

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz3

Annexation: Block 9, Five Oaks Subdivision

Annexation: Block 9 Five Oaks Subd.

Applicant(s): Jason Webb/Baker & Associates

Owner(s): Jason & Sami Webb

Location: SE corner 42nd St. & Ave I

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: May 12, 2014
Subject: Annexation
Location: S. of W 42nd St & E of Hwy 71
Five Oaks Subdivision, Block 9

Zoning: C-2
Property Size: 7.82 acres
Lots/Units: 1

Procedure

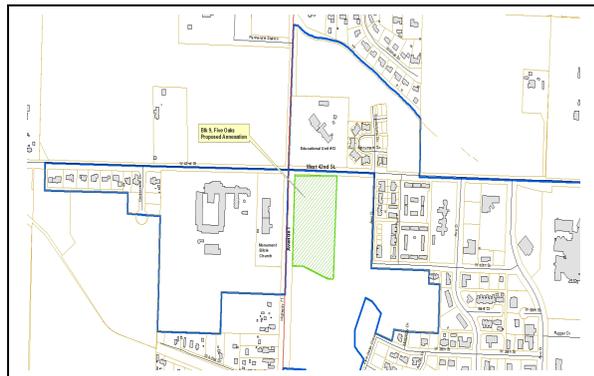
1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property

Background

The applicant(s), Jason Webb, has requested annexation of approximately 7.82± acres into the City's corporate boundaries. The property is situated south of West 2nd Street and East of Highway 71 (Avenue I). The property is zoned C-2 (Neighborhood & Retail Commercial).

The lot is currently vacant. Property to the west is Monument Bible Church which is zoned O & P, to the east is Educational Unit 13 zoned R-4, and property to the south is currently zoned Agricultural but is preliminary zoned for commercial use when the area develops. Property to the east is also zoned Agricultural and preliminary zoned for residential development. Block 9 has access to City utilities (water & sewer) along 42nd Street to the north and Avenue I to the west. As property develops to the east the streets and utility infrastructure will be put in.



Analysis

When reviewing this request, staff would recommend that you consider the following issues:

- 1) That the property is contiguous to existing corporate boundaries
- 2) Will the property have adequate access to infrastructure for the proposed development?
- 3) Will there be any negative effects from the annexation?
- 4) Access onto the site.
- 5) Are there any concerns or issues that could be generated by annexing the property?

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to annex property described as Block 9, Five Oaks Subdivision (7.82 acres) into the City's corporate limit boundary subject to the following condition(s):

1.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to annex property described as Block 9, Five Oaks Subdivision (7.82 acres) into the City's corporate limit boundary for the following reason(s):

Table

Make the motion to TABLE the request to annex property described as, Block 9, Five Oaks Subdivision (7.82 acres) into the City's corporate limit boundary for the following reason(s):

