



City of Grand Island

Tuesday, April 25, 2017

Council Session

Item I-1

**#2017-133 - Consideration of Amending Subdivision Agreement
for Sterling Estates 8th Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: April 25, 2017

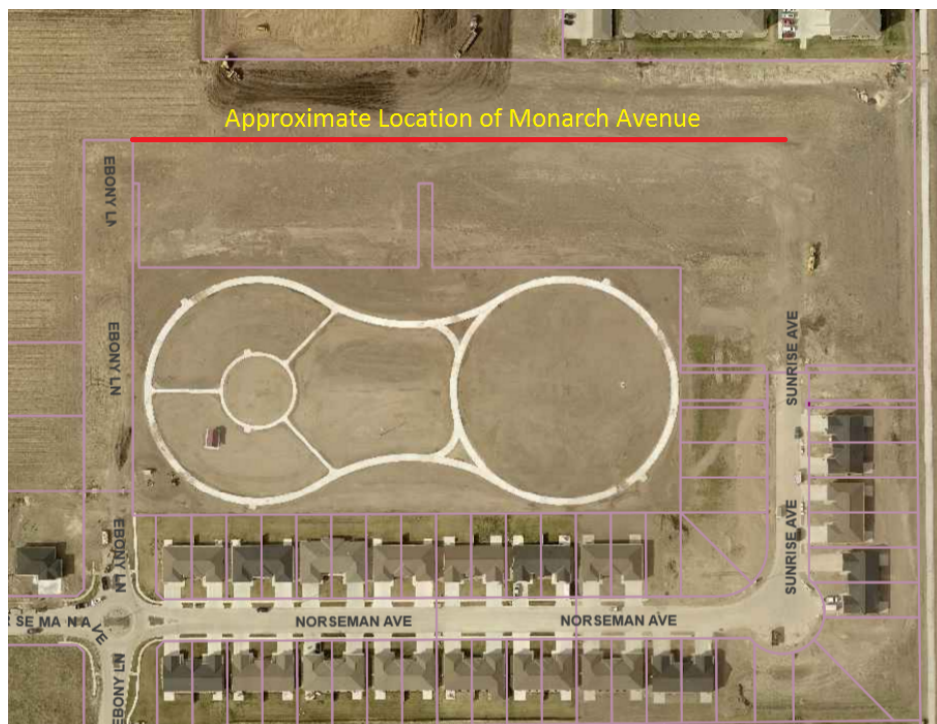
Subject: Amendment to Sterling Estates 8th Subdivision Agreement

Presenter(s): Chad Nabity AICP

Background

Marc Starostka on behalf of Starostka Group Unlimited, Inc is requesting that the Grand Island City Council consider amending the subdivision agreement for Sterling Estates 8th Subdivision to allow parking only on the east side of Sunrise Avenue and north side of Monarch Avenue.

The Starostka Group will be purchasing this property located to the north and east sides of Sterling Estates Park and developing it with two-unit townhomes similar to those on the south side of the park.



The proposed development of townhome units with two-car attached garages leaves very little room on the street for on-street parking. Each unit has at least four parking spaces with the garage spaces and those on the driveway. This leaves very little room between the driveways along the curb of on-street parking.

The picture below is a street view of the development south of the park.



The development pattern will be similar for the remaining lots around the park.

In March of 2014 the Grand Island City Council, with the recommendation of the Hall County Regional Planning Commission and City staff, adopted street standards with a 32' street as the standard residential street for Grand Island. With that standard, parking is limited to one side of the street. This request is the first time that a developer has requested the 32' street. With that request, they are asking Council to designate which side of the street parking will be allowed on. The request is to allow parking on the east side of Sunrise Avenue (east of the park) and north side of Monarch Avenue (north of the park).

If approved, the subdivision agreement would be amended as follows:

1. **Paving.** The Subdivider agrees to pave Sunrise Avenue and Monarch Avenue in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Sunrise Avenue and Monarch Avenue, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Sunrise Avenue and Monarch Avenue where they abut the subdivision. **The Thirty Two foot (32') standard residential street allows parking on one side of the street to preserve access and parking shall only be permitted along the east side of Sunrise Avenue and north side of Monarch Avenue unless further changed or amended by Grand Island City Council.**

Alternatives

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

1. Move to approve the resolution approving the amended agreement.
2. Move to not approve the resolution.
3. Refer the issue to a committee.
4. Postpone the issue to a future date.
5. Take no action on the issue.

Recommendation

City Administration recommends that the Council move to approve the resolution amending the agreement and authorize the Mayor to sign the agreement and the Clerk to file the agreement as amended.

Sample Motion

Move to adopt resolution as presented.

Starostka Group Unlimited, Inc.

429 Industrial Lane
Grand Island, NE 68803

Ph. (308) 385-0636
Fax (308) 384-8447



April 19, 2017

Mayor and Grand Island City Council
100 E 1st Street
Grand Island, NE 68801

Dear Mayor and Grand Island City Council:

Starostka Group Unlimited, Inc. is proposing to complete Monarch Ave and Sunrise Ave in Sterling Estates 8th Subdivision with 32' streets with limited parking as permitted by the Street Standards and Subdivision Regulations adopted by the City of Grand Island in March of 2014.

Our preference is to have the parking limited to the North side of Monarch Ave and East side of Sunrise Ave. The purchase of the property is under contract with Niedfelt Property Management, LLC, and Starostka Group Unlimited, Inc. is making this request based on that. We anticipate that we will close on this property and begin construction of the streets prior to the end of May 2017.

We would respectfully request the Grand Island City Council consider amending the approved subdivision agreement for Sterling Estates Eighth Subdivision as follows:

1. **Paving.** The Subdivider agrees to pave Sunrise Avenue and Monarch Avenue in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Sunrise Avenue and Monarch Avenue, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Sunrise Avenue and Monarch Avenue where they abut the subdivision. **The Thirty Two foot (32') standard residential street allows parking on one side of the street to preserve access and parking shall only be permitted along the east side of Sunrise Avenue and north side of Monarch Avenue unless further changed or amended by Grand Island City Council.**

Marc Starostka
Starostka Group Unlimited, Inc.

RESOLUTION 2017-133

WHEREAS Niedfelt Property Management Preferred LLC, A Nebraska Limited Liability Company, being the owners of the land described hereon, and Starostka Group Unlimited, Inc. having contracted to purchase the land describe hereon "STERLING ESTATES EIGHTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, and wish to have certain amendments to the approved and filed subdivision agreement for said property considered for approval by the Grand Island City Council; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island amending Paragraph 1 of the signed and approved agreement as follow:

1. **Paving.** The Subdivider agrees to pave Sunrise Avenue and Monarch Avenue in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Sunrise Avenue and Monarch Avenue, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Sunrise Avenue and Monarch Avenue where they abut the subdivision. The Thirty Two foot (32') standard residential street allows parking on one side of the street to preserve access and parking shall only be permitted along the east side of Sunrise Avenue and north side of Monarch Avenue unless further changed or amended by Grand Island City Council.

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.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 25, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 21, 2017	☐ City Attorney