

City of Scottsbluff, Nebraska

Monday, April 20, 2015

Regular Meeting

Item Pub. Hear.3

Council to consider a Final Plat for Lots 1 and 2, Block 2, City Central Subdivision, a replat of Block 3, Farmland Industries Subdivision and tax lots 17 and 45, and part of tax lots 18 & 44, City of Scottsbluff, Scotts Bluff Co., NE and approve the Resolution.

Staff Contact: Rick Kuckkahn, City Manager

Agenda Statement

Item No.

For meeting of: April 20, 2015

AGENDA TITLE: Final Plat for Lots 1 and 2, Block 2, City Central Subdivision, a replat of Block 3, Farmland Industries Subdivision and tax lots 17 and 45, and 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, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: 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 contains two lots; Lot 1 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 both 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 zoned M-1.

The plat has a 15' water utility easement, that loops around the building this easement borders three of the lot lines. The Planning Commission asked that the developers increase this easement to 25' to allow better access for emergency and utility vehicles for maintenance and emergencies. The Planning Commission also asked staff to work on some changes in code to address the language regarding alley access onto commercial business lots allowing for exceptions depending on the situation and type of development.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission at their regular meeting of April 13 2015 made positive recommendation to City Council, with the condition that the 15' water utility easement be changed to a 25' easement.

STAFF RECOMMENDATION: Approve final plat and resolution for filing at the Register of Deeds

EXHIBITS

Resolution X Ordinance Contract Minutes x Plan/Map x

Other (specify) _____

NOTIFICATION LIST: Yes X No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk