



City of Grand Island

Tuesday, August 23, 2016

Council Session

Item G-4

#2016-192 - Approving Preliminary Plat and Final Plat and Subdivision Agreement for Prairie Commons Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 23, 2016
Subject: Prairie Commons – Preliminary Plat & Final Plat
Presenter(s): Chad Nabity

Background

Prairie Commons Subdivision is located south of Husker Hwy., and west of US Hwy 281 in the City of Grand Island, Hall County, Nebraska 10 Lots and 95.32 acres.

Discussion

The preliminary and final plat for Prairie Commons Subdivision was considered by the Regional Planning Commission at the August 10, 2016 meeting.

A motion was made by Rainforth and seconded by Monter to approve Prairie Commons Subdivision as presented.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

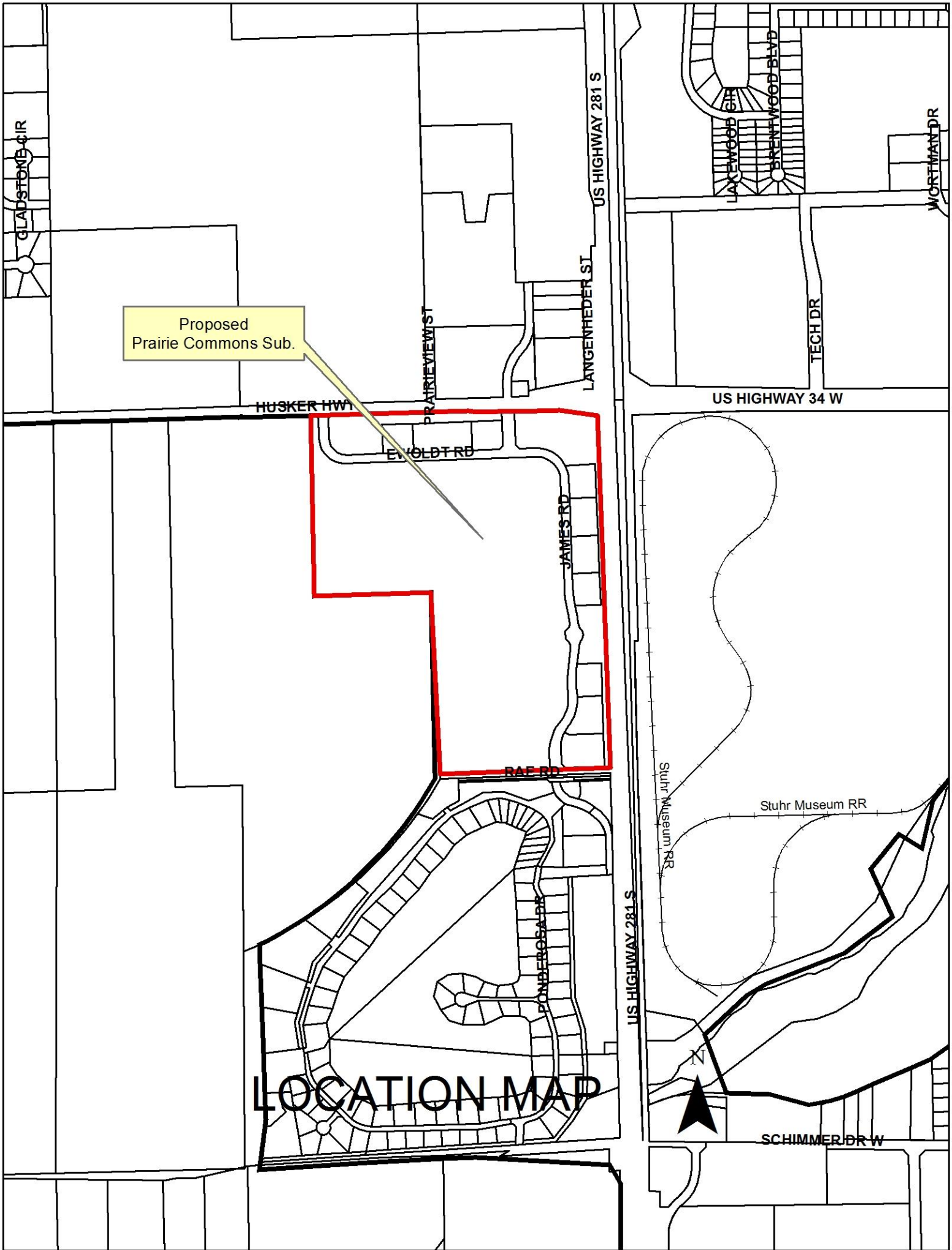
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Developers/Owners

Prataria Ventures, LLC
PO Box 2078
Grand Island NE 68802

To create 20 Lots (Preliminary Plat) and 10 Lots (Final Plat) located south of Hwy 34 and west of US Highway 281, in the City of Grand Island, Hall County, Nebraska.

Size: 95.32 acres.

Zoning: RO – Residential Office, B2 – General Business and CD - Commercial Development Zones.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is available.



RESOLUTION 2016-192

WHEREAS, Prataria Ventures, LLC, a Limited Liability Company, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "PRAIRIE COMMONS SUBDIVISION", a tract of land consisting of Part of the Northeast Quarter (NE1/4) of Section 36, Township 11, North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by them; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of PRAIRIE COMMONS SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 19, 2016	☐ City Attorney

PRAIRIE COMMONS SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

MOLSSON ASSOCIATES

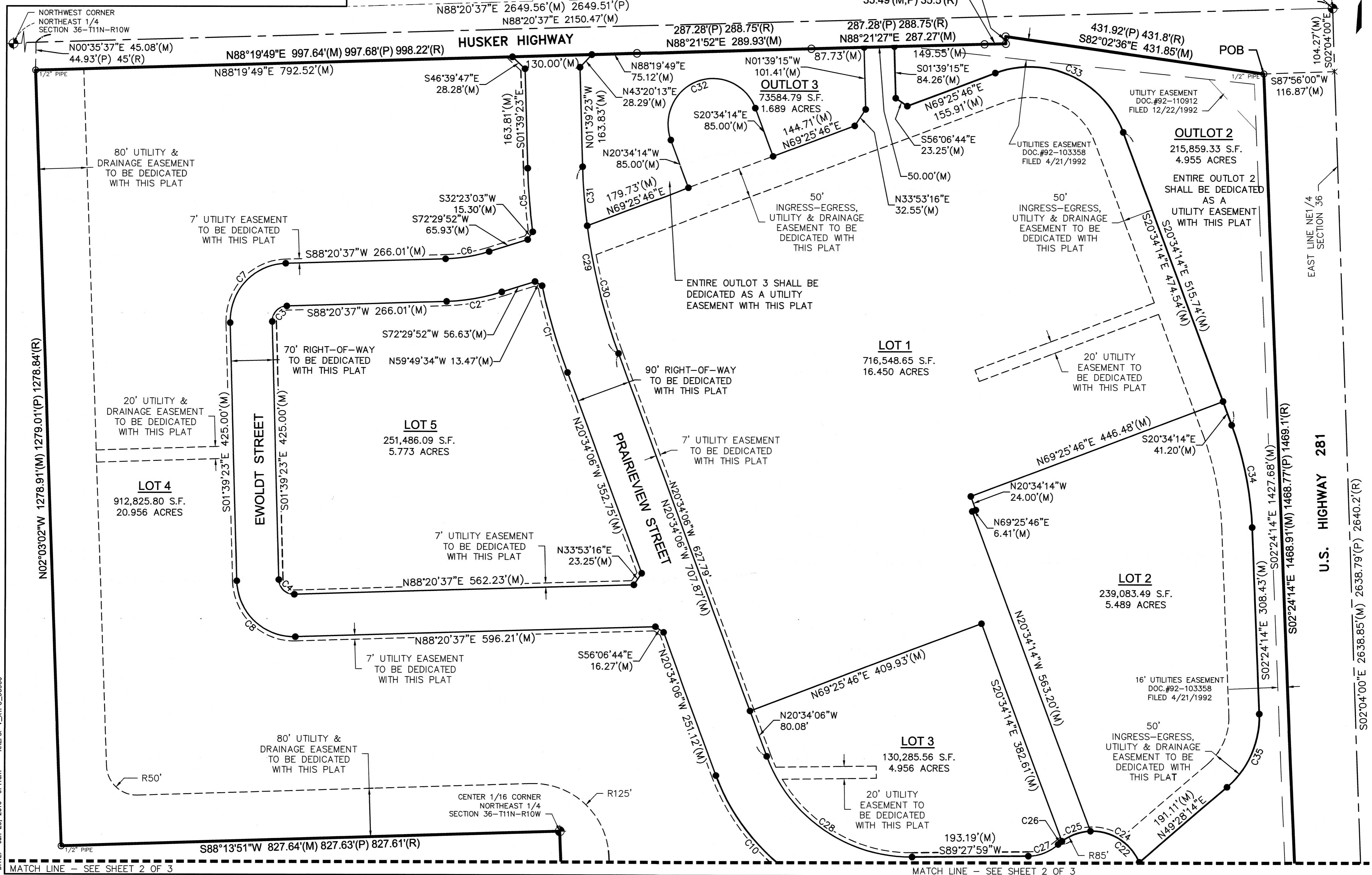
801 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1176
PRATARIA VENTURES
HWY 281 & HUSKER HWY
FB: GI 2016-2

SHEET 1 OF 3

0' 50' 100' 200'
SCALE IN FEET

NORTHEAST CORNER
SECTION 36-T11N-R10W



DWS: F:\2016\1001-1500\016-1176-Design\Survey\SRV\Sheets V_FPT_61176.dwg
 DATE: Jun 29, 2016 9:41am
 USER: jlmenez
 ARCS: V_XPTO_60906

PRAIRIE COMMONS SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

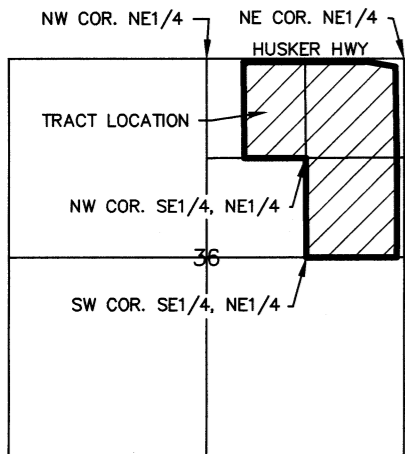
MATCH LINE - SEE SHEET 1 OF 3

MATCH LINE - SEE SHEET 1 OF 3

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	1045.00'	N16°29'47"W	148.53'	148.41'
C2	335.00'	S80°25'15"W	92.65'	92.35'
C3	25.00'	S43°20'37"W	39.27'	35.36'
C4	25.00'	S46°39'23"E	39.27'	35.36'
C5	1045.00'	S4°33'21"E	105.77'	105.72'
C6	265.00'	S80°25'15"W	73.29'	73.06'
C7	95.00'	S43°20'37"W	149.23'	134.35'
C8	95.00'	S46°39'23"E	149.23'	134.35'
C9	345.00'	S55°33'03"E	421.29'	395.60'
C10	345.00'	S42°06'52"E	259.47'	253.40'
C11	345.00'	S77°05'49"E	161.81'	160.33'
C12	100.00'	S49°40'48"E	142.61'	130.83'
C13	100.00'	S51°50'29"E	135.06'	125.03'
C14	100.00'	S10°59'16"E	7.54'	7.54'
C15	1460.00'	S5°09'54"E	186.60'	186.47'
C16	260.00'	S14°07'02"W	141.77'	140.02'
C17	340.00'	S14°07'02"W	185.39'	183.10'
C18	260.00'	N14°07'02"E	141.77'	140.02'

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C19	340.00'	N14°07'02"E	185.39'	183.10'
C20	1540.00'	N5°09'54"W	196.82'	196.69'
C21	75.00'	N13°11'53"E	57.66'	56.25'
C22	85.00'	N48°21'39"W	248.00'	168.93'
C23	85.00'	S5°53'57"W	87.00'	83.26'
C24	85.00'	N57°48'32"W	102.02'	96.01'
C25	85.00'	S70°41'51"W	50.76'	50.01'
C26	85.00'	S50°49'21"W	8.21'	8.20'
C27	75.00'	S68°45'41"W	54.21'	53.03'
C28	255.00'	N55°33'03"W	311.39'	292.40'
C29	955.00'	N11°06'44"W	315.22'	313.80'
C30	955.00'	N14°03'21"W	217.10'	216.63'
C31	955.00'	N4°36'00"W	98.13'	98.08'
C32	75.00'	N69°25'46"E	235.62'	150.00'
C33	165.00'	S65°34'14"E	259.18'	233.35'
C34	543.00'	S11°29'14"E	172.17'	171.45'
C35	151.00'	S23°32'00"W	136.71'	132.09'

LOCATION MAP



LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- M** MEASURED DISTANCE
- R** RECORDED DISTANCE
- P** PLATTED DISTANCE

OWNERS: PRATARIA VENTURES, LLC
 LAND SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 10

USER: jjimenez
 DWG: F:\2016\1001-1500\016-1176\40-Design\Survey\SRVY\Sheets\V_FPT_61176.dwg
 DATE: Jun 29, 2016 9:41am XREFS: V_XTPO_60906

