

City of Scottsbluff, Nebraska

Monday, September 9, 2013

Regular Meeting

Item NewBiz2

Preliminary/Final Plat Sugar Factory Subdivision

Preliminary/Final Plat: Block 1, Sugar Factory Subdivision

Applicant: Aaron Adams (M.C. Schaff & Associates)

Property Owner: Aaron, Abraham, & Tim Adams

Location: 70238 Sugar Factor Road

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	3.80±
Date:	September 9, 2013		
Subject:	Preliminary & Final Plat - Block 1, Sugar Factory Subdivision		
Location:	70238 Sugar Factory Road		

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), Aaron Adams, represented by M.C. Schaff and Associates, has requested approval of a preliminary and final plat of Block 1, Sugar Factory Subdivision. The preliminary/final plat will consist of one parcel of approximately 3.80± acres, split from the 32.1 acre parcel. The property is situated west of Sugary Factory Road (21st Avenue) just south of County Road G. The property owner is also proposing a rezone from Agricultural to R-1B Rural Residential where minimum lot size is three acres; this is consistent with the future land use map in the City's Comprehensive Development Plan. Properties to the north, east, and west is zoned Agricultural, property to the south is also zoned AG with a small area zoned R-1B - Rural Residential.

The parcel has access from Sugar Factory Road; 33' of additional right-of-way is shown on the parcel for future expansion/development of the street.

Analysis

Staff has reviewed the plat with the proposed preliminary/final plat and makes positive recommendation of the proposed plat and rezone.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary & final plat of Block 1, Sugar Factory Subdivision situated in the East Half of the NE ¼ of Section 1, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove Block 1, Sugar Factory Subdivision situated in East Half of the NE ¼ of Section 1, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska for the following reason(s):

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Table

Make the motion to TABLE the final plat of Block 1, Sugar Factory Subdivision situated in the East Half of the NE $\frac{1}{4}$ of Section 1, T22N, R55 W of the 6th P.M., Scotts Bluff County, Nebraska for the following reason(s):

FINAL PLAT

BLOCK 1, SUGAR FACTORY SUBDIVISION

SITUATED IN THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

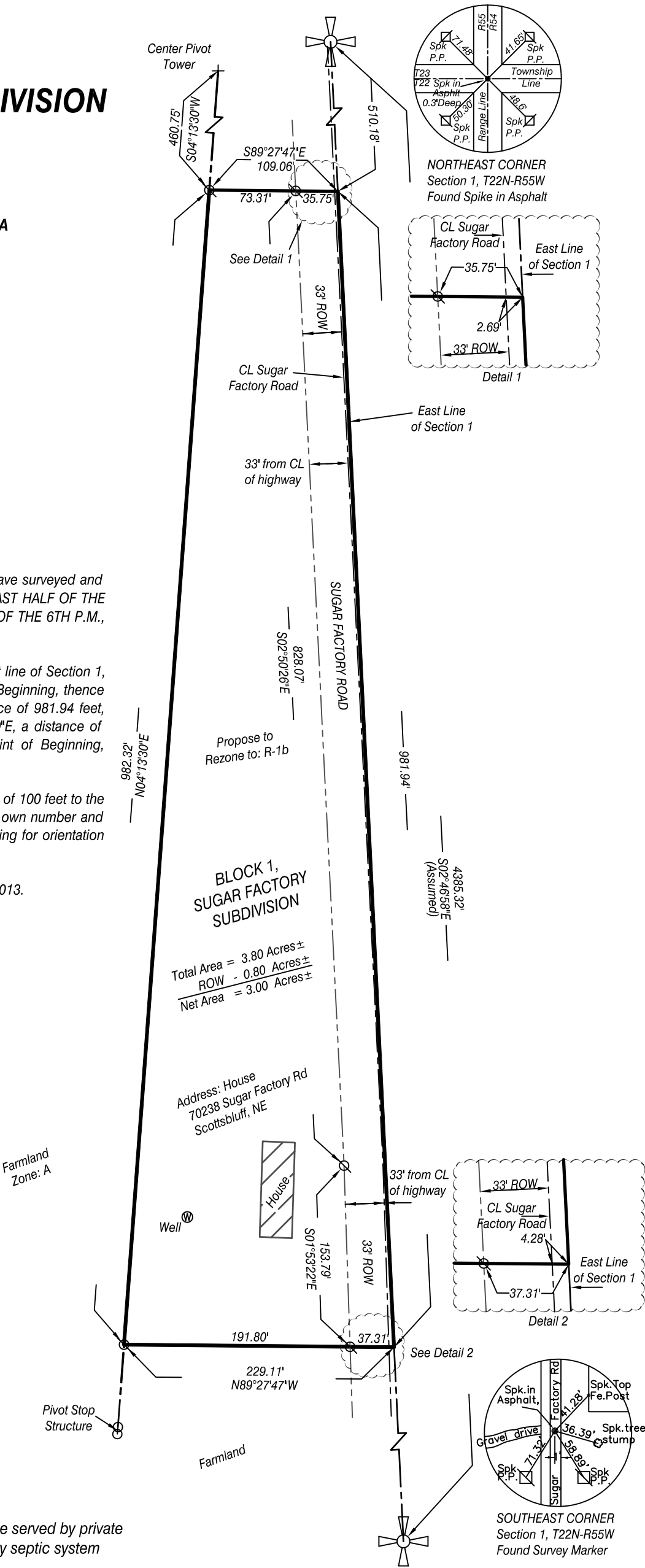
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 1, SUGAR FACTORY SUBDIVISION SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, more particularly described as follows:

Commencing at the Northeast Corner of Section 1, thence southerly on the east line of Section 1, on an assumed bearing of S02°46'58"E, a distance of 510.18 feet, to the Point of Beginning, thence continuing southerly on said east line of Section 1, bearing S02°46'58"E, a distance of 981.94 feet, thence bearing N89°27'47"W, a distance of 229.11 feet, thence bearing N04°13'30"E, a distance of 982.32 feet, thence bearing S89°27'47"E, a distance of 109.06 feet, to the Point of Beginning, containing an area of 3.80 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2013.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



- LEGEND
- EXISTING SECTION CORNER, AS NOTED
 - SET 5/8" x 24" REBAR
 - WELL
 - EXISTING STRUCTURES
 - RIGHT OF WAY
 - RECORD
 - MEASURED

NOTE: Tracts will be served by private well and sanitary septic system