

City of Scottsbluff, Nebraska
Monday, February 10, 2014
Regular Meeting

Item NewBiz4

Preliminary Plat Reganis Revision # 1

Preliminary Plat: Reganis Sub. Revision # 1

Applicant: Tim Reganis/M.C. Schaff & Associates

Owner(s) Tim & Virginia Reganis

Location: N of 27th, E of Hwy 26, & S of Talisman Dr.

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: February 10, 2014
Subject: Revised Preliminary Plat Reganis Subdivision
Location: North of 27th Street, East of Highway 26

Zoning: R-1 & C-2
Property Size: 25.27 acres

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), Tim & Virginia Reganis, represented by M.C. Schaff and Associates have requested approval of a revised Preliminary Plat of the Reganis Subdivision. The property is situated directly north of 27th Street, south of US Highway 26, west of WNCC and south of Talisman Drive.

Analysis – Preliminary Plat

City staff and Baker and Associates have reviewed the preliminary plat and proposed infrastructure to the property. The revised preliminary plat has been scaled back quite a bit from the previous preliminary plat approved by the Planning Commission and City Council last year in November. The Developer has also submitted a final plat request of Block 9 of this revised preliminary plat. The preliminary plat meets the subdivision codes and city standards. Staff has met with the Engineer and discussed a few corrections and concerns of the preliminary plat and those changes have been addressed..

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve revised preliminary plat #1 of the Reganis Subdivision subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove revised preliminary plat #1 of the Reganis Subdivision for the following reason(s):

Table

Make the motion to TABLE the revised preliminary plat #1 of the Reganis Subdivision for the following reason(s):

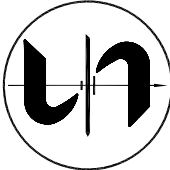
COVER SHEET
PRELIMINARY PLAT
REGANIS SUBDIVISION
REVISION NO. 1
SCOTTSBLUFF, NEBRASKA



SYMBOL	EXISTING	PROPOSED
PROPERTY CORNER		
RIGHT OF WAY MARKER		
STOP SIGN		
ROAD SIGN		
DELINEATOR		
BOLLARD		
MAILBOX		
FIRE HYDRANT		
VALVE		
METER PIT		
MANHOLE		
STORM INLET		
POWER POLE		
LIGHT POLE		
GUY WIRE		
ELECTRIC TRANSFORMER		
TRAFFIC SIGNAL W/ LUMINARY		
TELEPHONE PEDESTAL		
TELEPHONE MARKER		
GAS MARKER		
CABLE TV PEDESTAL		
DECIDUOUS TREE		
CONIFER		
MONITORING WELL		
RIGHT OF WAY		
CENTERLINE		
WATER MAIN		
6" WATER MAIN		
8" WATER MAIN		
12" WATER MAIN		
8" SANITARY SEWER		
12" SANITARY SEWER		
STORM DRAIN		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
OVERHEAD TELEPHONE		
GAS MAIN		
FENCE		
EDGE OF PAVEMENT		
CURB AND GUTTER		

DEVELOPER: REGANIS AUTO CENTER
2006 EAST OVERLAND DRIVE
SCOTTSBLUFF, NEBRASKA 69361
DESIGNED BY:
M. C. SCHAFF AND ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
JANUARY 10, 2014

M. C. SCHAFF AND ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM





 <div style="display: inline-block; text-align: left; width: 80%;"> <p>M. C. SCHAFF & ASSOCIATES, INC.</p> <p>818 SOUTH BELTLINE HIGHWAY EAST</p> <p>SCOTTSBLUFF, NEBRASKA 69361</p> </div>	
ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS	
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<p>PROJECT: PRELIMINARY PLAT</p> <p>REGANIS SUBDIVISION</p> <p>SCOTTSBLUFF, NEBRASKA</p> <p>MASTER PLAN</p>	<p>CLIENT: TIM REGANIS</p>
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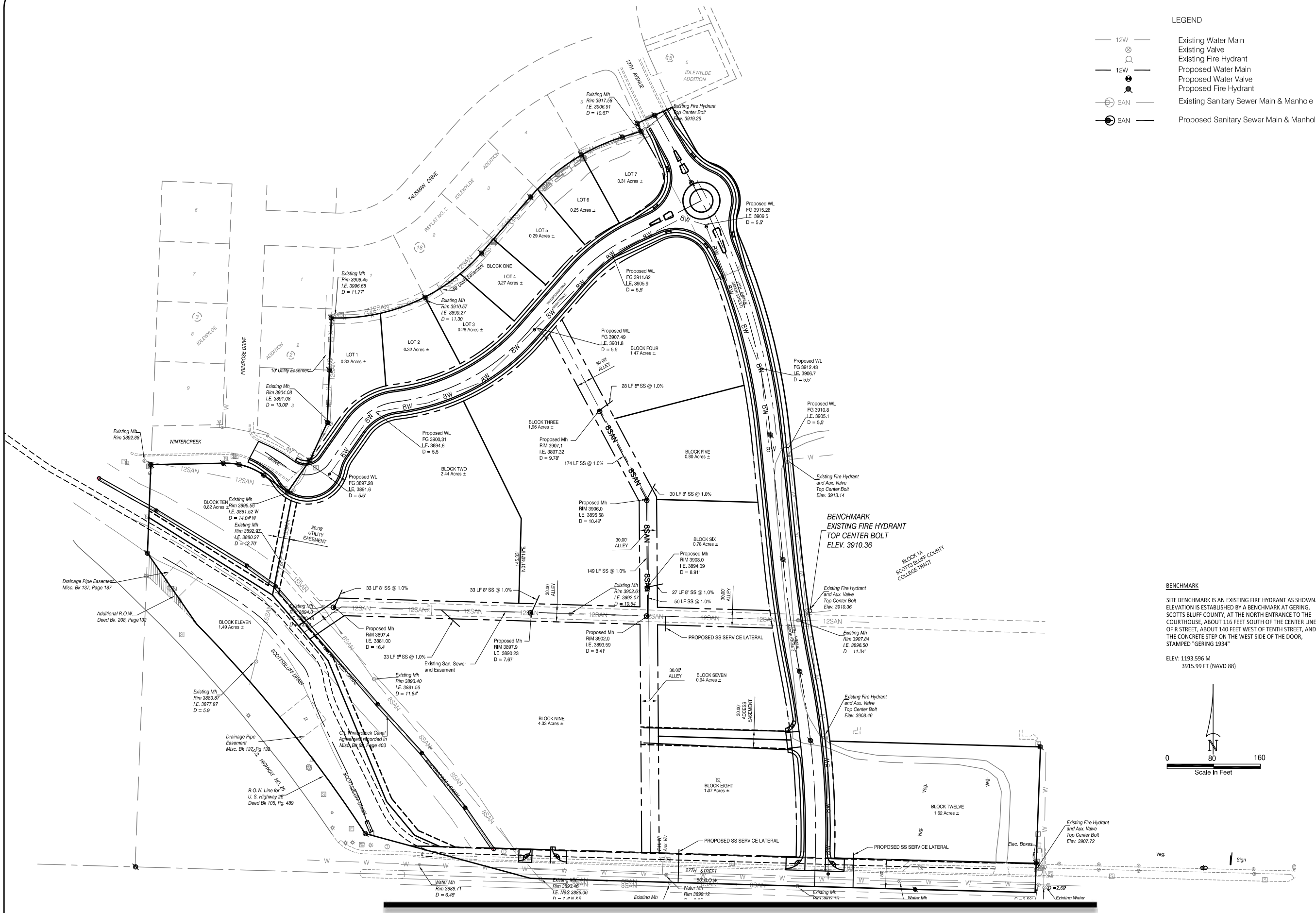
PROJECT NUMBER:	RM130010-00
PROJECT DATE:	SEPT. 30, 2013
PROJECT MGR:	D.S.
PROJECT TEAM:	D.S./C.L.N./K.B.

SEAL

12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 2 OF 6

M-1



LEGEND

- 12W Existing Water Main
- Existing Valve
- Existing Fire Hydrant
- Proposed Water Main
- Proposed Water Valve
- Proposed Fire Hydrant
- SAN Existing Sanitary Sewer Main & Manhole
- Proposed Sanitary Sewer Main & Manhole

BENCHMARK

SITE BENCHMARK IS AN EXISTING FIRE HYDRANT AS SHOWN. ELEVATION IS ESTABLISHED BY A BENCHMARK AT GERING, SCOTTS BLUFF COUNTY, AT THE NORTH ENTRANCE TO THE COURTHOUSE, ABOUT 116 FEET SOUTH OF THE CENTER LINE OF R STREET, ABOUT 140 FEET WEST OF TENTH STREET, AND IN THE CONCRETE STEP ON THE WEST SIDE OF THE DOOR, STAMPED "GERING 1934"

ELEV: 1193.596 M
3915.99 FT (NAVD 88)

0 80 160
Scale in Feet

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
WATER & SANITARY SEWER

CLIENT: TIM REGANIS

PROJECT NUMBER:
 RM130010-00

PROJECT DATE:
 SEPT. 30, 2013

PROJECT MGR:
 D.S.

PROJECT TEAM:
 D.S./C.L.N./K.B.

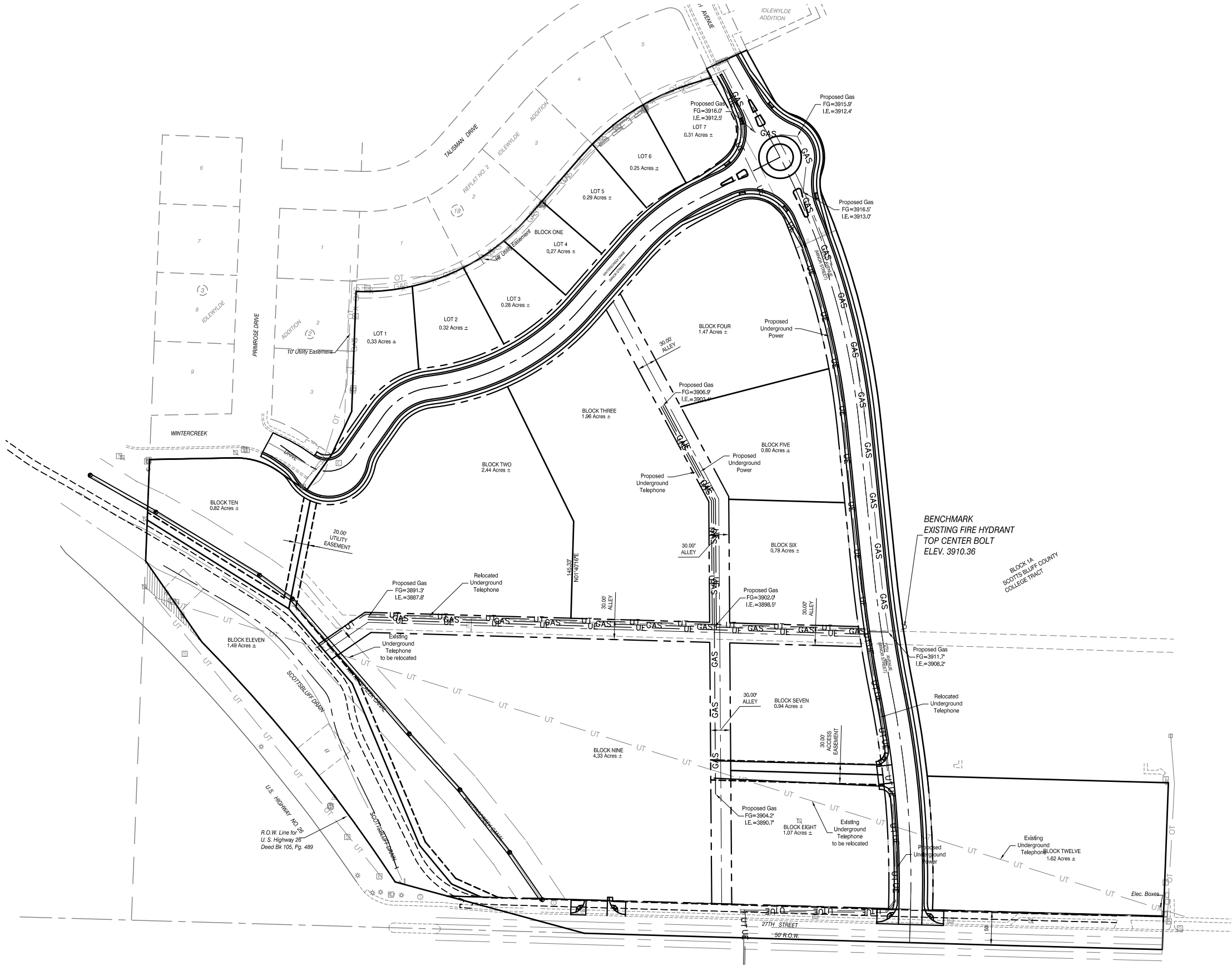
SEAL

DATE	REVISION
12-12-13	REV. BAKER REVIEW

SHEET 3 OF 6

W-S-1

U = 0.00



LEGEND

- GAS Existing Gas Line
- GAS Proposed Gas Line
- Light Pole
- UT Existing Underground Telephone
- UT Proposed Underground Telephone
- UE Existing Underground Power
- UE Proposed Underground Power

BENCHMARK

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ELEV: 1193.596 M
3915.99 FT (NAVD 88)

Scale in Feet

0 80 160

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818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
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PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
DRY UTILITIES

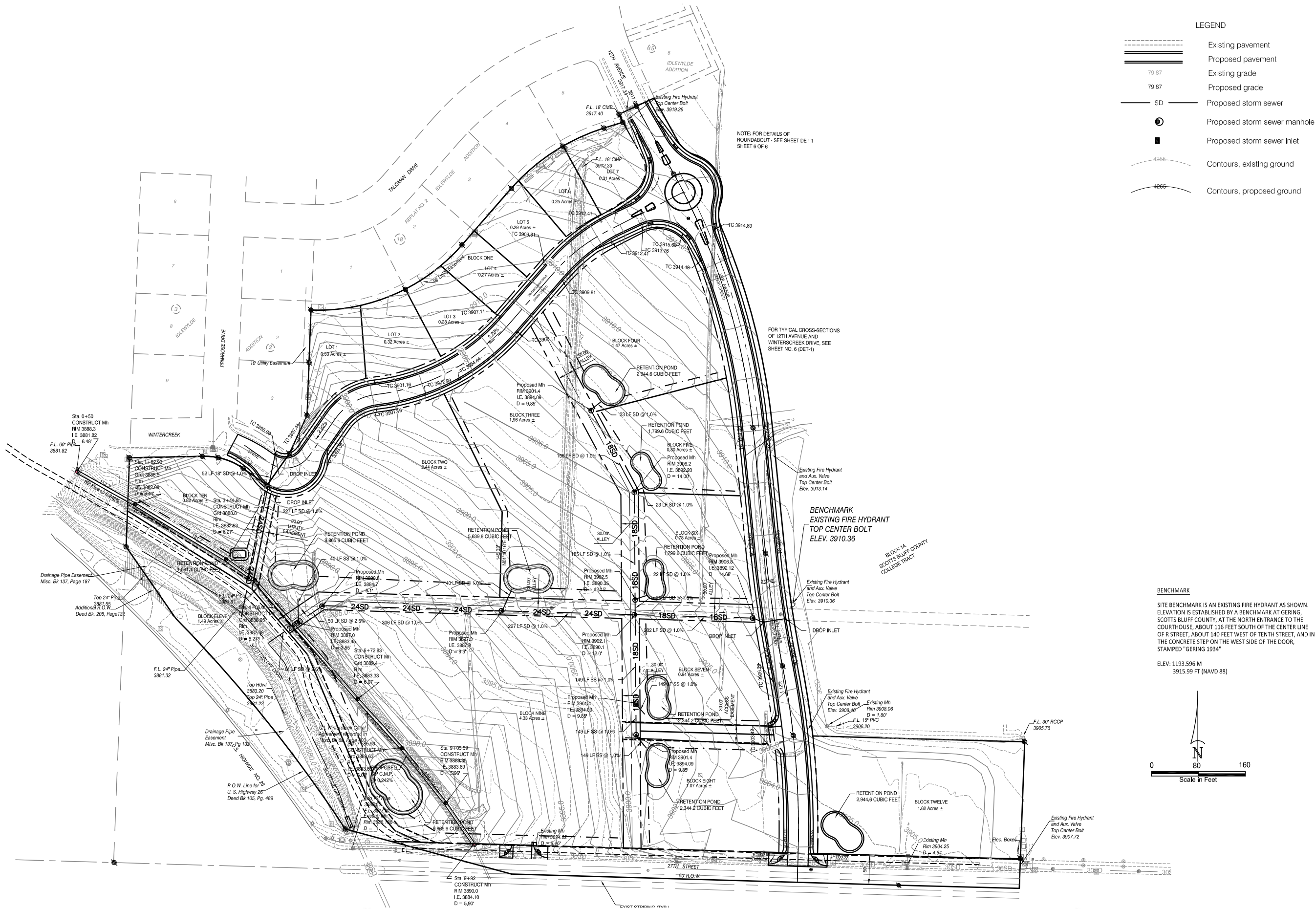
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PROJECT MGR:
D.S.
PROJECT TEAM:
D.S./C.L.N./K.B.

SEAL

12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 4 OF 6
UTIL-1



M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
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PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
PAVING, DRAINAGE,
& STORM SEWER

CLIENT: TIM REGANIS

PROJECT NUMBER:
RM130010-00
PROJECT DATE:
JAN. 30, 2014
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PROJECT TEAM:
D.S./C.L.N./K.B.

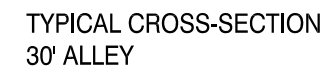
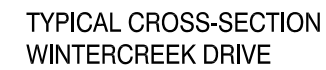
SEAL

12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 5 OF 6
PAV-1

Following are some general notes that apply to most roundabouts; several individual notes may not apply.

- [illegible]



**PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
DETAIL SHEET**

CLIENT: TIM REGANIS

PROJECT NUMBER: RM130010-00
PROJECT DATE: SEPT. 30, 2013
PROJECT MGR: D.S.
PROJECT TEAM: D.S./C.L.N./K.B.

SEAL 

DATE	REVISION

SHEET 6 OF 6

DET-1