

City of Scottsbluff, Nebraska

Monday, May 12, 2014

Regular Meeting

Item NewBiz9

Final Plat, Block 14

Final Plat: Lot 8, Tract 1, Block 14, Five Oaks Subdivision

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

Owner(s): C & T Holdings

Location: West of Five Oaks Drive, N of Pine Circle

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Ag –chg. to R-1A
From:	Development Services Department	Property Size:	63,561 Sq. Ft.
Date:	May 12, 2014		
Subject:	Final Plat – Lot 8, & Tr.1 Block 14, 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 Lot 8 and Tract 1, Block 14, Five Oaks Subdivision. This final plat consists of two parcels of approximately 63,561 square feet. The parcels are situated north of proposed Pine Circle and West of the proposed Five Oaks Drive. Tract 1 is a little over an acre and will be developed for retention of storm water and as a park area for the neighborhood. Lot 8 (12,343 S.F) will be a residential lot. These lots will also be rezoned and annexed into the City of Scottsbluff corporate limits with an ordinance for annexation which redefines the current line.

The parcels will have access from Five Oaks Drive; Lot 8 can also be accessed from proposed Pine Circle 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 Lot 8, & Tract 1, Block 14, 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):

Final Plat Request, Page 1

Approval of ordinance to annex and rezone.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lot 8, & Tract 1, Block 14, 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 8, & Tract 1, Block 14 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 8 AND TRACT 1 OF BLOCK 14 OF 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

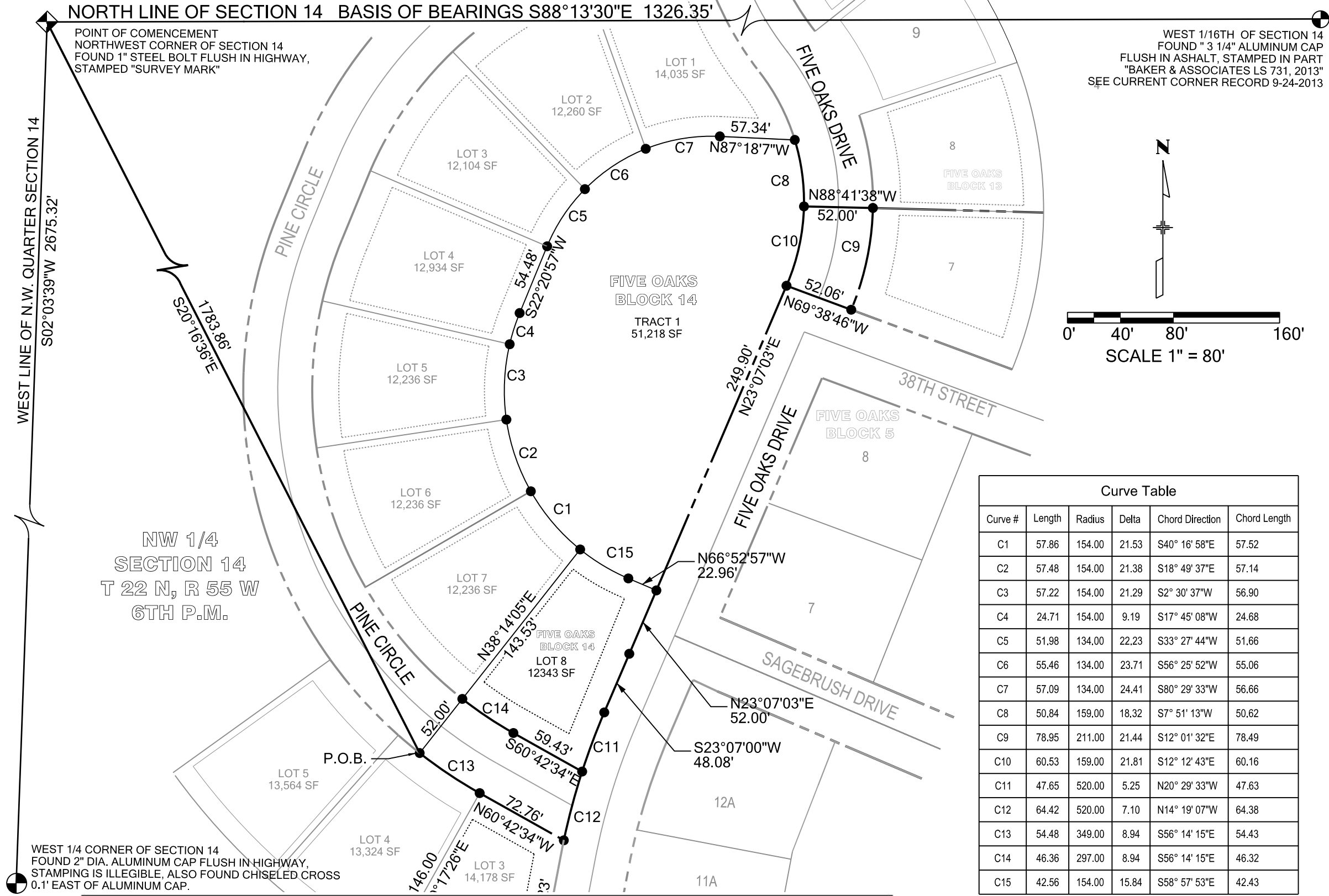
Date	Description	Initials
04-14-14	DRAFTED SURVEY	CJG

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Engineers * Architects * Surveyors
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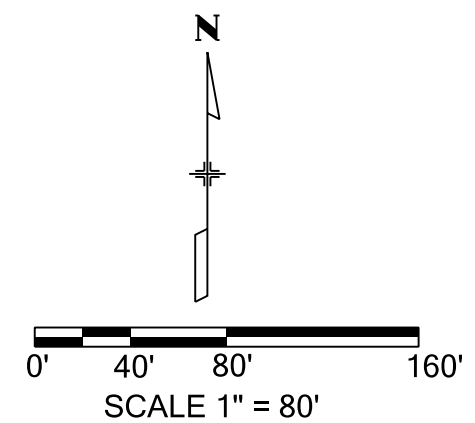
Land Survey & Final Plat of Five Oaks Block 14

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



WEST 1/16TH OF SECTION 14
FOUND " 3 1/4" ALUMINUM CAP
FLUSH IN ASPHALT, STAMPED IN PART
"BAKER & ASSOCIATES LS 731, 2013"
SEE CURRENT CORNER RECORD 9-24-2013



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.86	154.00	21.53	S40° 16' 58"E	57.52
C2	57.48	154.00	21.38	S18° 49' 37"E	57.14
C3	57.22	154.00	21.29	S2° 30' 37"W	56.90
C4	24.71	154.00	9.19	S17° 45' 08"W	24.68
C5	51.98	134.00	22.23	S33° 27' 44"W	51.66
C6	55.46	134.00	23.71	S56° 25' 52"W	55.06
C7	57.09	134.00	24.41	S80° 29' 33"W	56.66
C8	50.84	159.00	18.32	S7° 51' 13"W	50.62
C9	78.95	211.00	21.44	S12° 01' 32"E	78.49
C10	60.53	159.00	21.81	S12° 12' 43"E	60.16
C11	47.65	520.00	5.25	N20° 29' 33"W	47.63
C12	64.42	520.00	7.10	N14° 19' 07"W	64.38
C13	54.48	349.00	8.94	S56° 14' 15"E	54.43
C14	46.36	297.00	8.94	S56° 14' 15"E	46.32
C15	42.56	154.00	15.84	S58° 57' 53"E	42.43