

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz6

Final Plat Block 13

Final Plat: Lot 7, Blk 13, Five Oaks

Applicant(s): C&T Holdings Inc., Baker & Assoc.

Owner(s): C & T Holdings Inc.

Location: N of 38th St & E of Five Oaks Dr.

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	12,915 Sq. Ft.
Date:	May 12, 2014		
Subject:	Final Plat – Lot 7, Block 13, Five Oaks Subdivision		
Location:	North of 38th St. & E of Five Oaks Drive		

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), C and T Holdings, represented by Baker and Associates, have requested approval of a final plat of Lot 7, Block 13, Five Oaks Subdivision. This final plat consists of one parcel of approximately 12,915 square feet. The parcel is situated north of 38th Street, and East of Five Oaks Drive. This lot will also be rezoned and annexed into the City of Scottsbluff corporate limits with language specified on the plat.

The parcel will have access from 38th Street to the south and Five Oaks Drive to the west; the lot will be able to access existing water and sewer lines along which were previously put in by the Developers.

The plat was reviewed by the City Public Works Department and the City Consultants, M.C. Schaff and Associates.

Analysis

Staff has reviewed the final plat and recommends the Planning Commission makes positive recommendation of the proposed final plat with annexation to City Council.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lot 7, Block 13, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lot 7, Block 13, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Lot 7, Block 13, Five Oaks Subdivision situated in the NW¼ of Section 14, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

**FINAL PLAT OF
LOT 7, BLOCK 13, FIVE OAKS SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
04-14-14	DRAFTED SURVEY	CJG

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Land Survey & Final Plat of Five Oaks Block 13			
Plan Sheet			
Baker Project Number: 023-020-14			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
023	04-14-2014	1 of 2	2

