

City of Scottsbluff, Nebraska

Monday, September 8, 2014

Regular Meeting

Item NewBiz3

Preliminary Plat

Preliminary Plat: Premier Estates, Block 1, & 2

Applicant: Paul Reed Construction

Owner(s): Judson/Susan Martin

Location: N of CR H (56th St) & W of Hwy 71

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Proposed R-1B
From:	Development Services Department	Property Size:	40.96 acres
Date:	September 8, 2014		
Subject:	Preliminary Plat – Premier Estates 2014		
Location:	North of W 56 th Street & West of Highway 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), Paul Reed Construction, representing property owners Judson & Susan Martin, are requesting approval of a preliminary plat for Premier Estates. This area includes Blocks 1 and 2, with a total of 12 lots which are each approximately a little over three acres each. The property owners have also requested a zone change from Ag to Rural Residential. These parcels are located north west of the Scottsbluff Country Club. Access onto the parcels will be from County Road H (56th St.) with a private road serving the twelve proposed lots.

Analysis

Staff has reviewed the plat and asked for some changes to the preliminary plat, these changes will need to be in place before the final plat is approved and sent forward for City Council approval. The preliminary plat changes and additions include: right of way widths and easements, curves and tangents need to meet standards, a drainage report for the development. If a PUD – Planned Unit Development is planned a special use permit will need to be applied for and approved by the Planning Commission. A PUD allows waivers for some of these standards.

Lot Sizes

The parcel size of these lots will meet requirements for the R-1B Rural Residential, three acres and the lots will be serviced with water wells and septic systems.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary plat Premier Estates subject to the following condition(s):

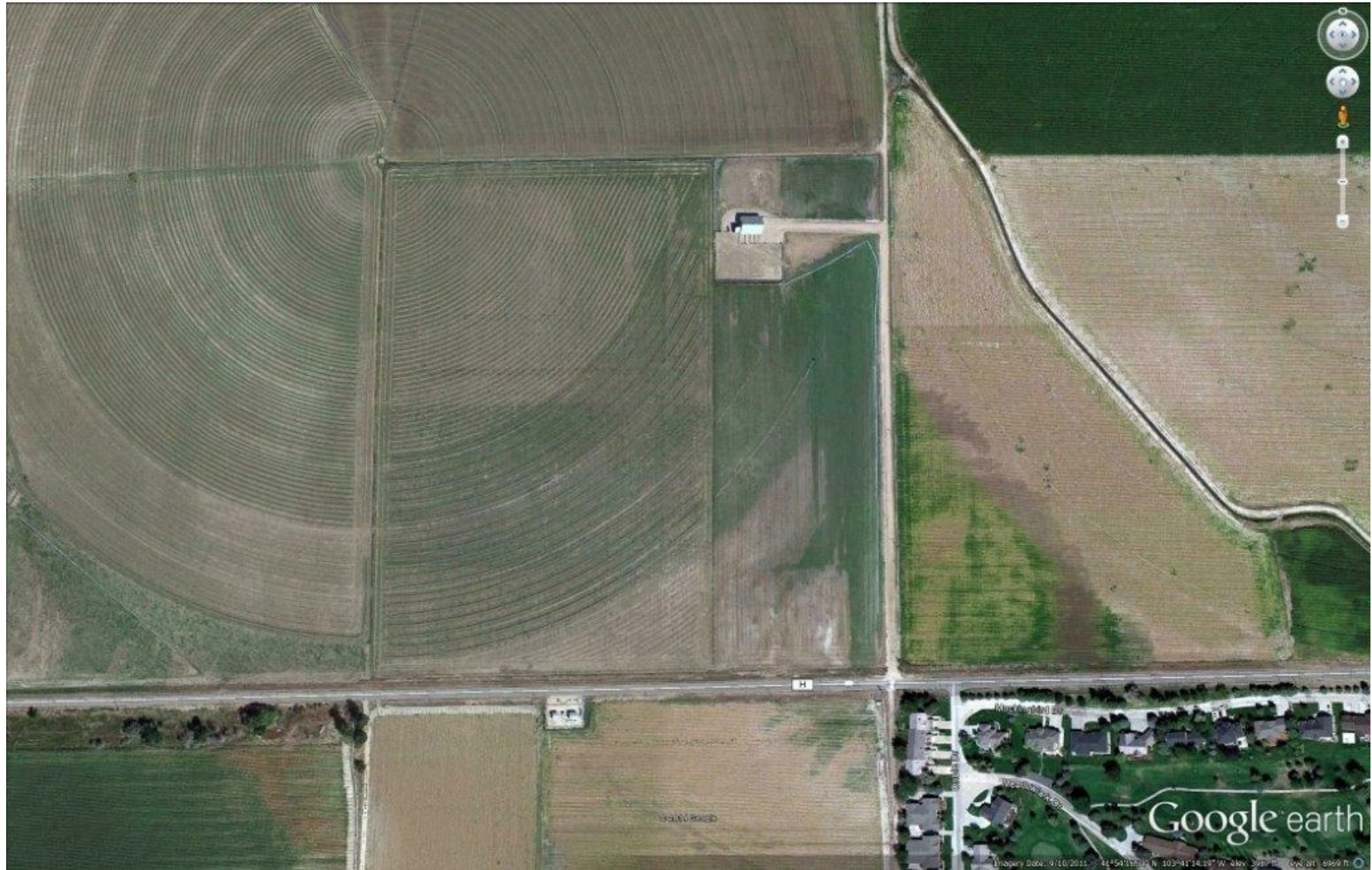
1. **Final Drainage Report Approval.**
2. **Right of Way and easements meet City Standards of City subdivision code.**

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove preliminary plat Premier Estate's site approval for the following reason(s):

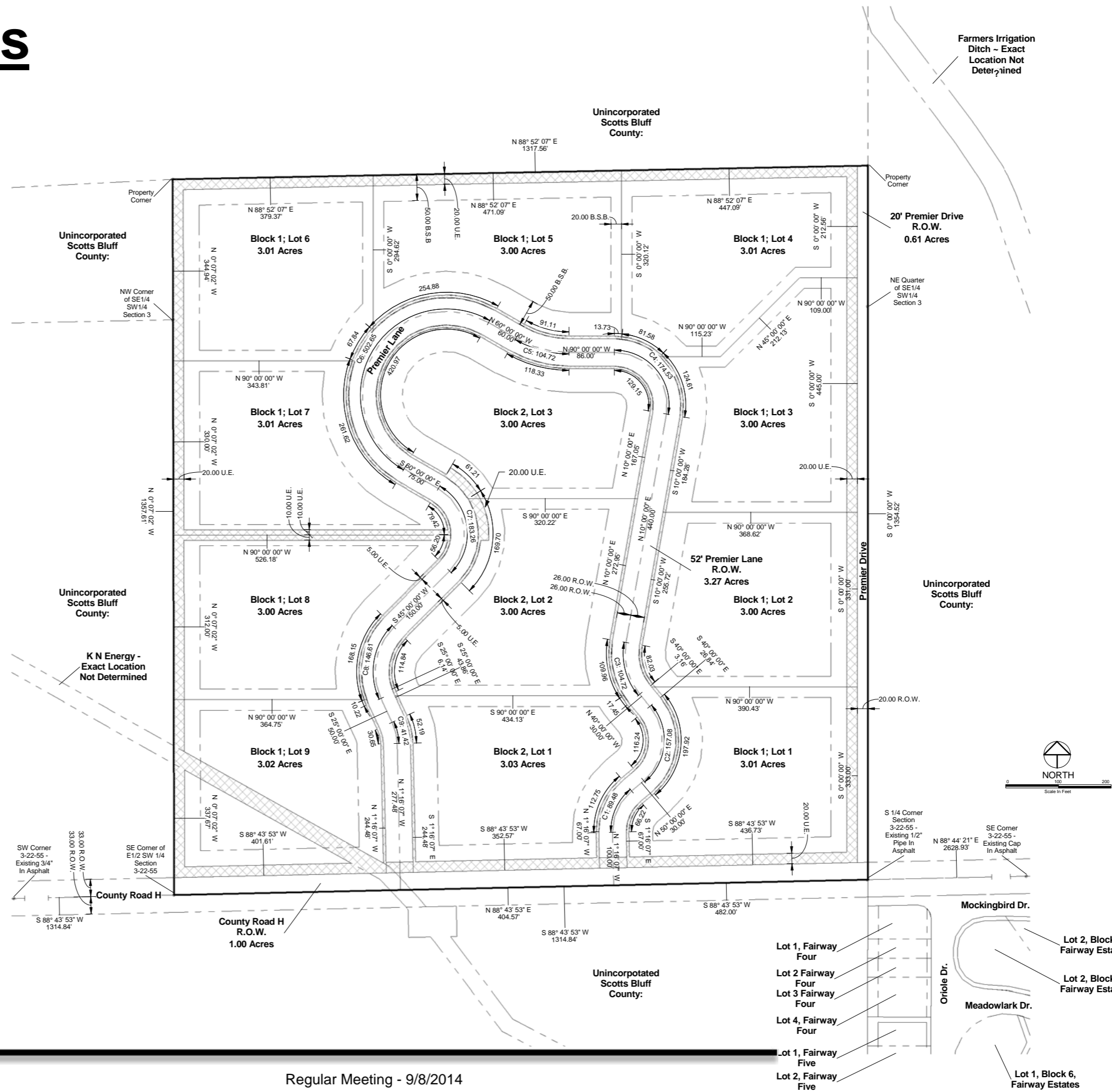
Table

Make the motion to TABLE the preliminary plat Premier Estates approval for the following reason(s):



A Plat Of Unincorporated Land To A Subdivision In Scotts Bluff County, Nebraska

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Premier Lane Centerline								
Mark	Chord Distance	N/S	Bearing	E/W	L/R	Radius	Arc Length	Delta
R1; S1	482.00	S	88° 43' 53"	W				
R2; S2	100.00	N	1° 16' 07"	W				
R3; C1	86.53	N	24° 21' 57"	E	L	100.00	89.48	51° 16' 07"
R4; S3	30.00	N	50° 00' 00"	E				
R5; C2	141.42	N	5° 00' 00"	E	R	100.00	157.08	90° 00' 00"
R6; S4	30.00	N	40° 00' 00"	W				
R7; C3	101.43	N	15° 00' 00"	W	L	120.00	104.72	50° 00' 00"
R8; S5	440.00	N	10° 00' 00"	E				
R9; C4	153.21	N	40° 00' 00"	W	R	100.00	174.53	100° 00' 00"
R10; S6	86.00	N	90° 00' 00"	W				
R11; C5	103.53	N	75° 00' 00"	W	L	200.00	104.72	30° 00' 00"
R12; S7	60.00	N	60° 00' 00"	W				
R13; C6	320.00	S	30° 00' 00"	W	R	160.00	502.65	180° 00' 00"
R14; S8	75.00	S	60° 00' 00"	E				
R15; C7	158.67	S	7° 30' 00"	E	L	100.00	183.26	105° 00' 00"
R16; S9	150.00	S	45° 00' 00"	W				
R17; C8	137.66	S	10° 00' 00"	W	R	120.00	146.61	70° 00' 00"
R18; S10	50.00	S	25° 00' 00"	E				
R19; C9	41.12	S	13° 08' 03"	E	L	100.00	41.42	23° 43' 53"
R20; S11	277.48	N	1° 16' 07"	W				
R21; S12	404.57	N	88° 43' 53"	E				

Developer:
Paul Reed Construction & Supply, Inc.
2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com

Project Address:
County Of Scottsbluff
Township: 22N Range: 55W
Section: 3 Quarter: S/W
1/4 Quarter: S/E
Latitude: 41° 54' 16"N
Longitude: 103° 41' 16"W
General Elevation: 3980 Feet

[illegible]

Adam L. Reed
Premier Estates Block 1, Lots
1-9 And Block 2, Lot 1-3

PRELIMINARY
PLAT

Project number	XXXX-2014
Date	9/02/2014
Drawn by	Author
Checked by	Checker

1.0
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Scale 1" = 100'-0"

