City of Scottsbluff, Nebraska

Monday, October 13, 2014 Regular Meeting

Item NewBiz2

Final Plat with Ordinance to vacate N. Hts.

Final Plat: Lot 12A, Blk 2, Northern Heights

Applicant(s): M.C. Schaff & Associates

Owner(s): Torrington Town Homes LLC

Location: S of 35th St. & W of 2nd Ave

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY PLANNING COMMISSION STAFF REPORT

To: Planning Commission

From: Development Services Department Zoning: R-1A

Date: October 13, 2014 **Property Size:** 8,143 S.F. **Subject:** Final Plat – Lot 12A, replat of Lot 12, & part of 20' alley, Blk. 2, Northern Heights Add.

Location: East of Ave B, south of 35th Street & west of 2nd Avenue

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), Steve Herron, represented by M.C. Schaff and Associates, has requested approval of a final plat of Lot 12A, Block 2, Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20'alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. The final plat will re-align lot 12A with the lots to the west by lining up the south property line and will straighten the 20'alley behind the lot.

Mr. Herron has developed the lot residentially and the change in property line will make it easier for the new property owner(s) to maintain the alley which will be straightened in an east/west direction, currently the plat has the alley curving to the south. The parcels to the south are preliminary platted and will be revised when the lots are final platted. This plat includes an ordinance to vacate lot 12 and part of 20' alley which will also be submitted to City Council for approval.

Analysis

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

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lot 12A, Block 2, Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20'alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¹/₄ of Section 14, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

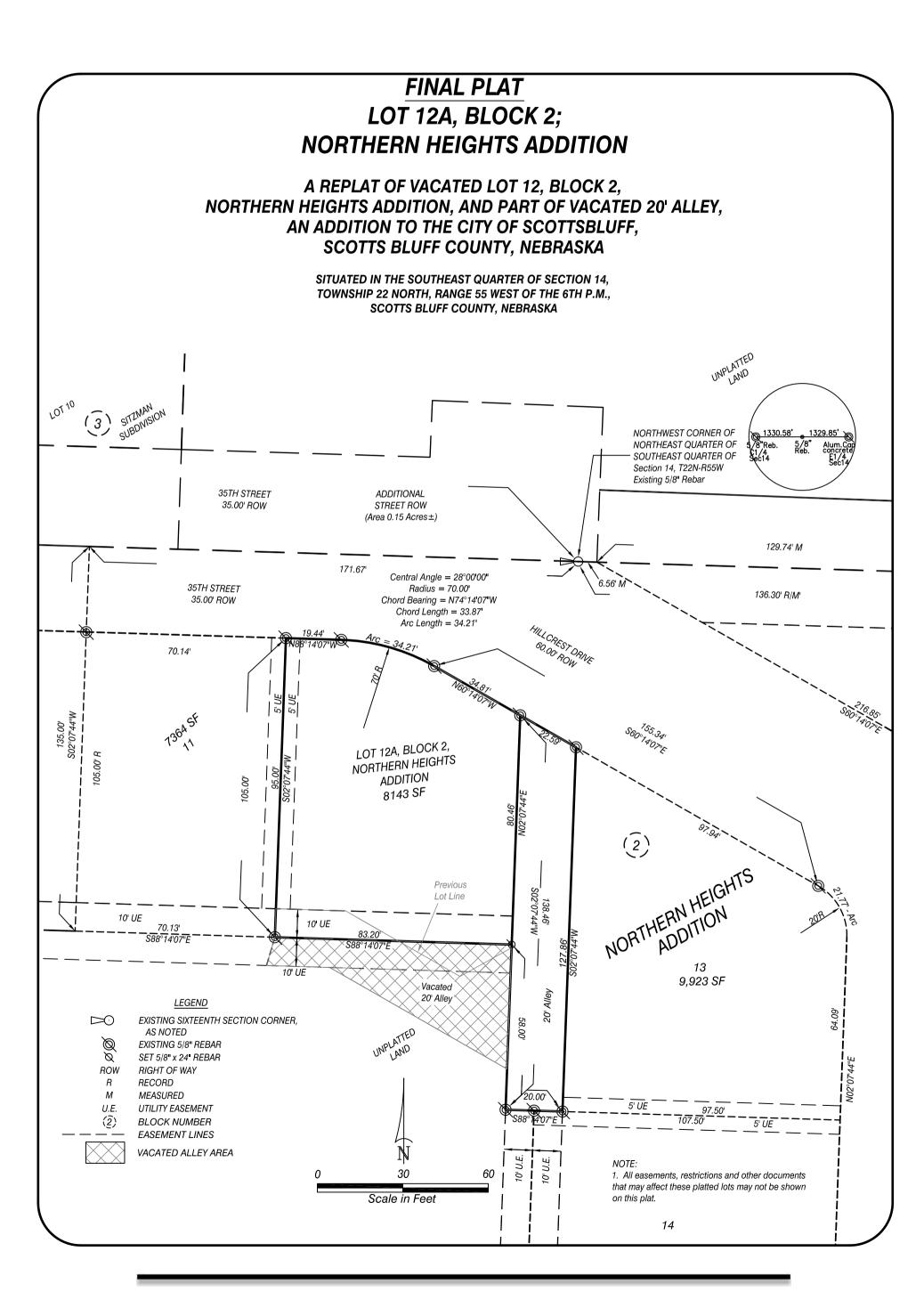
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Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final of plat Lot 12A, Block 2, Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition and part of 20' alley an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE 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 12A, Block 2, Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition and part of 20' alley an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of Section 14, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

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AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING LOT 12, BLOCK 2, NORTHERN HEIGHTS ADDITION TO THE CITY OF SCOTTSBLUFF AS WELL AS VACATING A PART OF A 20' ALLEY IN BLOCK 2 OF NORTHERN HEIGHTS ADDITION, ALL IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

OF THE OF COUNCIL CITY AND MAYOR THIE ORDAINED BY SCOTTSBLUFF, NEBRASKA: H BE

The owner of the property involved, Steve Herron, has requested that the City of Scottsbluff vacate the following property to allow for a replat: Section 1.

Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the southeast quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, including property described:

Commencing at the southwest corner of Lot 12, Block 2, Northern Heights Addition, as S88°14'07"E, a distance of 24.46 feet, thence bearing S60°14'07"E, a distance of 21.30 feet, to the Point of Beginning, thence N60°56'48"E, a distance of 20.71 feet, thence bearing N02°07'44"E, a distance of 1.13 feet, thence bearing N88°14'07"W, a distance of 39.86 feet, to the Point of Beginning, containing of 25.00 feet, thence a distance monumented by a 5/8" Rebar with cap, thence bearing S60°14'07"E, an area of 244 square feet, more or less; and on said bearing continuing

Part of a 20' alley in Block 2, Northern Heights Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the southeast quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, including property described: Beginning at the southwest corner of Lot 12, Block 2, Northern Heights Addition, as monumented by a 5/8" Rebar with cap, thence bearing S02°07'44"W, a distance of 10.00 feet, thence bearing S88°14'07"E, a distance of 43.33 feet, thence bearing N60°14'07"W, a distance of 21.30 feet, thence bearing N88°14'07"W, a distance of 24.46 feet, to the Point of Beginning, containing an area of 339 square feet, more or less; and

distance of 22.15 feet, thence bearing S60°14′07″E, a distance of 71.78 feet, thence bearing monumented by a 5/8" Rebar with cap, thence bearing S02°07'44"W, a distance of 10.00 feet, thence bearing S16°24'27"W, a distance of 10.34 feet, thence bearing S88°14'07"E, a N02°07'44"E, a distance of 42.58 feet, thence bearing S60°56'48"W, a distance of 20.71 feet, thence bearing N60°14'07"W, a distance of 46.30 feet, thence bearing N88°14'07"W, a distance of 24.46 feet, to the Point of Beginning, containing an area of 2,011 square feet, Block 2, Northern Heights Addition, Beginning at the southwest corner of Lot 12, more or less; as more fully set forth on the attached map, marked as Exhibit A and incorporated by this reference.

The City Council finds that the requesting party is the owner and that it is in the best interest of the City that the property be vacated as requested. Section 2.

Section 3. Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, along with portions of the alley as set forth above, are hereby vacated to allow for a replat of the property

This Ordinance shall become effective upon its passage, approval and publication as provided by law. Section 4.

4.	Mayor	Approved as to form:
PASSED AND APPROVED on, 2014.	Attest:	City Clerk (Seal)

