

City of Scottsbluff, Nebraska
Monday, February 2, 2015
Regular Meeting

Item Pub. Hear.3

Council to conduct a public hearing at 6:05 p.m. to consider a Resolution adopting a map showing allowable areas for large lot development into the Comprehensive Plan.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: February 2, 2015

AGENDA TITLE: Council to consider adopting a map showing allowable areas for large lot development into the Comprehensive Plan

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY:

SUMMARY EXPLANATION: The proposed code changes refer to a map in the Comprehensive Plan that would outline areas where subdivision could occur without extending utilities or paving streets. This is the map that would be adopted into the Comprehensive Plan to outline these areas. It is based on engineering recommendations and can be updated as needed.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission recommended adoption of this map into the Comprehensive Plan (see attached minutes).

STAFF RECOMMENDATION: Staff recommends adoption of this map into the Comprehensive Plan.

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map

Other (specify) _____

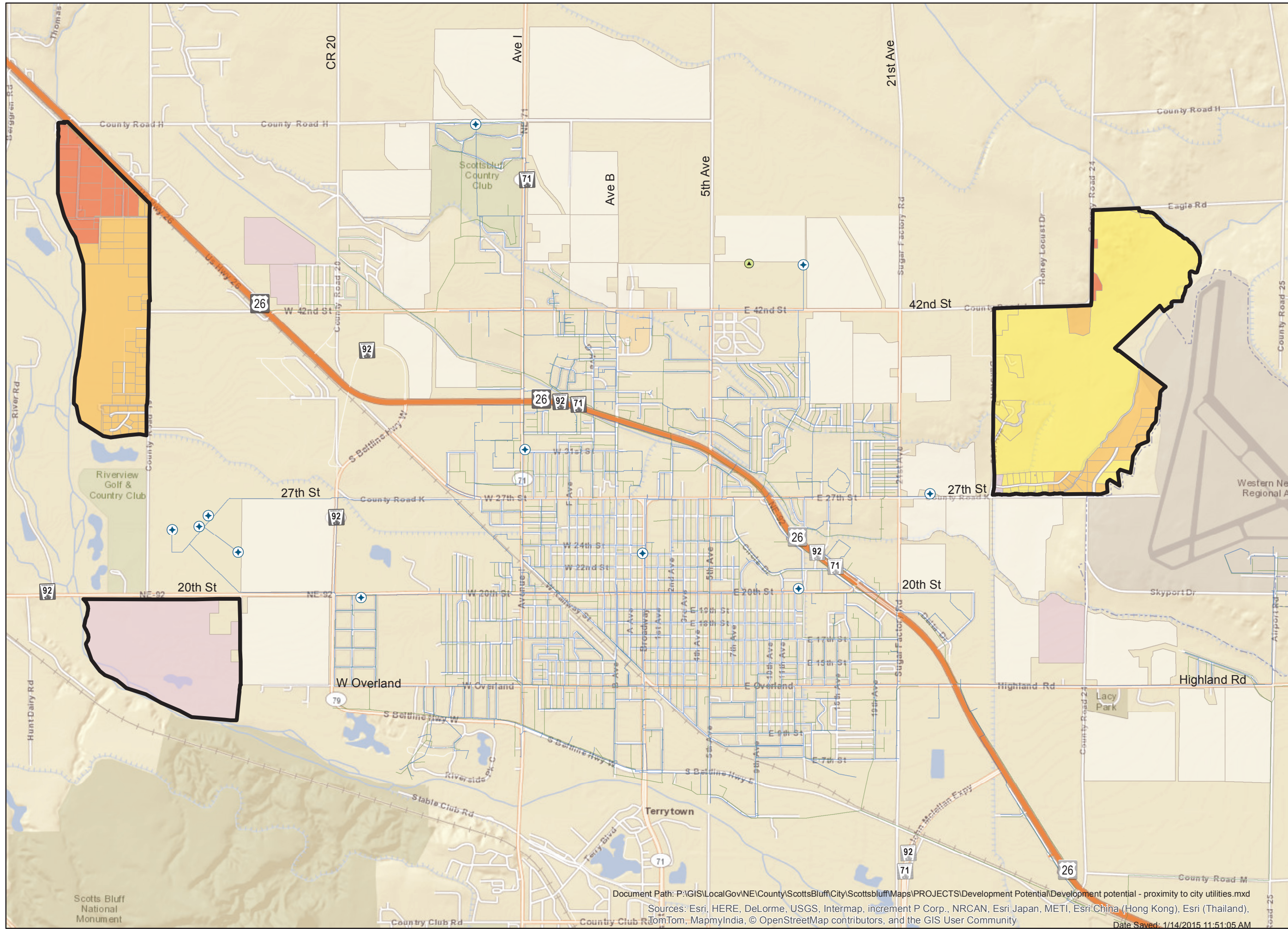
NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

Areas in which requirement for Water, Sewer, and Paving Improvements may be waived (Future R1-B)

City of Scottsbluff, NE



Proximity to Water & Sewer Utilities

Combined distance from existing utilities

- 0-2,500'
- 2,501-5,000'
- 5,001-7,500'
- 7,501-12,500'
- 12,501-17,500'

Future R1-B — Areas for Development (R1-B: Rural Residential Estate)

- Areas for Development (R1-B: Rural Residential Estate)
- Airport Boundary
- Wastewater Lines
- Water Main
- Irrigation Well
- Municipal Well

1 inch = 2,500 feet



818 South Beltline Hwy East
Scottsbluff, Nebraska 69361

Document Path: P:\GIS\LocalGov\NE\County\ScottsBluff\City\Scottsbluff\Maps\PROJECTS\Development Potential\Development potential - proximity to city utilities.mxd
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Date Saved: 1/14/2015 11:51:05 AM

RESOLUTION 15-_____

WHEREAS, Chapter 21, Article 1 of the Scottsbluff Municipal Code requires certain improvements to be constructed within subdivisions that are proposed or when an application for approval of the subdivision has been submitted to the City of Scottsbluff (“City”).

WHEREAS, §21-1-27 of the Scottsbluff Municipal Code states the Comprehensive Plan will have a map which designates areas outside of the City’s corporate limits where some or all of the improvements required for a subdivision to be approved are not be applicable;

WHEREAS, the map attached to and part of the Comprehensive Plan has now been completed and is submitted for the City Council’s approval.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Scottsbluff, Nebraska that the map, marked as Exhibit A, attached hereto and incorporated by this reference shall become a part of the City’s Comprehensive Plan, is now approved. The map of the designates areas, within the City’s Comprehensive Plan and extra territorial zoning jurisdiction, where some or all improvements under Chapter 21, Article 1 of the Scottsbluff Municipal Code may not be required before approval of an application for subdivision is granted by the Planning and Development Department for the City and the City Council for the City of Scottsbluff, Nebraska.

PASSED AND APPROVED this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk (Seal)