

# City of Scottsbluff, Nebraska

Monday, December 8, 2014

Regular Meeting

## Item NewBiz1

### Final Plat

*Final Plat: Eisele Subdivision*

*Applicant: M.C. Schaff & Associates/Darwin Adams*

*Owner: Darwin Adams*

*Address: 1005 S. Beltline Hwy West*

*Location: N of S. Beltline Hwy W & West of Ave I*

**Staff Contact:**

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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<b>To:</b>	Planning Commission	<b>Zoning:</b>	C-3
<b>From:</b>	Development Services Department	<b>Property Size:</b>	3.83 ± acres
<b>Date:</b>	December 8, 2014		
<b>Subject:</b>	Lots 1C, 1D, & 1E, Eisele Subdivision a replat of Lot 1A, Eisele Subdivision in the City of Scottsbluff, Scotts Bluff County, NE.		
<b>Location:</b>	North of South Beltline Hwy W & West of Avenue I		

### 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), Darwin Adams, has requested approval of a final plat prepared by M.C. Schaff and Associates. They are re-platting Lot 1A, Eisele Subdivision a replat of Lot 1, Eisele subdivision. This property is located in a C-3, heavy commercial zoning district. Property to the west is ABC nursery and properties to the east include a car wash, business offices, and a realty company. Mr. Adams is asking to divide Lot 1A, into three separate lots, currently a building is under construction on proposed lot 1D. Potentially another building will be constructed on Lot 1E sometime in the near future; this leaves Lot 1C which abuts an alley on the north a 30' access easement on the north end of lot 1D will also allow access back and forth between lots 1C & 1E.

### Analysis

City Staff met with Mr. Adams and discussed several options on dividing the lot. This plan seemed to be the best option for the division of the lots, and will allow for future boundary changes of the lots if surrounding property is sold. The lots meet the standards of the C-3 Heavy Commercial district.

### RECOMMENDATION

#### *Approve*

**Make a POSITIVE RECOMMENDATION** to the City Council to approve a final plat of Lots 1C, 1D, 1E, Eisele Subdivision, a replat of Lot 1A, Eisele Subdivision, a subdivision of Lot 1, Eisele Subdivision, a Subdivision in the City of Scottsbluff, Scots Bluff County, Nebraska, situated in the NE ¼ of Section 27, T22N, R55 W of the 6<sup>th</sup> P.M. with the following condition(s):

#### *Deny*

**Make a NEGATIVE RECOMMENDATION** to the City Council to disapprove final plat Lots 1C, 1D, 1E, Eisele Subdivision, a subdivision of Lot 1A, Eisele Subdivision, a subdivision of Lot 1, Eisele Subdivision, a Subdivision in the City of Scottsbluff, Scots Bluff County, Nebraska, situated in the NE ¼ of Section 27, T22N, R55 W of the 6<sup>th</sup> P.M. for the following reason(s):

#### *Table*

**Make the motion to TABLE** the final plat of Lots 1C, 1D, 1E, Eisele Subdivision, a subdivision of Lot 1A, Eisele Subdivision, , a subdivision of Lot 1, Eisele Subdivision, a Subdivision in the City of Scottsbluff, Scots Bluff County, Nebraska, situated in the NE ¼ of Section 27, T22N, R55 W of the 6<sup>th</sup> P.M. for the following reason(s):

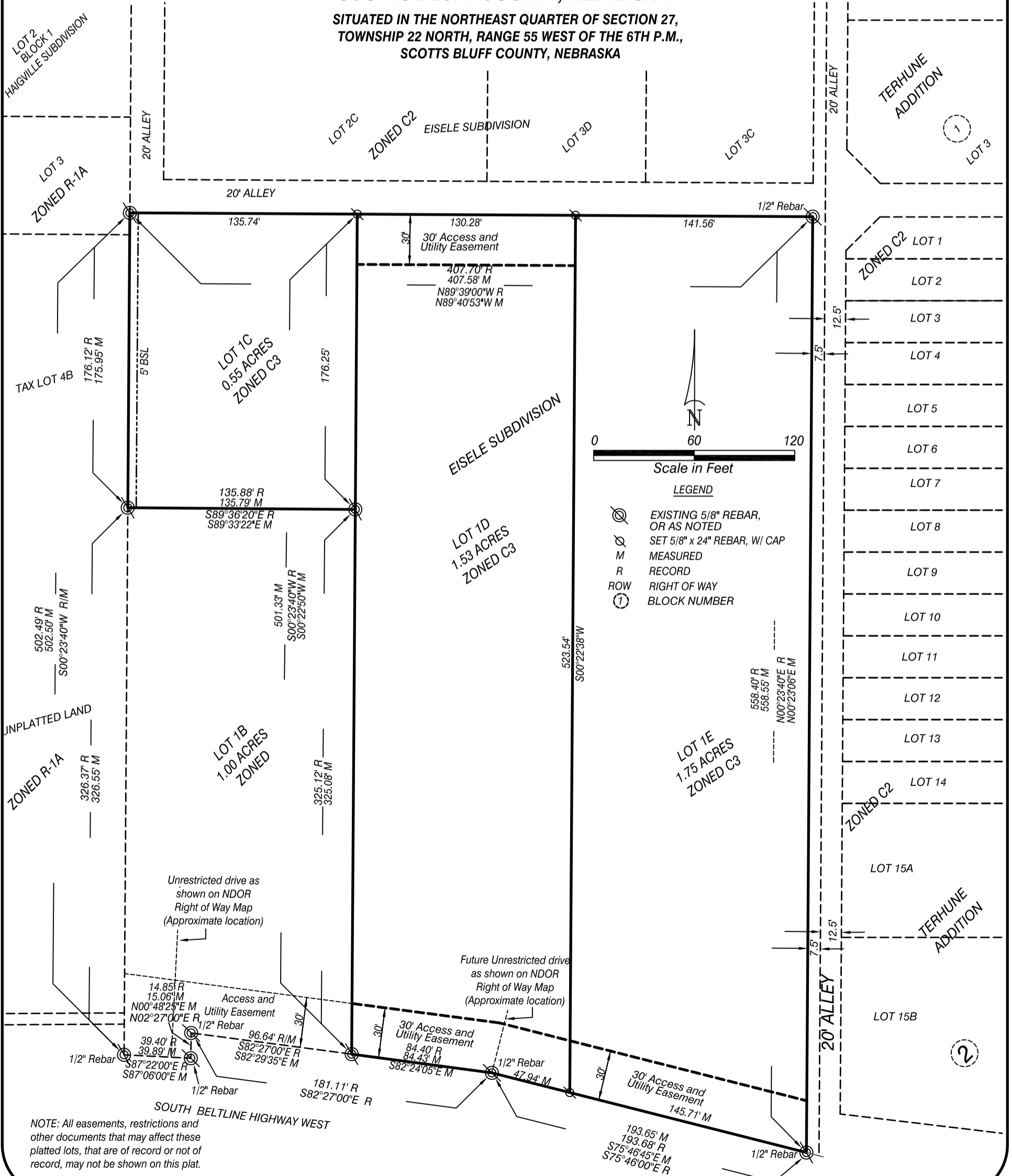
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# FINAL PLAT

## LOTS 1C, 1D AND 1E, EISELE SUBDIVISION,

A REPLAT OF LOT 1A, EISELE SUBDIVISION,  
 A SUBDIVISION OF LOT 1, EISELE SUBDIVISION  
 A SUBDIVISION IN THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHEAST QUARTER OF SECTION 27,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
 SCOTTS BLUFF COUNTY, NEBRASKA



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.