

# **City of Scottsbluff, Nebraska**

**Monday, June 10, 2013**

**Regular Meeting**

## **Item NewBiz3**

### **Code Amendment Subdivisions**

*Code text Amendment: Subdivisions*

*Code Section: Chapter 21, 21-1-10 Sub lots*

*Applicant: City of Scottsbluff*

*Owner: N/A*

*Location: N/A*

**Staff Contact:**



# SCOTTSBLUFF PLANNING COMMISSION Staff Report

**To:** Planning Commission  
**From:** Development Services Department  
**Date:** June 10, 2013  
**Subject:** Chapter 21, General Provisions  
**Location:**

**Zoning:**  
**Property Size:**  
**# Lots/Units:**  
**Units/Acre**

## **Background**

Staff recently drafted an article regarding Wireless Communication Facilities; the ordinance was approved by the Planning Commission, forwarded to City Council at their meeting of June 3, 2013 they approved the ordinance and will have second reading at their next regular meeting.

Part of this new article is placement of sub lots in residential areas. Chapter 21 Subdivisions (B) General Provisions. **Section 21-1-10 Provisions: applicability. The provisions of this Article shall be applicable to all lots, tracts of land, and parts thereof within the corporate limits of the City and, except as hereinafter otherwise specified, to all lots, *utility sublot*, lot tracts of land, and parts thereof outside but with two (2) miles of the corporate limits of any other incorporated city or village.** Utility sub-lot will be added to the current language, along with an updated definition of a plat (21-1-2).

This is a small change to the subdivision code; Development Services Staff will be reviewing Chapter 21 for additional changes, updates, and corrections and will bring these suggestions to the Planning Commission for review.

## **RECOMMENDATION**

### ***Approve***

**Positive recommendation** for ordinance text amendment adding *utility sub-lot* to language in Chapter 21, Subdivisions, General Provisions 21-1-10 to the City Council subject to the following condition(s):

### ***Deny***

**Negative recommendation** for ordinance text amendment adding *utility sub-lot* to language in Chapter 21, Subdivisions, General Provisions 21-1-10 to the City Council for the following reason(s):

### ***Table***

**TABLE the ordinance** text amendment adding *utility sub-lot* to language in Chapter 21 Subdivisions, General Provisions 21-1-10 zoning district for the following reason(s):