

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz8

Final Plat Block 6, Five Oaks Subdivision

Final Plat: Lots 1-3, Tract 2, Block 6, Five Oaks

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

Owner(s): C & T Holdings

Location: West of Five Oaks Drive, N of Scottsbluff Drain

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

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| To: | Planning Commission | Zoning: | Current Ag –chg. to R-1A |
| From: | Development Services Department | Property Size: | 55,138 Sq. Ft. |
| Date: | May 12, 2014 | | |
| Subject: | Final Plat – Lots 1-3, & Tr.2 Block 6, Five Oaks Subd. | | |
| Location: | West of Five Oaks Drive & north of Scottsbluff Drain | | |

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, have requested approval of a final plat of Lots 1-3 and Tract 2, Block 6, Five Oaks Subdivision. This final plat consists of four parcels of approximately 55,138 square feet (1.26 acres). The parcels are situated north of the Scottsbluff Drain and West of the proposed Five Oaks Drive. These lots will also be rezoned and annexed into the City of Scottsbluff corporate limits with an ordinance for annexation which will redefine the current line.

The parcels will have access from Five Oaks Drive; the lots 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 approval of the ordinance to annex and rezone by City Council.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of 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, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Approval of ordinance to annex and rezone.

Final Plat Request, Page 1

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of 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., City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1-3, & Tract 2, Block 6, 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):

