of Lots 1 & 2, Imperial Acres Addition. Lot 2 is currently located at 1401 14th Avenue, it is zoned as R1A (Single Family Residential). The surrounding neighborhood lots are also R1A zoning district. Lot 2 does meet the performance guidelines for an R1A zone, it has 9068 square feet, the minimum requirement is 5500 square feet.

Lot 1 has the remaining 20, 349 square feet and it too is zoned as R1A and it meets the performance requirements of an R1A zone.

Both lots have access to water and sewer and have the required street frontage.

Ian Connelly will sell Lot 2 and he has plans for Lot 1 in the future use.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission made a positive recommendation to approve the Preliminary Plat and Final Plat for Lots 1 & 2 , Imperial Acres Addition, a replat of the west 140 feet of the north 210 feet of Tract 11, Imperial Acres Addition, City of Scottsbluff, Scotts Bluff County , Nebraska.

STAFF RECOMMENDATION: The Staff of Development Services make a positive recommendation to approve the Preliminary and Final Plat of Lot 1 & 2, Imperial Acres Addition, a replat of the west 140 feet of the north 210 feet of tract 11, Imperial Acres Addition, City of Scottsbluff, Scotts Bluff County, Nebraska.

EXHIBITS

Resolution ☒

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Rev: 11/15/12 City Clerk

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
DECEMBER 15, 2020
SCOTTSDLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff met in regular scheduled meeting on Monday, December 14, 2020, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting has been published in the Star-Herald, a newspaper of general circulation in the City, on December 4, 2020. The notice 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 should contact the Development Services office. 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 notice, along with a copy of the agenda, had been delivered to each Planning Commission member.

1. Chairman Dana Weber called the meeting to order. Roll call consisted of the following members.

Linda Redfern (Alternate), Becky Estrada, Mark Westphal, Angie Aguillo, Dana Weber.

Absent: Anita Chadwick, Jim Zitterkopf, Callan Wayman, Henry Huber, Dave Gompert.

City Officials present: Gary Batt (Secretary for the Planning Commission), Anthony Murphy City Fire Marshal, Zackary

2. Chairman Weber informed all those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chamber.

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

4. Buisness not on the agenda: None.

5. Citizens with items not on the agenda: None.

6. The minutes from the November 9, 2020 meeting were reviewed. Conclusion, a motion was made by Redfern and seconded by Aguillo to approve to minutes from the November 9, 2020. "Yeas"; Redfern, Estrada, Westphal, Aguillo, Weber. "Nays"; None. "Abstained"; None, "Absent"; Chadwick, Zitterkopf, Wayman, Huber, Gompert. "The motion Carried".

7. Chairman Weber opened the public hearing for the Preliminary Plat and Final Plat of Lots 1&2, Imperial Acres Addition a replat of the west 140 feet of the north 210 feet of Tract 11, Imperial Acres Addition to the City of Scottsbluff, Scottsbluff County, Nebraska. Chairman Weber then read the items found under the procedure and asked for the Staff Recommendation to be read. Secretary Batt read; the applicant Ian Connelly wishes to Preliminary and Final Plat Lots 1 & 2, Imperial Acres Addition. Batt said that Lot 2 is currently located at 1401 14th Avenue, it is zoned R1A. The surrounding neighborhood properties are also zoned R1A. Lot 2 does does meet the performance guidelines for an R1A zone with 906 square feet shown on the plat, the lot is required to have 5500.

Batt further read that Lot 1 has 20,349 sq feet remaining and is in the R1A zoning and it to meets the performance guidelines for R1A. Batt said both lots have access to water, sewer, and

street frontage of 50 feet. Batt said that the applicant has no further plans for the remaining property for now.

Batt read that the Planning Commission could approve the Preliminary and Final Plats by giving a positive recommendation to the City Council. Or the Planning Commission could disapprove the Plats by giving a negative recommendation to the City Council; last they could make a motion to table the plats.

Chairman Weber than asked if anyone cared to speak to the Planning Commission members about the matter. Ian Connelly replied that he was the applicant and after signing in, he went on to say that he and his wife had purchased the property which has three structures on it. Ian said they were sectioning off the large house at 1401 14th Avenue for now and they plan to do something with the remaining two buildings on Lot 1 at some point. Ian then asked if anyone had questions?

Linda Redfern asked if the church was still occupied? Ian said it was not.

Becky Estrada asked if he planned to sell off the properties, Ian said they plan to sell the large house for now and possibly turn the old church into apartments.

With no further questions being asked, Chairman Weber ended the public hearing and asked for a motion for the Preliminary Plat and Final Plat of the lots.

Mark Westphal made the motion to approve the Preliminary Plat and the Final Plat for Lots 1 & 2, Imperial Acres Addition, the motion was second by Becky Estrada to make a positive recommendation to the City Council.

"Yeas"; Redfern, Estrada, Westphal, Aguallo, Weber. "Nays"; None. "Abstained"; None.

"Absent"; Chadwick, Zitterkopf, Wayman, Huber, Gompert.

"Motion Carried".

8. Chairman Weber then asked for any other business with there being none he called the meeting was adjourned.

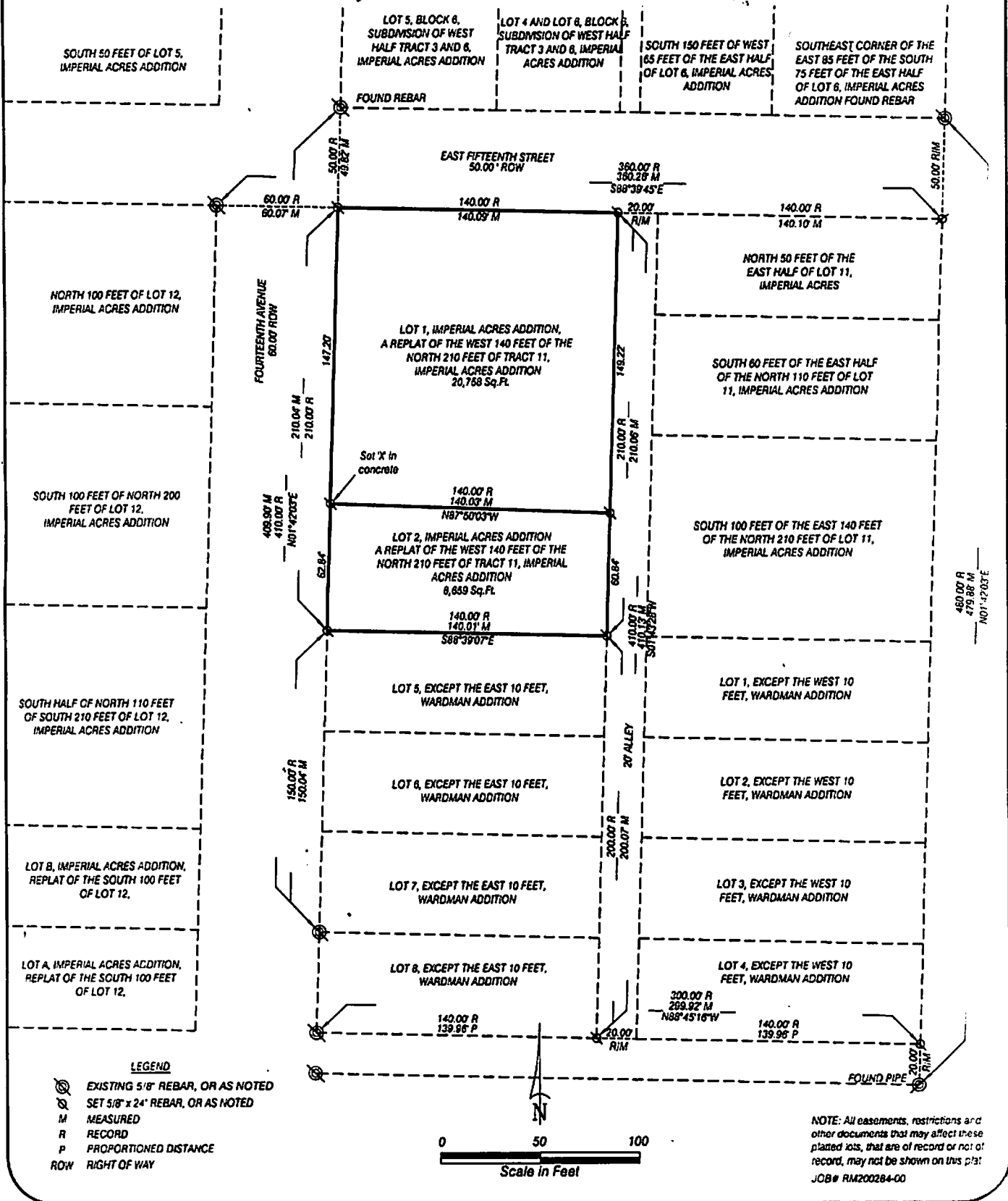
Chairman Dana Weber

Secretary Gary Batt

FINAL PLAT

LOTS 1 AND 2, IMPERIAL ACRES ADDITION

a Replat of the west 140 feet of the north 210 feet of Tract 11, Imperial Acres Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.



RESOLUTION NO. 20-__

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

WHEREAS, BE IT RESOLVED, the final plat of Lots 1 and 2, Imperial Acres Addition, a Replat of the West 140 feet of the North 210 feet of Tract 11, Imperial Acres Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, dated November 20, 2020, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this ____ day of December, 2020.

Mayor

ATTEST:

City Clerk