



City of Grand Island

Tuesday, December 19, 2017

Council Session

Item G-6

#2017-257 - Approving Final Plat and Subdivision Agreement for Meadow Lane Seventh Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 19, 2017

Subject: Meadow Lane 7th Subdivision – Final Plat

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

Background

This property is located north of Highway 34 and west of Shady Bend Road in the two-mile jurisdiction of the City of Grand Island, in Hall County, Nebraska. It consists of 6 lots and 11.68 acres.

Discussion

Drainage issues were of particular concern with this subdivision and the associated rezoning application. The rezoning application was referred back to the Planning Commission by the Grand Island City Council at their meeting on September 6th. Council was particularly interested in having the Planning Commission look at the drainage issues and make a recommendation on potential solutions.

The plat for Meadow Lane 7th Subdivision, Final Plat was considered by the Regional Planning Commission at the September 6, 2017 meeting.

A motion was made by Ruge and seconded by Apfel to approve the plat as presented.

A roll call vote was taken and the motion passed with 11 members present and voting in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears, Randone and Kjar) and one member voting no (Monter) and no members abstaining.

At the December 6 meeting of the Regional Planning Commission the Commission heard more than an hour of discussion regarding drainage at this subdivision including reports from Steve Riehle, the Hall County Engineer, the developers and what they are willing to do to mitigate impacts to the drainage and a variety of neighbors. The County will be cleaning the ditches along this property and a neighboring property owner Steven Spaulding, has offered the County a drainage easement to maintain the slough across the north end of his property. Planning Commission heard the testimony and proposed solutions and added the following recommendations to be included in the subdivision agreement with the developer.

A motion was made by Ruge and seconded by Kjar to stipulate that the subdivision agreement for the Meadow Lane 7th Subdivision (which the commission approved September 6, 2017) include a prohibition on a commercial driveway onto Conrad Drive and that green space be set aside on Lot 2 to accommodate the size and design of a water retention cell that meets the approval of the county engineer.

The motion carried with nine members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio and Kjar) and no members voting no and one abstaining (Hendricksen.)

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

Niedfelt Property Management LLC
PO Box 1445
Grand Island, NE 68802

To create 6 lots located north of Highway 34 and west of Shady Bend Road, in the two-mile zoning jurisdiction of the City of Grand Island, in Hall County, Nebraska.

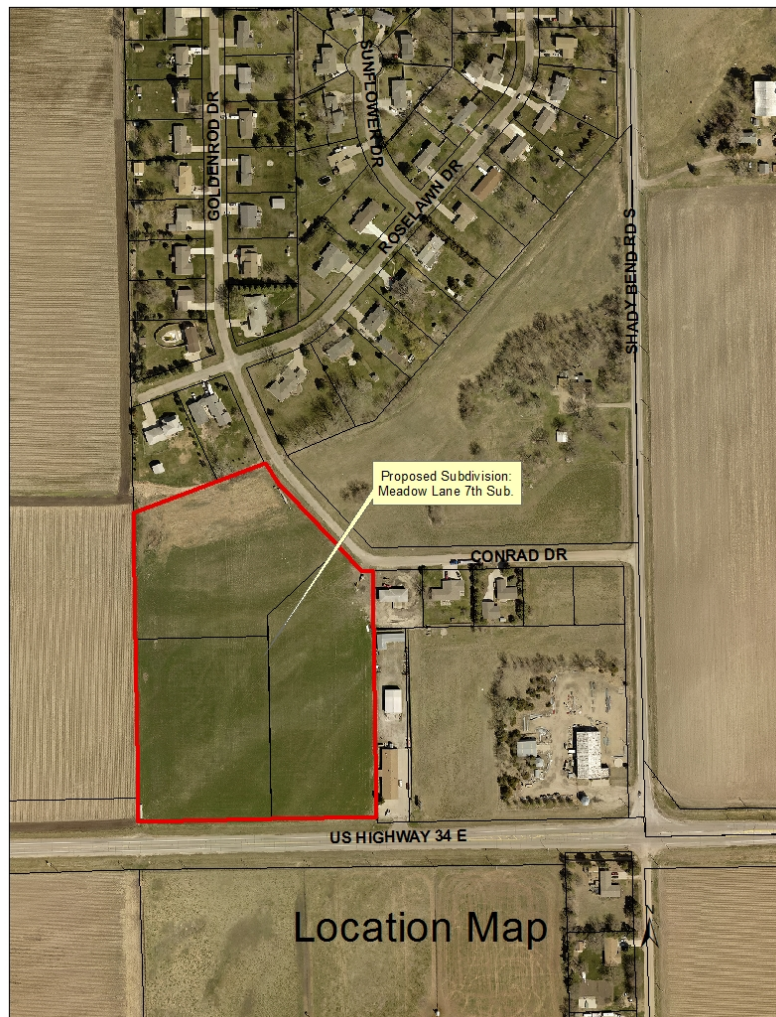
Size: 11.68 acres

Zoning: LLR Large Lot Residential and B-2 – General Business (proposed)

Road Access: County Roads and State Highway is available.

Water Public: City water is not available.

Sewer Public: City sewer is not available.





HALL COUNTY HIGHWAY DEPARTMENT

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CASEY C SHERLOCK, R.L.S.

County Surveyor / Public Works Director

caseys@hallcountyne.gov

July 5, 2017

Chad Nabity, Director
Regional Planning Commission
100 East 1st Street
Grand Island, Nebraska 6880

Re: Rezoning of Lots 1, 2 & 3 of Meadow Lane 6th Subdivision

Thank you for the notice regarding tonight's public hearing on a request to rezone the above property from LLR: Large Lot Residential to B-2: General Business Zone.

We have a concern regarding the zoning change and potential impact on the current and future surfacing of Conrad Drive.

- A good portion of Conrad Drive abutting the subdivision is asphaltic concrete surfacing.
- The easterly approximately 50 feet of Conrad Drive abutting the subdivision is gravel surfacing.
- Conrad Drive east of the subdivision to Shady Bend Road is also gravel surfacing.

We anticipate creation of a county paving assessment district to convert the gravel portion of Conrad Drive to asphaltic concrete at some time in the future. We haven't worked through specifics on a paving district such as creation, cost, protests, schedule, etc, but would anticipate possible creation of a district in the next few years.

Neither the current asphaltic concrete surfacing, current gravel surfacing or future asphaltic concrete surfacing on Conrad Drive is or will be sufficient to support commercial traffic. For these reasons, the Hall County Highway Department will not approve permits for commercial driveways serving the properties from Conrad Drive. Commercial access to Lots # 1 & # 3 should be via access easements across Lot # 2 to the existing un-restricted access to US Highway 34 at the southwest corner of Lot # 2.

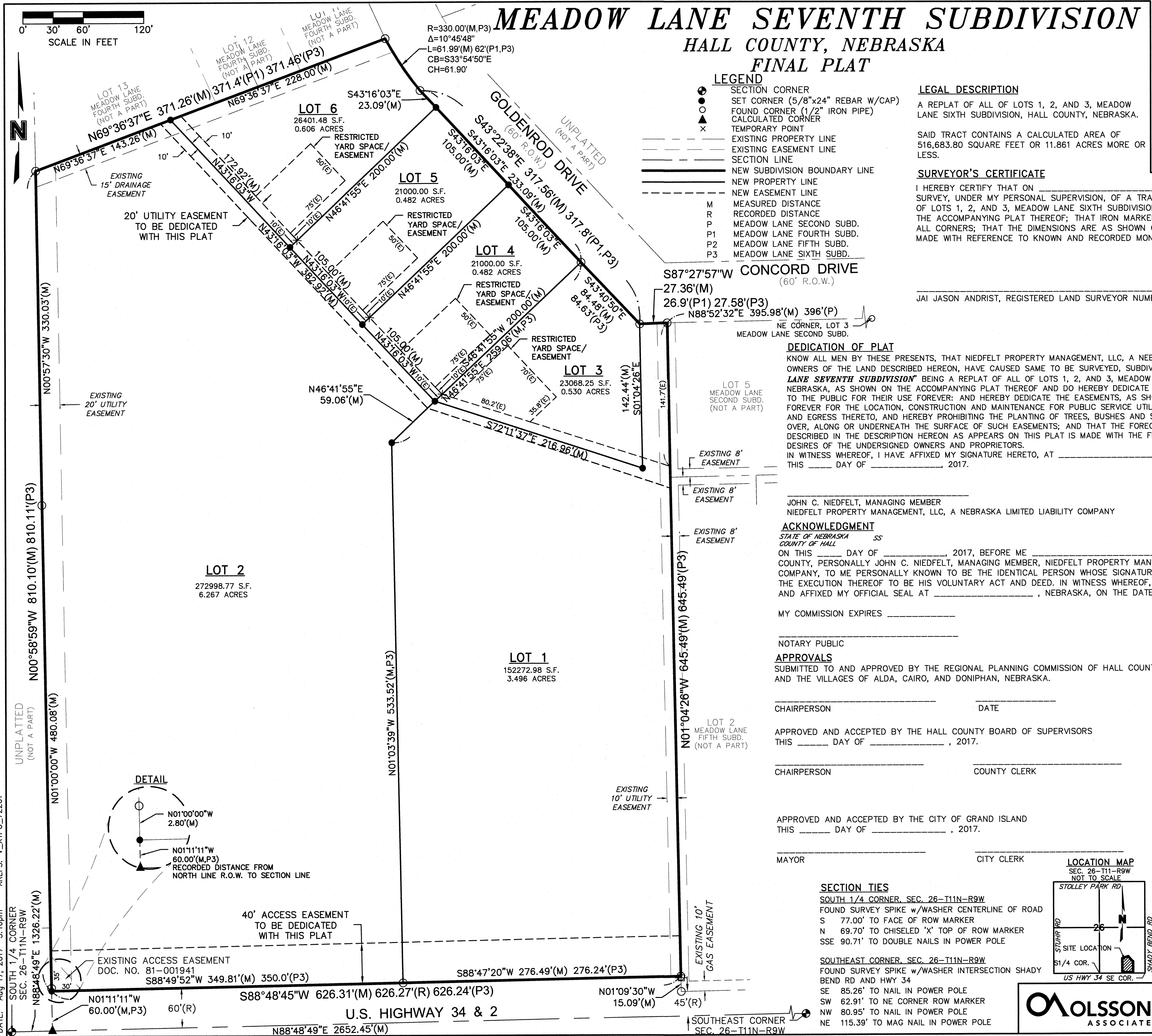
Please feel free to contact our office if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Steven P. Riehle". The signature is written in a cursive, flowing style.

Steven P. Riehle
Hall County Engineer

cc: Casey Sherlock, Hall County Surveyor/Director of Public Works



RESOLUTION 2017-257

WHEREAS Niedfelt Property Management, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "MEADOW LANE SEVENTH SUBDIVISION", a subdivision being all of Lots One (1), Two (2) and Three (3) of Meadow Lane Sixth Subdivision, in the two-mile extraterritorial jurisdiction of 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 MEADOW LANE SEVENTH 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, December 19, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	by _____
December 15, 2017	City Attorney