

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz7

Annexation Block 6 & Block 14 Five Oaks

Annexation: Lots 1-3, Tr 2, Blk 6 & Lot 8, Tr 1, Blk. 14, Five Oaks

Applicant(s): C & T Holdings/Baker & Associates

Owner(s): C & T Holdings

Location: West of Five Oaks Dr. & N of Scottsbluff Drain

Staff Contact: Annie Urdiales

SCOTTSBUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning: Current	Ag
From:	Development Services Department	Property Size:	3.0±
Date:	May 12, 2014		
Subject:	Annexation – Lots 1-3, Tract 2, Block 6, & Lot 8, Tr. 1, Blk. 14, Five Oaks Subdivision		
Location:	South of 42nd Street and East of Hwy 71		

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 & T Holdings, represented by Baker and Associates, has requested annexation of property described as proposed Lot 8, & Tract 1, Block 14 and Lots 1-3, & Tract 2, Block 6, Five Oaks Subdivision. These parcels are approximately 3.0± acres and situated north of 36th Street and West of Maple Drive, (south of 42nd Street, East of Highway 71).

These parcels are part of the revised preliminary plat and will be accessed most will be accessed off of Five Oaks Drive which will be constructed with a Paving District approved by the City Council. The change in zoning and annexing the final plats will allow for development of the residential lots.

Analysis

Staff has reviewed the request and recommends the Planning Commission makes positive recommendation of the annexation to City Council.

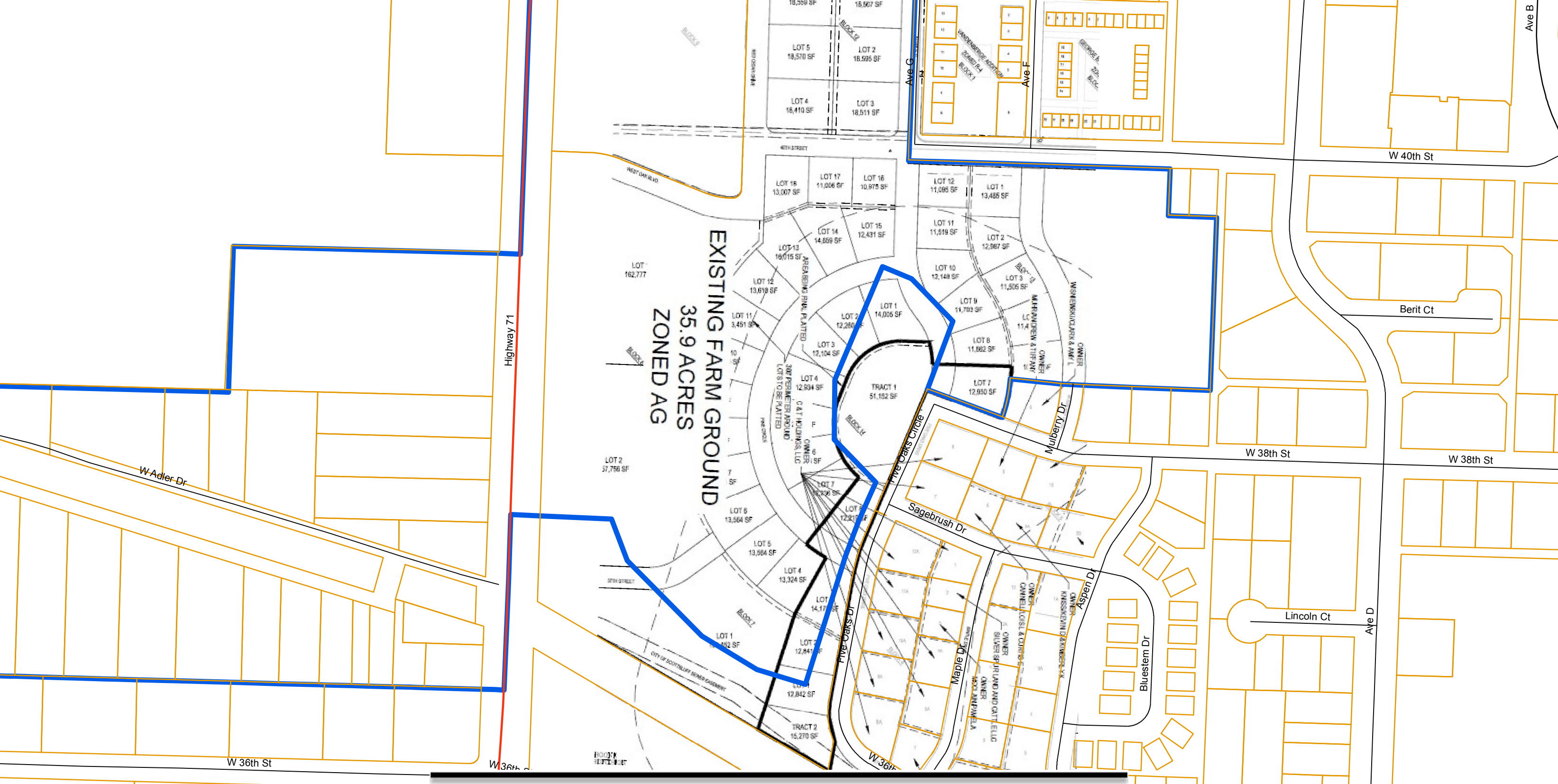
RECOMMENDATION

Approve: Make a Positive Recommendation to the City Council to approve the annexation of Lot 8, & Tract 1, Block 14 and Lots 1-3, & Tract 2, Block 6, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska into the City Corporate limits subject to the following condition(s):

Deny: Make a Negative Recommendation to the City Council to disapprove the annexation of Lot 8, & Tract 1, Block 14 and Lots 1-3, & Tract 2, Block 6, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska into the City Corporate limits for the following reason(s):

Table: Make the motion to TABLE the annexation of Lot 8, & Tract 1, Block 14 and Lots 1-3, & Tract 2, Block 6, Five Oaks Subdivision situated in the NW¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska City Corporate limits for the following reason(s):

Annexation Request, Page 1



EXISTING FARM GROUND
35.9 ACRES
ZONED AG