

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Pub. Hear.3

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-2022

AGENDA TITLE: Council to discuss and consider action on the ordinance regarding the vacation of Lot 2A, Lot 2, and Lot 3A, Block 7, Fairway Estates.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: The property owners, Matt and Gena Carpenter, are seeking a replat of their property in order to sell part of it. This replat would exceed the permitted two replats per Municipal Code 21-1-68, and therefore need the plat vacated to replat. Unlike the Imperial Subdivision plat vacation, the City has requested the land be vacated to the original plat instead of unplatted land. The Planning Commission reviewed the request and made a positive recommendation on approval of the plat vacation by City Council at the 10-10-22 meeting (5-0)

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation on approval

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

Rev: 12/14/ City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 12/14/ City Clerk

September 12, 2022

Mr. Zachary Glaubius, Planning Administrator
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Plat Vacation
Lots 2B and 3B, Block 7, Fairway Estates, Scottsbluff NE

Dear Mr. Glaubius

In order to replat our property (Lot 2A, Block 7, Fairway Estates) as Lots 2B and 3B, Block 7, Fairway Estates in the City of Scottsbluff, we would like to request the vacation of the previous two replats of the property, more defined as follows:

- Lot 2A, Block 7, Fairway Estates (Recorded in Instrument 2007-5844 of the Scotts Bluff County Register of Deeds, dated 10/1/2007)
- Lot 2, Block 7 and Lot 3A, Fairway Estates (Recorded in Deed Book 203, Page 678 of the Scotts Bluff County Register of Deeds, dated 5/9/1994)

Thank you for your time and attention in this matter. If you have any questions or concerns, please do not hesitate to contact us.

Very Truly,



Matt Carpenter

9/12/2022
Date



Gena Carpenter

9/12/2022
Date

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 30, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. Applicant: Matt and Gena Carpenter
1214 Mockingbird Drive
Scottsbluff, NE 69361

B. Property
Owner: Same as Applicant

C. Proposal: Vacate Lot 2A, Lot 2, and Lot 3A, Block 7 Fairway Estates

D. Legal Description: A Tract of Land situated in the Northeast Quarter of Section 10, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

E. Location: 1214 Mockingbird Drive

F. Existing Zoning & Land Use: R-1A Single Family – Single Family Dwelling

G. Size of Site: Approximately 24,595 square feet

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Rural	A - Agricultural	Farmland
East	Residential	R-1A Single Family Residential	Single Family Dwellings
South	Residential	R-1A Single Family Residential	Scotts Bluff Country Club
West	Residential	R-1A Single Family Residential	Single Family Dwellings

B. Relevant Case History

1. Replatted twice since being platted.

III. STAFF COMMENTS

This would be the third replat Per 21-1-68, a subdivision may only be replatted twice. Therefore a vacation of the current subdivision is required to subdivide the property.

IV. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The vacating of Lot 2A, Lot 2, and Lot 3A is required by code to replat a third time.

B. Findings of Fact to Not Recommend Approval May Include:

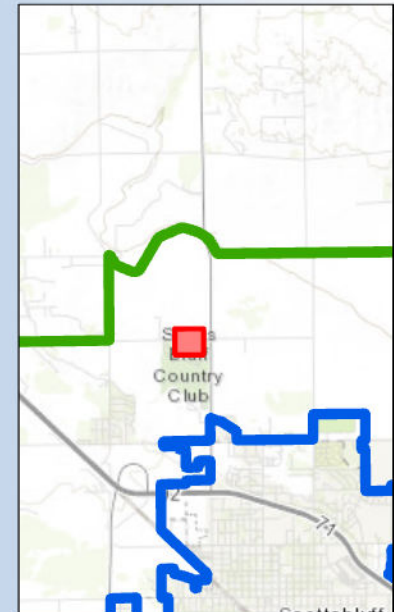
1. None

V. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Lot 2A, 2, and 3A, Block 7, Fairway Estates Addition

1214 Mockingbird Dr Replat

Aerial Overview



- Corporate Limits
- Extended Jurisdiction
- Proposed Changes
- Street Centerline
 - Highway
 - Main Road
 - Residential
- Parcels
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 10/4/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.