



City of Grand Island

Tuesday, February 27, 2018

Council Session

Item G-3

#2018-48 - Approving Preliminary/Final Plat and Subdivision Agreement for Lasonde Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 27, 2018

Subject: Lassonde Third Subdivision – Preliminary and Final Plat

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

Background

This property is located south of Capital Avenue Street and west of the Central Nebraska Railroad line in the City of Grand Island, Hall County, Nebraska. It consists of 23 lots and 3.593 acres.

Discussion

The preliminary and final plat for Lassonde Third Subdivision, Final Plat was considered by the Regional Planning Commission at the February 7, 2018, meeting.

Members of the planning commission discussed requiring that lot 14 be changed from a lot to right of way to connect to the property south. Amos Anson stated that Habitat is in negotiations with the property owner to the south to trade for that access. Nabity stated that City staff had discussed the issue of continuing the street and is in support but that there were concerns about maintenance in the event the property to the south does not develop in the near future. Staff felt that maintaining this as a lot was in the best interest of the city.

A motion was made by Ruge and seconded by Rubio to recommend approval of the Preliminary Plat & Final Plat for Lassonde 3rd Subdivision consisting of 23 lots on 3.593 acres.

The motion carried with six members in favor (Allan, Ruge, Maurer, Rainforth, Rubio and Randone) and one member voting no (O'Neill).

Alternatives

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

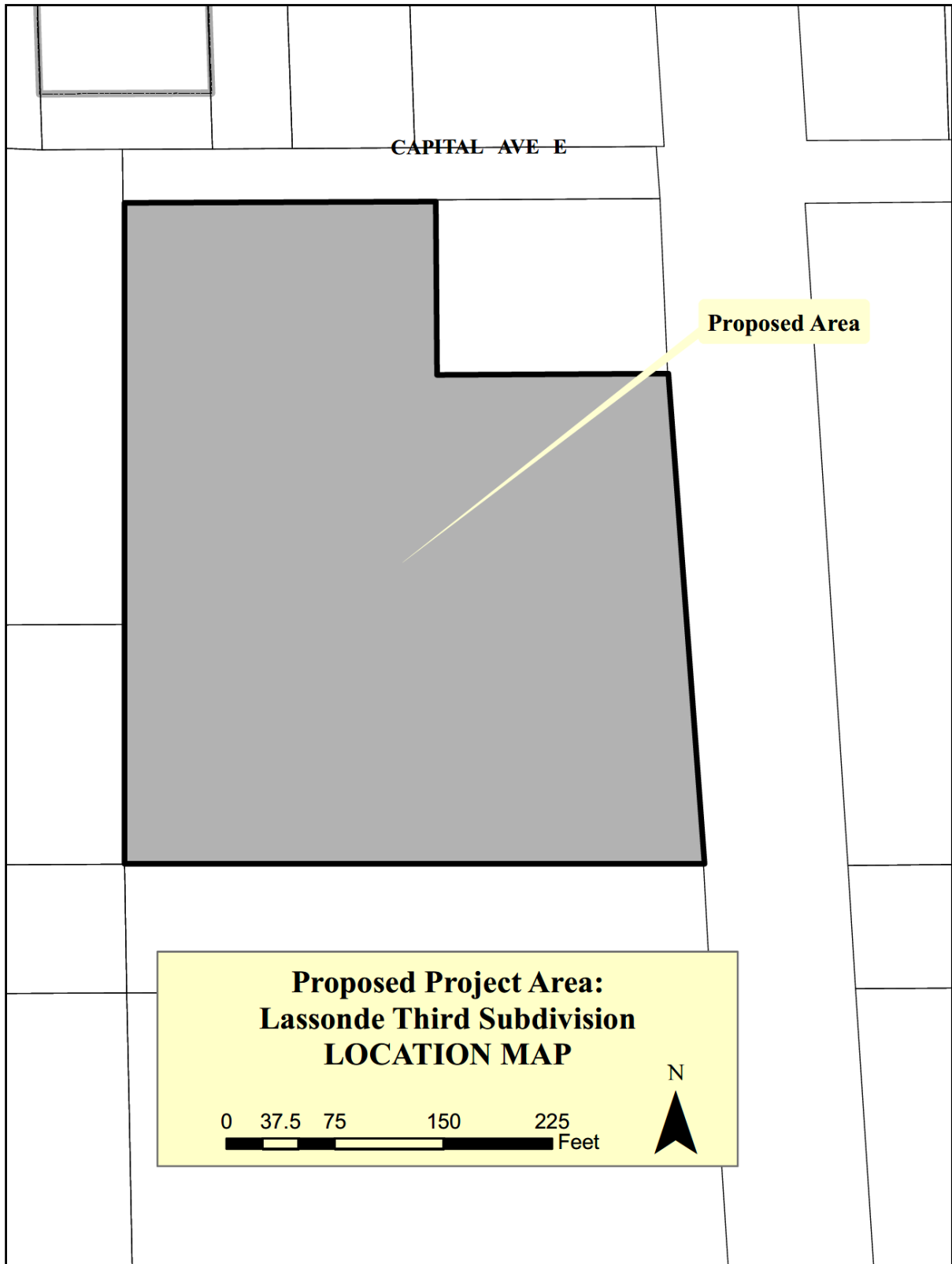
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Grand Island Area Habitat for Humanity
502 W. 2nd Street
Grand Island, NE 68801

To create 23 lots south of Capital Avenue and west of the Central Nebraska Railroad line, in the City of Grand Island, in Hall County, Nebraska.

Size: 3.593 acres

Zoning: R3-SL Medium Density Residential Small Lot **Road Access:** 37' City Street to be constructed

Water Public: City water is available and will be extended to all lots.

Sewer Public: City sewer is available and will be extended to all lots.



LASSONDE 3RD SUBDIVISION
PRELIMINARY PLAT

JANUARY 2018

SHEET 1 OF 3
LOT LAYOUT

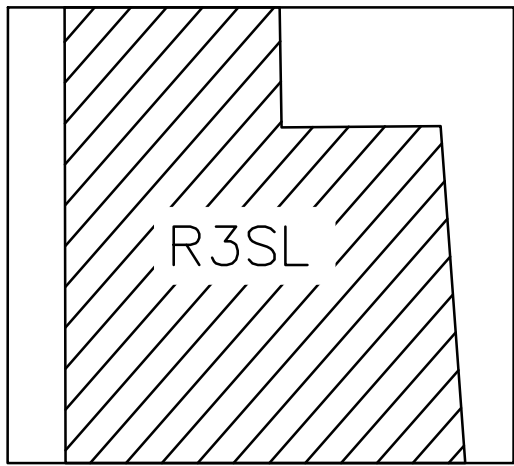
SUBDIVISION AREA = 49.6 ACRES

LOT USAGE
23 LOTS
0 OUTLOTS

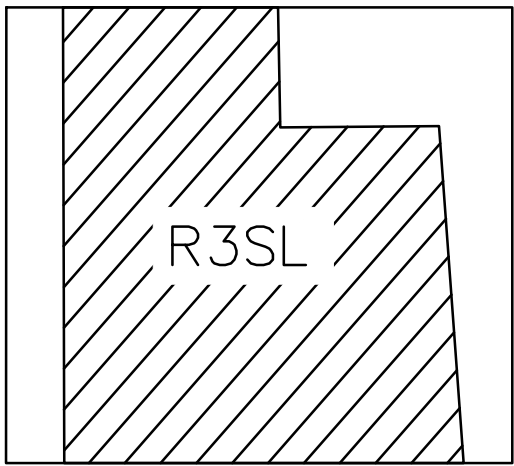
OWNER / DEVELOPER
GRAND ISLAND AREA
HABITAT FOR HUMANITY INC.
P.O. BOX 1001

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

EXISTING ZONING

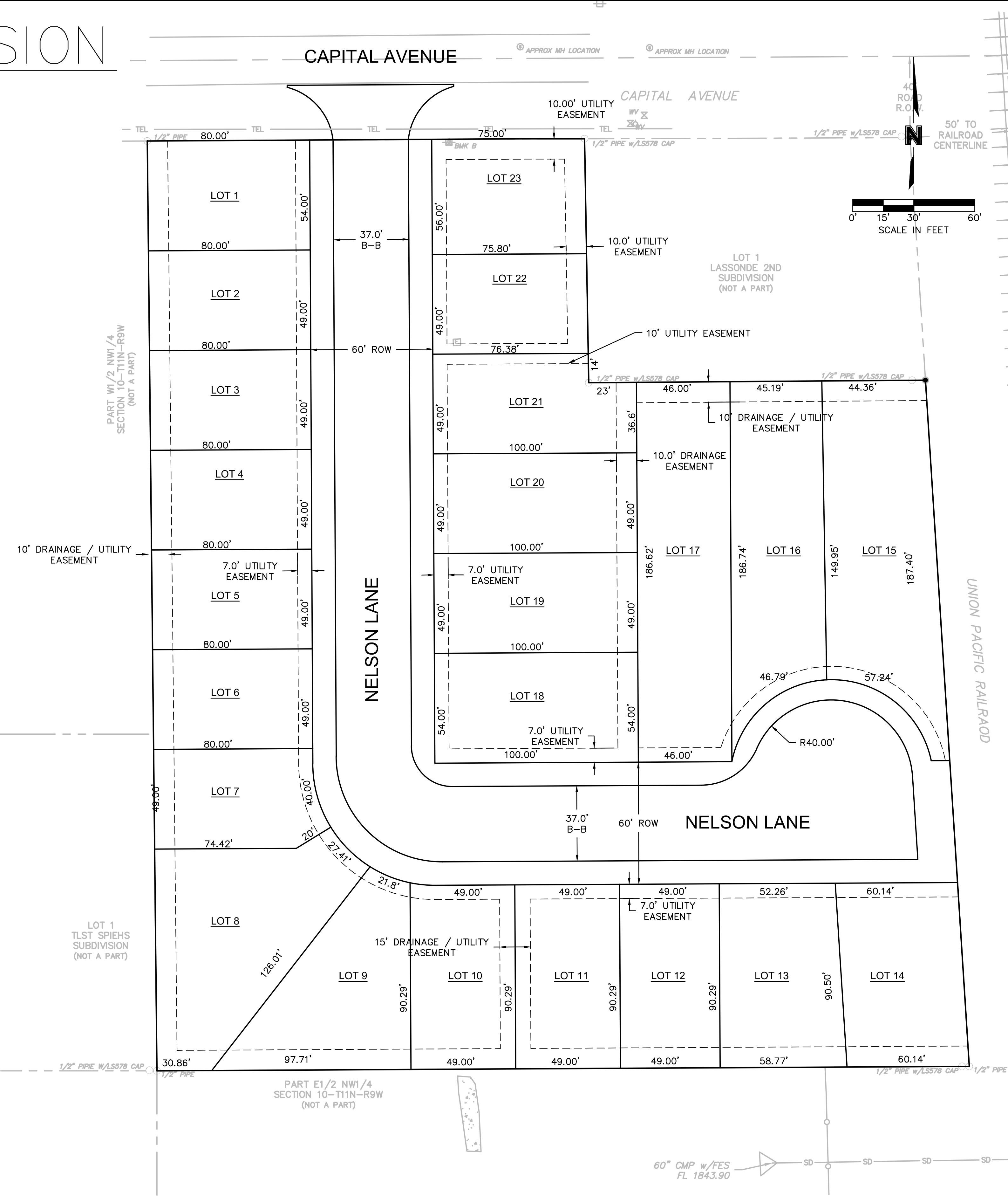


PROPOSED ZONING



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

A REPLAT OF LASSONDE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 156,496.71 SQUARE FEET OR 3.593 ACRES MORE OR LESS
OF WHICH 0.899 ACRES ARE NEW DEDICATED ROAD ROW.



OLSSON
ASSOCIATES

201 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT	2018	REVISIONS
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

drawn by: LJS
checked by: BJD
approved by: BJD
QA/QC by: MMR
project no.: 73831
drawing no.:
date: 1.18.2018

SHEET
1 of 4

JANUARY 2018

[illegible]

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[illegible]

UTILITY LAYOUT	
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2018

Drawn by: _____ LS
 Checked by: _____ BJD
 Approved by: _____ BJD
 QA/QC by: _____ MMR
 Project no.: _____ 73831
 Drawing no.: _____
 Date: _____ 1.18.2018

SHEET
2 of 4

LASSONDE 3RD SUBDIVISION
PRELIMINARY PLAT

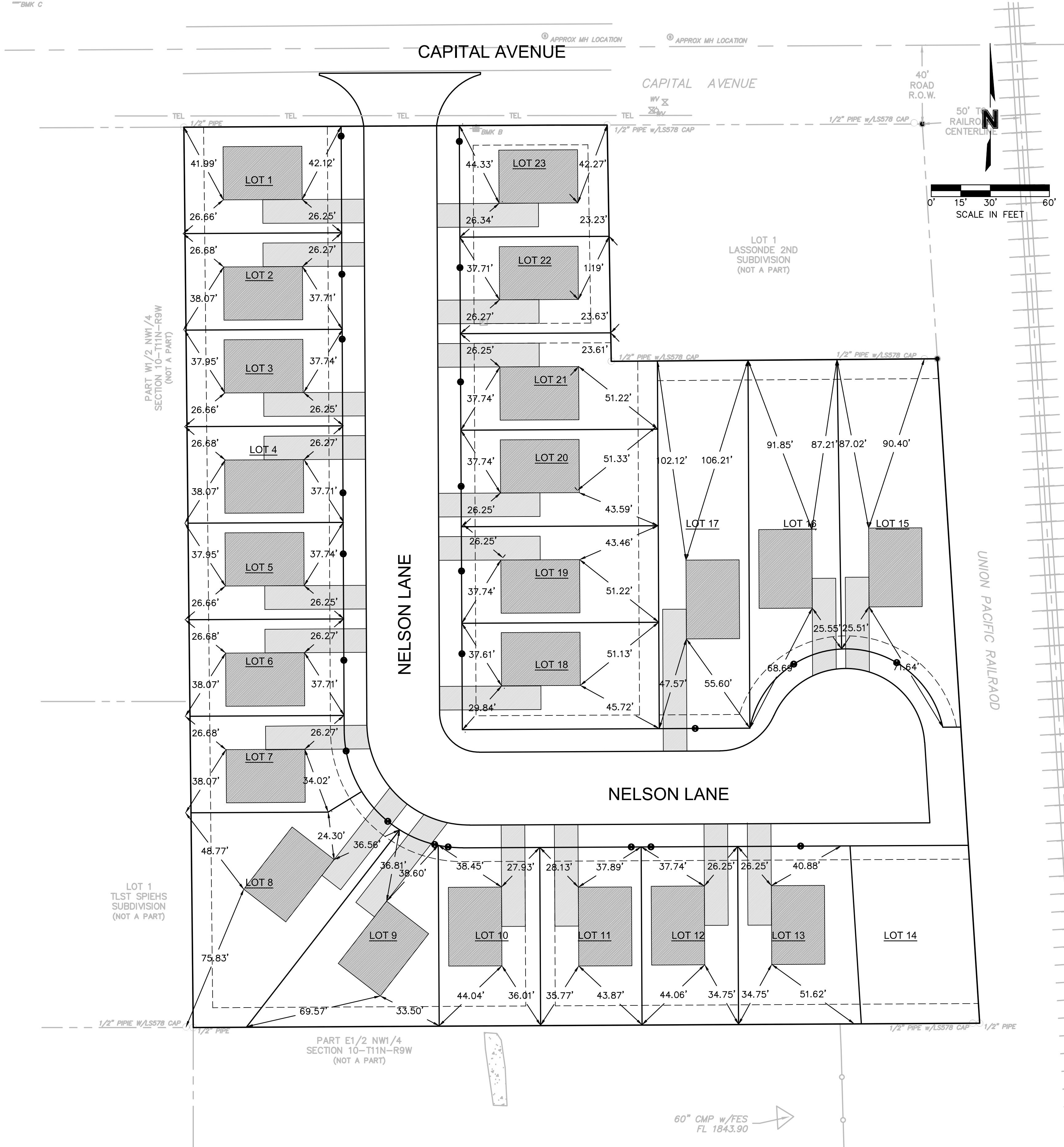
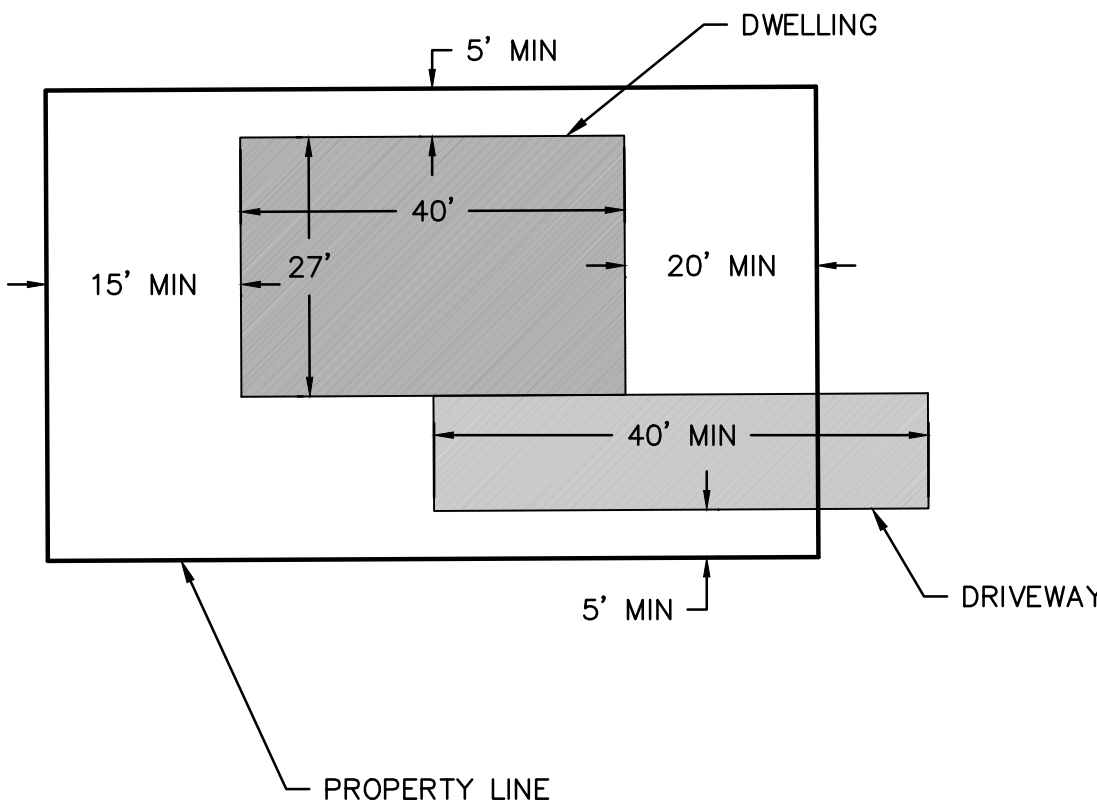
JANUARY 2018

SHEET 3 OF 3
DRAINAGE LAYOUT

DRAINAGE CALCULATIONS:
NORTH DRAINAGE AREA: 3.59 ACRES
10 YR RATIONAL RUNOFF:
7.5 CFS PRE CONST.
13.8 CFS POST CONST.



LASSONDE 3RD
SUBDIVISION
DEVELOPMENT PLAN



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REV. NO.	DATE	REVISIONS DESCRIPTION

DEVELOPMENT PLAN	2018
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	

drawn by: LS

checked by: BJD

approved by: BJD

QA/QC by: MMR

project no.: 73831

drawing no.:

date: 1.18.2018

LASSONDE THIRD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

0' 15' 30' 60'
SCALE IN FEET

CAPITAL AVENUE

SECTION LINE

40'
ROAD
R.O.W.

50' TO
RAILROAD
CENTERLINE

SEE DETAIL 'A'
THIS SHEET

LOT 1
LASSONDE 2ND
SUBDIVISION
(NOT A PART)

CENTERLINE
RAILROAD

UNION PACIFIC RAILROAD

SEE DETAIL 'C'
THIS SHEET

LOCATION MAP

SEC. 10, T11, R9W
NOT TO SCALE

CAPITAL AVE

ST PAUL ROAD

SKY PARK ROAD

SITE
LOCATION

10

N

678 CAP

4.2'

678 CAP

6.58'

Fence

1/2" P

678 CAP

3.55'

Fence

3.67'

Fence

DETAIL 'A'

DETAIL 'B'

DETAIL 'C'

DETAIL 'D'

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- - - EASEMENT LINE
- NEW PROPERTY LINE
- NEW SUBDIVISION LINE
- M MEASURED DISTANCE
- P LASSONDE SUBDIVISION DISTANCE
- P1 LASSONDE 2ND SUBDIVISION DISTANCE

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	090°00'00"	94.25	N45°17'33"W	84.85
C2	50.00	156°55'34"	136.94	S89°42'27"W	97.98
C3	60.00	031°16'23"	32.75	S15°55'45"E	32.34
C4	60.00	026°22'15"	27.62	S44°45'04"E	27.37
C5	60.00	020°17'46"	21.25	S68°05'05"E	21.14
C6	60.00	012°03'35"	12.63	S84°15'46"E	12.61
C7	50.00	075°56'40"	66.27	N49°13'00"E	61.53
C8	50.00	080°58'54"	70.67	S52°19'13"E	64.93

MOLSSON
ASSOCIATES

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FAX 308.384.8752

PROJECT NO. 2017-3831
GI HABITAT FOR
HUMANITY SURVEY
FB

SHEET 1 OF 2

DWG: F:\2017\3501-4000\017-3831\40-Design\Survey\SRVY\Sheets\V_FPT_73831.dwg
DATE: Feb 02, 2018 3:02pm XREFS: V_XTP0_73831

USER: jjimenez

LASSONDE THIRD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, LASSONDE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 157,419.03 SQUARE FEET OR 3.614 ACRES MORE OR LESS OF WHICH 0.905 ACRES ARE NEW DEDICATED ROAD ROW.

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF LASSONDE SECOND SUBDIVISION 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

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LASSONDE THIRD SUBDIVISION" BEING A REPLAT OF ALL OF LOT 2, LASSONDE SECOND SUBDIVISION 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 HERETO, 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, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2018.

BRIAN SCHULTZ, PRESIDENT -GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BRIAN SCHULTZ, PRESIDENT, GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., 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

OWNERS: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
SUBDIVIDER: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 23

OLSSON ASSOCIATES
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Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2017-3831
GI HABITAT FOR HUMANITY SURVEY
FB

SHEET 2 OF 2

RESOLUTION 2017-48

WHEREAS Grand Island Area Habitat for Humanity Inc, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "LASSONDE THIRD SUBDIVISION", a subdivision on a tract comprised of All of Lot 2 of Lassonde Second Subdivision 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 LASSONDE THIRD 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, February 27, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 22, 2018	☐ City Attorney