



City of Grand Island

Tuesday, September 26, 2017

Council Session

Item G-3

**#2017-254 - Approving Preliminary Plat, Final Plat and
Subdivision Agreement for Millennial Estates Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 26, 2017

Subject: Millennial Estates – Preliminary and Final Plat

Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located north of 13th Street and east of North Road in the City of Grand Island, in Hall County, Nebraska. It consists of 153 lots (preliminary) and 38 lots (final) and 49.8 acres (preliminary) and 15.68 acres (final).

Discussion

The preliminary and final plat for Millennial Estates Subdivision was considered by the Regional Planning Commission at the September 26, 2017 meeting.

From the Regional Planning Commission minutes:

Nabity said this subdivision first came forward about 10 years ago by developer Joel Shafer. The Starostka family is now moving forward with the project for single-family lots. Amos Anson spoke in favor of the development. Ruge said he would have liked to see Sagewood Avenue be connected instead of having a T intersection on the north end that will lead to headlights in front windows of houses built there.

A motion was made by Robb and seconded by Rainforth to approve the preliminary and final plat for Millennial Estates Subdivision.

The motion for the preliminary plat carried with eleven members in favor (Apfel, Allan, O'Neill, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Randone and Kjar) and one member voting no (Ruge) and no one abstaining.

The motion for the final plat carried with twelve members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or 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 Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner

Starostka Group Unlimited, Inc.
429 Industrial Lane
Grand Island, NE 68803

To create 153 lots (preliminary) and 38 lots (final) located north of 13th Street and east of North Road, in the City of Grand Island, in Hall County, Nebraska.

Size: 49.8 acres (preliminary) and 15.68 acres (final)

Zoning: R-4 High Density Residential

Road Access: City Roads. The streets will be 32-feet wide with parking one-side only.

Water Public: City water is available.

Sewer Public: City sewer is available.



SHEET 1 OF 3
LOT LAYOUT

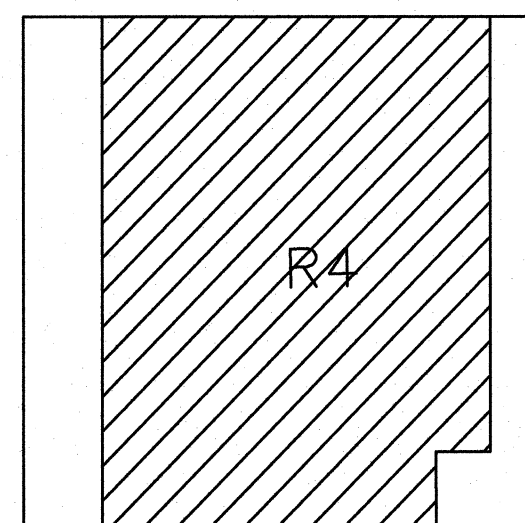
SUBDIVISION AREA = 49.6 ACRES

LOT USAGE
151 LOTS
2 OUTLOTS

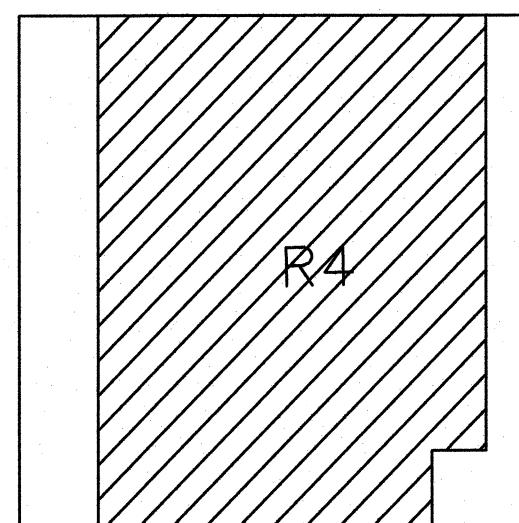
OWNER / DEVELOPER
STAROSTKA GROUP UNLIMITED, INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NE 68802

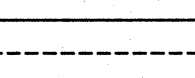
EXISTING ZONING

~~R4~~

PROPOSED ZONING

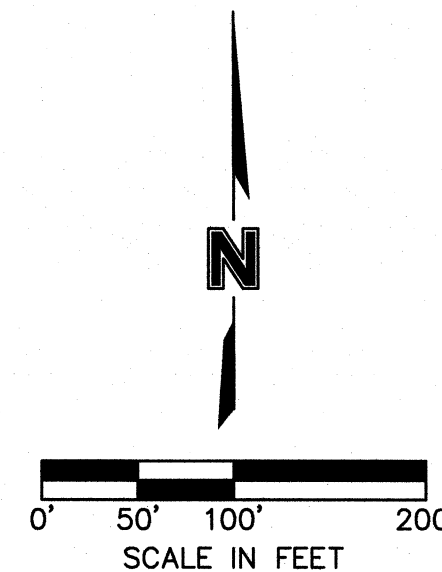
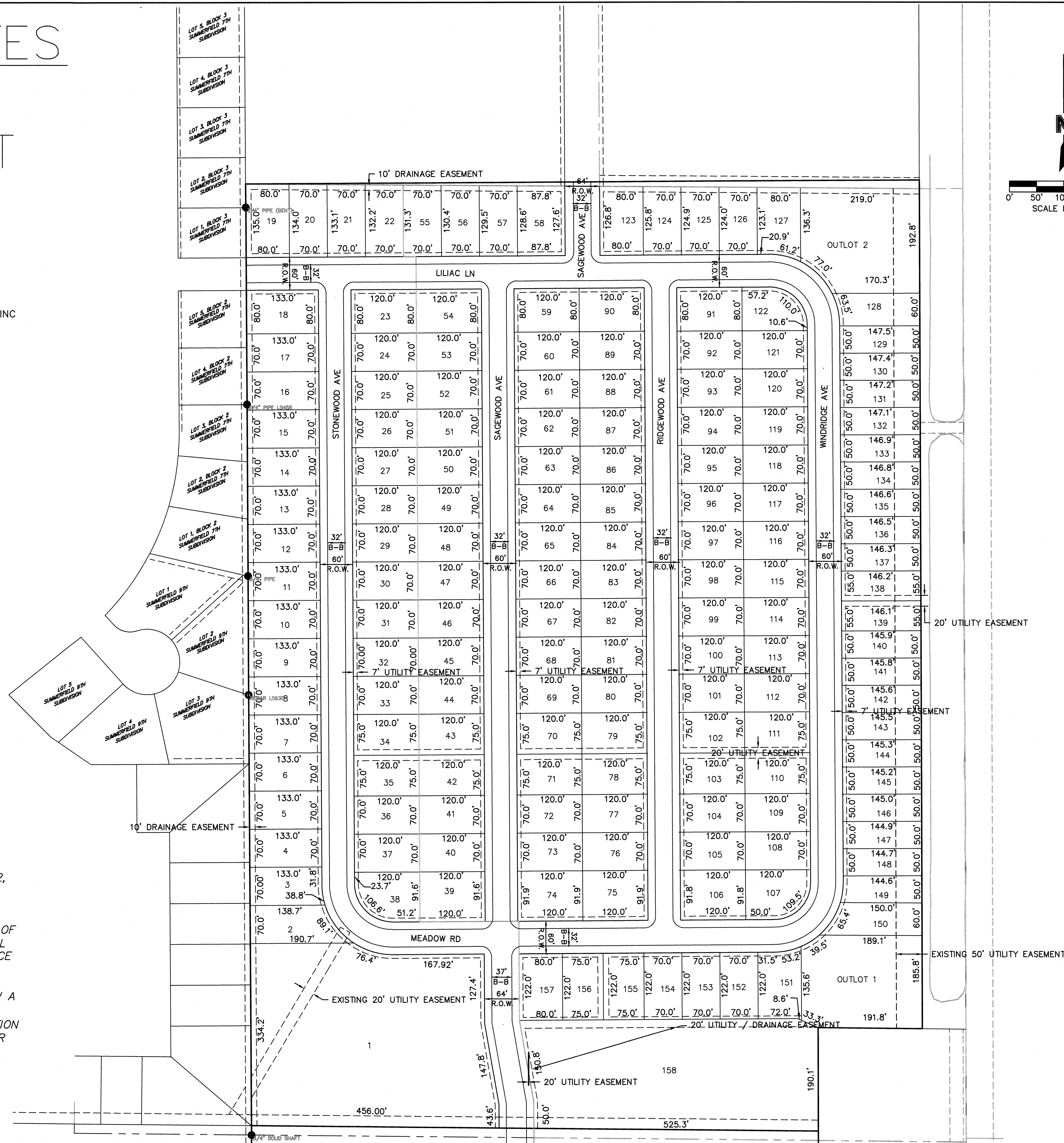


R4

- 
 PHASING BOUNDARY
 PROPOSED PROPERTY LINE
 PROPOSED EASEMENT LINE
 FLOOD PLAIN ZONE BOUNDARY
 EXISTING PROPERTY LINE
 EXISTING EASEMENT LINE
 W
 WATER MAIN
 S
 SANITARY SEWER
 SS
 STORM SEWER
 (M)
 MEASURED DISTANCE
 (R)
 RECORDED DISTANCE
 ●
 FOUND PROPERTY CORNER

A TRACT OF LAND LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 12,
T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY,
NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 12, T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°45'38"W A DISTANCE OF 1779.35 FEET; THENCE EAST ALONG THE SOUTH LINE OF STARLITE SUBDIVISION A DISTANCE OF 1241.05 FEET; THENCE S01°37'32"E A DISTANCE OF 1542.87 FEET; THENCE S89°06'54"W A DISTANCE OF 191.82 FEET; THENCE S01°31'34"E A DISTANCE OF 239.96 FEET; THENCE S89°08'02"W, 1044.50 FEET ON THE SOUTH LINE OF SECTION 12 TO THE POINT OF BEGINNING, CONTAINING 2,160,226 SQUARE FEET OR 49.59 ACRES MORE OR LESS.



OLSSON[®]
ASSOCIATES

201 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.394.8750
FAX 308.394.8752
www.olsonassociates.com

[illegible]

LOT LAYOUT

MILLENNIAL ESTATES SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

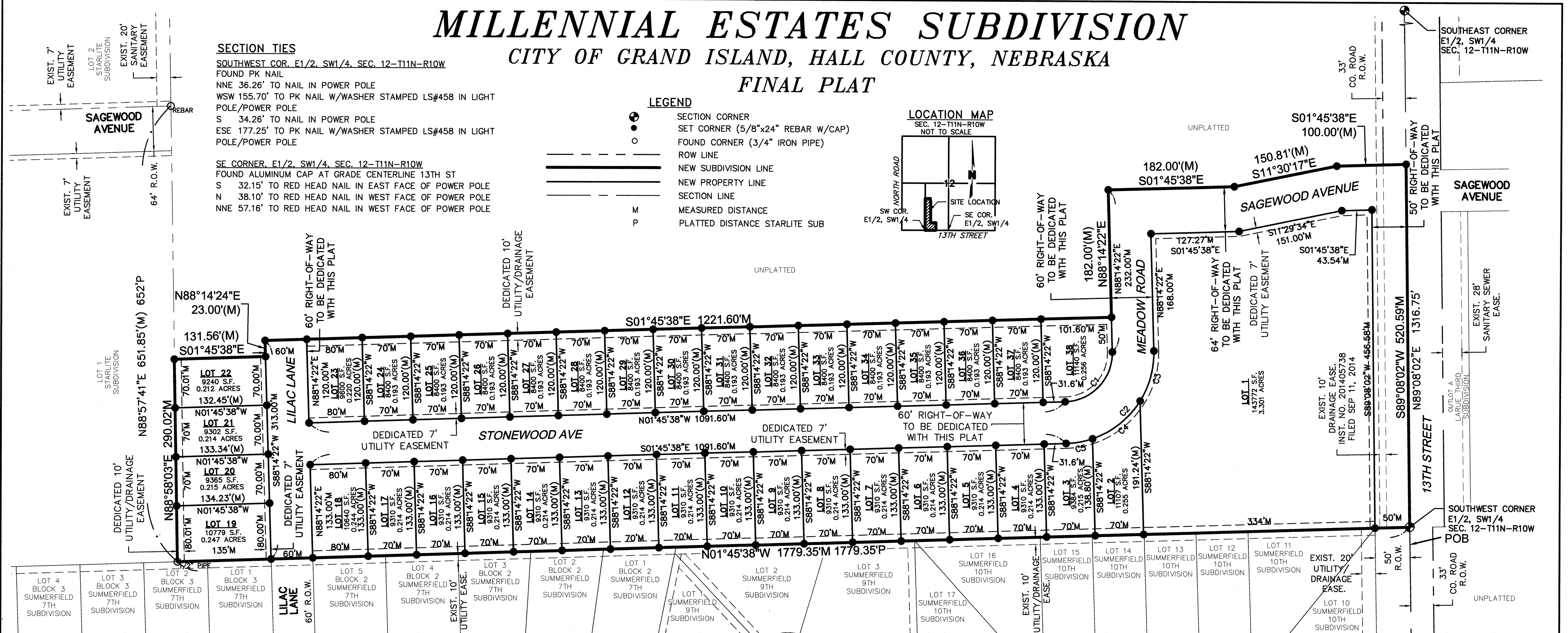
drawn by: _____ BJD
checked by: _____ BJD
approved by: _____ BJD
QA/QC by: _____ BJD
project no.: _____ 16-0951
drawing no.: _____
date: _____ 8.17.2017

SHEET
1 of 3

MILLENNIAL ESTATES SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE E1/2, SW1/4 OF SECTION 12-T11N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON A ASSUMED BEARING OF N01°45'38\"W, ALONG SAID WEST LINE OF THE E1/2, SW1/4, A DISTANCE OF 1779.35 FEET TO THE SOUTHWEST CORNER OF LOT 1, STARLITE SUBDIVISION; THENCE N88°58'03\"E, ALONG THE SOUTH LINE OF SAID LOT 1, STARLITE SUBDIVISION, A DISTANCE OF 290.02 FEET; THENCE S01°45'38\"E A DISTANCE OF 131.56 FEET; THENCE N88°14'24\"E A DISTANCE OF 23.00 FEET; THENCE S01°45'38\"E A DISTANCE OF 1221.60 FEET; THENCE N88°14'22\"E A DISTANCE OF 182.00 FEET; THENCE S01°45'38\"E A DISTANCE OF 182.00 FEET; THENCE S11°30'17\"E A DISTANCE OF 150.81 FEET; THENCE S01°45'38\"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID E1/2, SW1/4; THENCE S89°08'02\"W, ALONG SAID SOUTH LINE OF THE E1/2, SW1/4, A DISTANCE OF 520.59 FEET TO THE POINT OF BEGINNING.


SAID TRACT CONTAINS A CALCULATED AREA OF 636,546.24 SQUARE FEET OR 14.613 ACRES MORE OR LESS OF WHICH 3.542 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

OWNERS: STAROSTKA GROUP UNLIMITED, INC. & BLENDER, LLC
SUBDIVIDER: STAROSTKA GROUP UNLIMITED, INC. & BLENDER, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 38

	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2016-0951
	STAROSTKA GROUP 13TH STREET SURVEY FB GI 2016-2	

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION, AND BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"MILLENNIAL ESTATES SUBDIVISION"** IN PART OF EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

_____, THIS _____ DAY OF _____, 2017 AT _____, NEBRASKA
DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION

_____, THIS _____ DAY OF _____, 2017 AT _____, NEBRASKA
RICK JOHNSON, SOLE MEMBER, BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED **DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION**, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED **RICK JOHNSON, SOLE MEMBER, BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____

DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2013.

MAYOR _____

CITY CLERK _____

RESOLUTION 2017-254

WHEREAS Danny Starostka, president, Starostka Group Unlimited, Inc., a Nebraska corporation and Rick Johnson, sole member, Blender, LLC, a Nebraska limited liability company, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "MILLENNIAL ESTATES SUBDIVISION", a subdivision on a tract of land located in part of the East Half of the Southwest Quarter (E1/2 SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (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 it; 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 herein before 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 MILLENNIAL ESTATES 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, September 26, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 22, 2017	☐ City Attorney