

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz3

Final Plat

Final Plat: Lots 1 & 2, Block 1, City Central Subdivision

Applicant(s): Galloway & Company

Owner(s): Fourplay LLC

Location: N or 8th St. between Bdwy & Ave B

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	13.67± acres
Date:	April 13, 2015		
Subject:	Final Plat –Lots 1 & 2, Block 1, City Central Subdivision		
Location:	N of 8th St. W of Broadway		

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), Galloway & Company, Inc., representing property owners, Fourplay, LLC, have requested approval of a final plat of Lots 1 & 2, Block 1, City Central Subdivision, a replat of Block 3, Farmland Industries Subdivision and tax lots 17 & 45, and a part of tax lots 18 & 44, situated in the NW ¼ of the NE ¼ of Section 26, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, NE. The final plat two lots; lot one consists of approximately 7.8± acres and lot 2 is approximately 6.03 ± acres. Lot one is zoned M-1 Light Manufacturing and Lot 2, is zoned M-1 Light Manufacturing and C-3 Heavy commercial. The applicants have submitted a rezone request along with the final plat and would like both lots to be zoned C-3 Heavy commercial. This is consistent with our comprehensive development plan. Properties to the north and south are zoned C-3, properties to the east and west are zone M-1, our goal is to have these properties eventually changed to C-3. A rezone of both lots has also been requested.

This replat will allow for commercial development of the property. Existing infrastructure is in place. No extension of public water mains and sewer mains are planned at this time.

The plat was reviewed by the City Staff, Public Works Department, and the City Consultants, M.C. Schaff and Associates. The final plat meets the zoning district guideline and staff recommends the Planning Commission makes positive recommendation of the proposed plat to City Council.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17

Final Plat Request, Page 1

& 45, and a part of Tax lots 18 & 44 situated in the NW ¼ of the NE ¼ of Section 26, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17 & 45, and a part of Tax lots 18 & 44 situated in the NW ¼ of the NE ¼ of Section 26, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

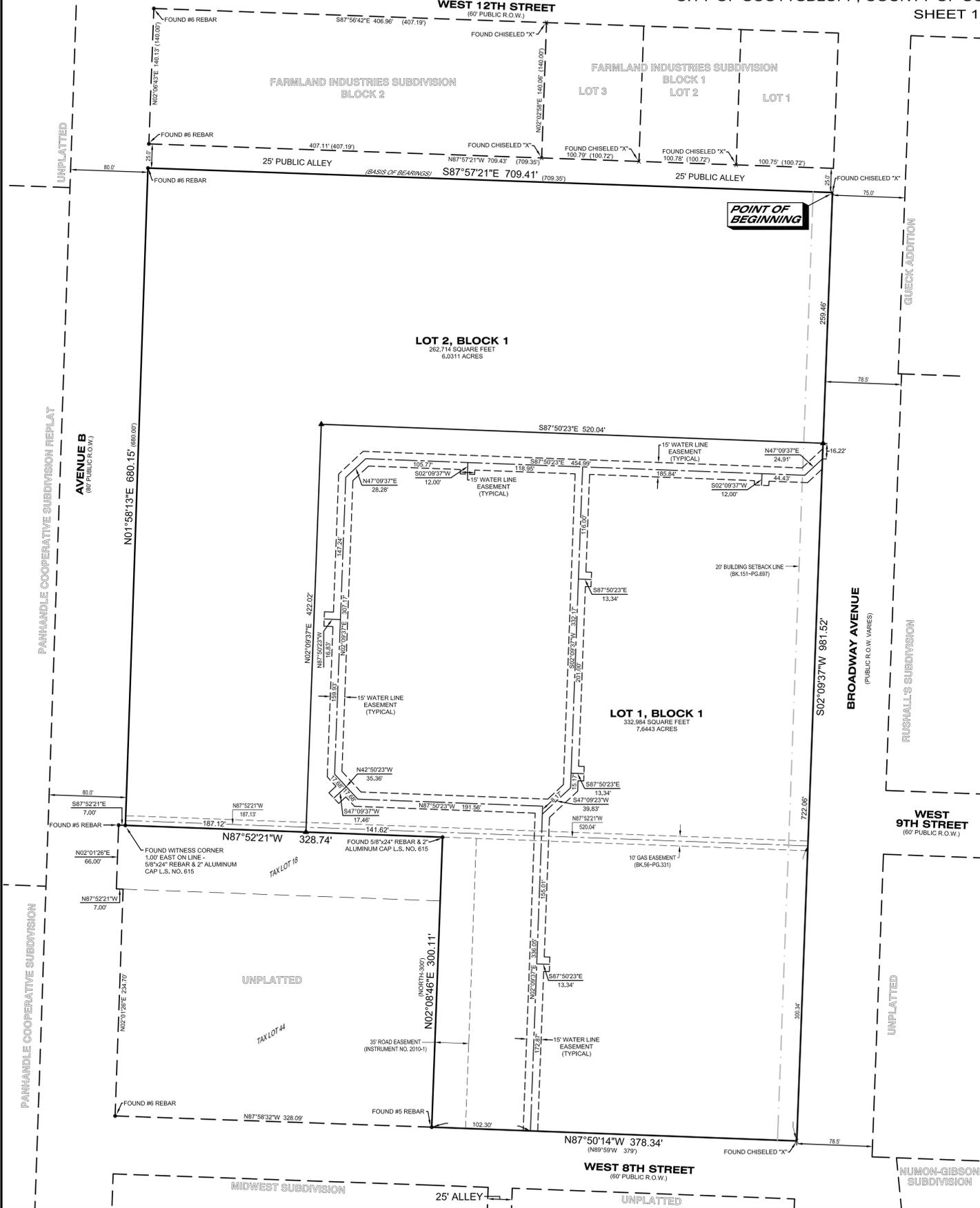
Table

Make the motion to TABLE the final plat of Lots 1 & 2, Block 1, City Central Subdivision a replat of Block 3, Farmland Industries subdivision and Tax lots 17 & 45, and a part of Tax lots 18 & 44 situated in the NW¼ of the NE ¼ of Section 26, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

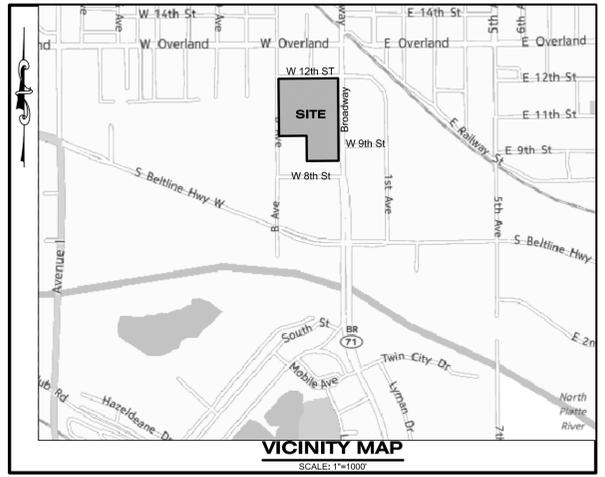
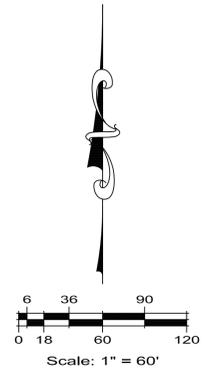
CITY CENTRAL SUBDIVISION

FINAL PLAT OF LOTS 1 & 2, BLOCK 1, CITY CENTRAL SUBDIVISION
 A REPLAT OF BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION AND TAX LOTS 17 & 45 AND A PART OF TAX LOTS 18 & 44
 SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA

SHEET 1 OF 1



LEGEND	
---	SUBDIVISION LINE
---	LOT LINE
---	ADJACENT PROPERTY
---	EASEMENT CENTER LINE
---	EASEMENT LINE
▲	FOUND MONUMENT AS DESCRIBED
▲	SET 5/8"x24" REBAR & 2" ALUMINUM CAP L.S. NO. 615 UNLESS NOTED OTHERWISE
(INSTRUMENT NO.)	INSTRUMENT NUMBER
(BK. - PG.)	BOOK-PAGE
R.O.W.	RIGHT-OF-WAY
L.S.	LAND SURVEYOR
NO.	NUMBER
'	DEGREES
"	MINUTES/FEET
"	SECONDS
N	NORTH
S	SOUTH
E	EAST
W	WEST



- GENERAL NOTES:**
- THIS SURVEY WAS BASED ON TITLE COMMITMENT FILE NUMBER NE1424538 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2014 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
 - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "C", "B" & "AO" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 310206 005 C LAST REVISED JUNE 15, 1979. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FEMA MAP AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION.
 - BEARINGS ARE BASED ON THE NORTH LINE BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION BEARING S87°57'21"E AS DEFINED IN THE U.S. STATE PLANE COORDINATE SYSTEM 1983 NEBRASKA ZONE 2600 AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
 - ALL UNITS ARE U.S. SURVEY FEET.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION, TAX LOT 17, TAX LOT 45 AND A PART OF TAX LOTS 18 & 44, CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3, FARMLAND INDUSTRIES SUBDIVISION, SAID POINT LYING ON THE WESTERLY R.O.W. LINE OF BROADWAY AVENUE; THENCE S02°09'37"W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 981.52 FEET TO THE INTERSECTION OF SAID WESTERLY R.O.W. LINE AND THE NORTHERLY R.O.W. LINE OF WEST 8TH STREET; THENCE N87°50'14"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 378.34 FEET; THENCE N02°08'46"E A DISTANCE OF 300.11 FEET; THENCE N87°52'21"W A DISTANCE OF 328.74 FEET TO THE EASTERLY R.O.W. LINE OF AVENUE B; THENCE N01°58'13"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 680.15 FEET TO THE INTERSECTION OF SAID EASTERLY R.O.W. LINE AND THE SOUTHERLY LINE OF A 25 FOOT ALLEY; THENCE S87°57'21"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 709.41 FEET TO THE POINT OF BEGINNING.

CONTAINING (595.698 SQUARE FEET, MORE OR LESS) 13.6753 ACRES, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "CITY CENTRAL SUBDIVISION"; AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF SCOTTSBLUFF, NEBRASKA, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:
 FOUR PLAY, LLC

BY: _____

PRINT NAME & TITLE _____

NOTARIAL:
 STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2015 A.D. BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT. THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____

MARK S. JOHANNES
 NEBRASKA R.L.S. NO. 615
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY

CLERK AND RECORDER:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SCOTTS BLUFF COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2015 AD, AT _____ O'CLOCK ____ M.

 COUNTY CLERK AND RECORDER

DEPUTY _____

BOOK NO. _____

PAGE NO. _____

INSTRUMENT NO. _____

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 www.engineerserviceco.com

Drawer No.: E-750 Date of Preparation: 03/12/2015 Date of Last Revision: 03/27/2015