



City of Grand Island

Tuesday, September 11, 2018

Council Session

Item G-7

#2018-259 - Approving Final Plat and Subdivision Agreement for Sterling Estates 10th Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 11, 2018

Subject: Sterling Estates Tenth Subdivision – Final Plat

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

Background

This property is located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane, in the City of Grand Island, in Hall County, Nebraska (28 lots, 4.919 acres). This property is zoned R-4 High Density Residential.

Discussion

The final plat for Sterling Estate Tenth Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

A motion was made by Robin Hendricksen and seconded by Greg Robb to approve the final plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

Alternatives

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

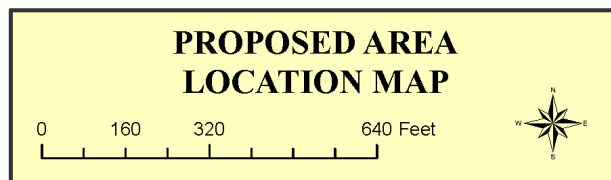
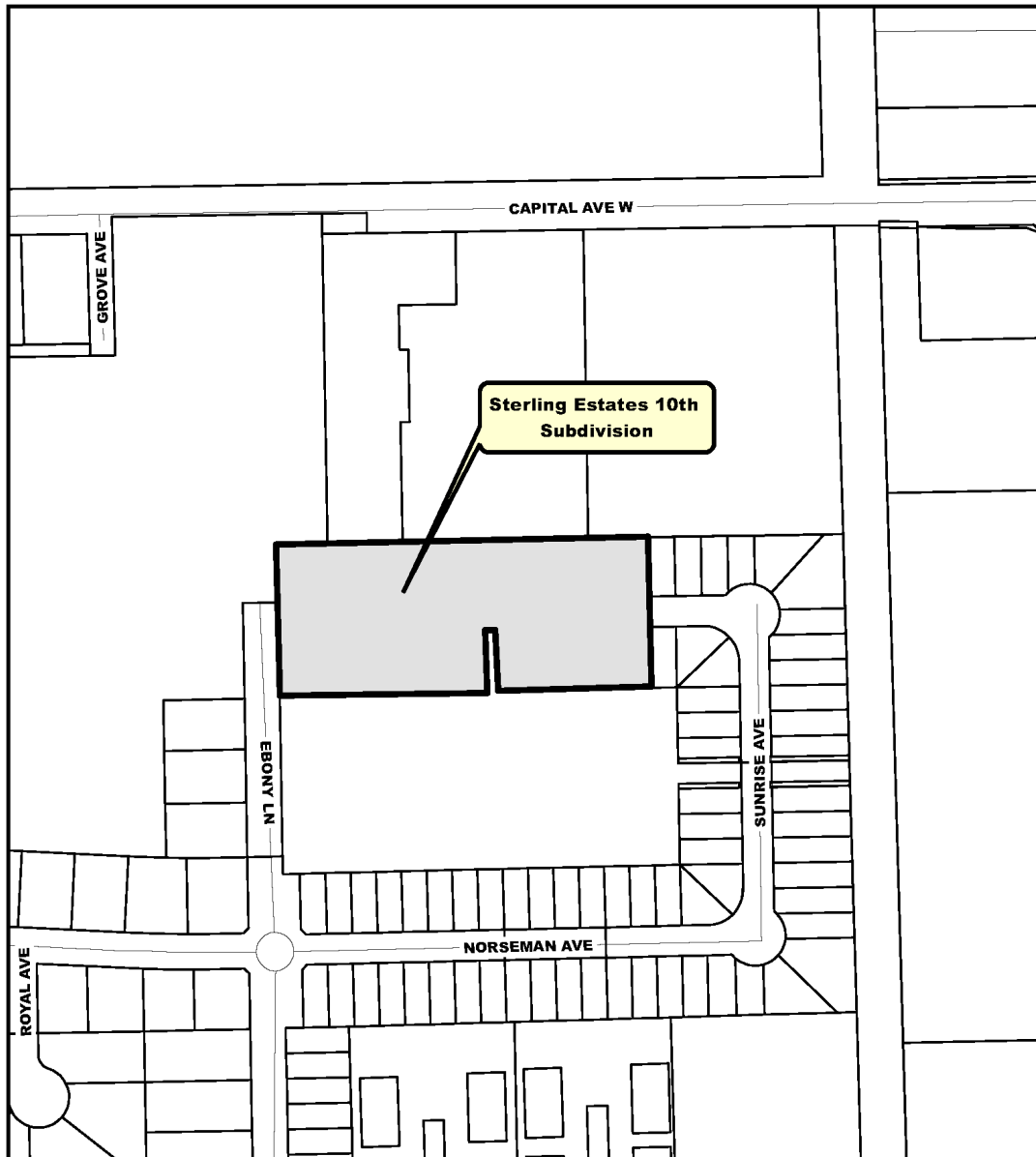
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

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 28 lots north of Sterling Estates Park between Sunrise Avenue and Ebony Lane, in the City of Grand Island, in Hall County, Nebraska.

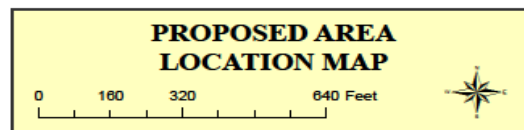
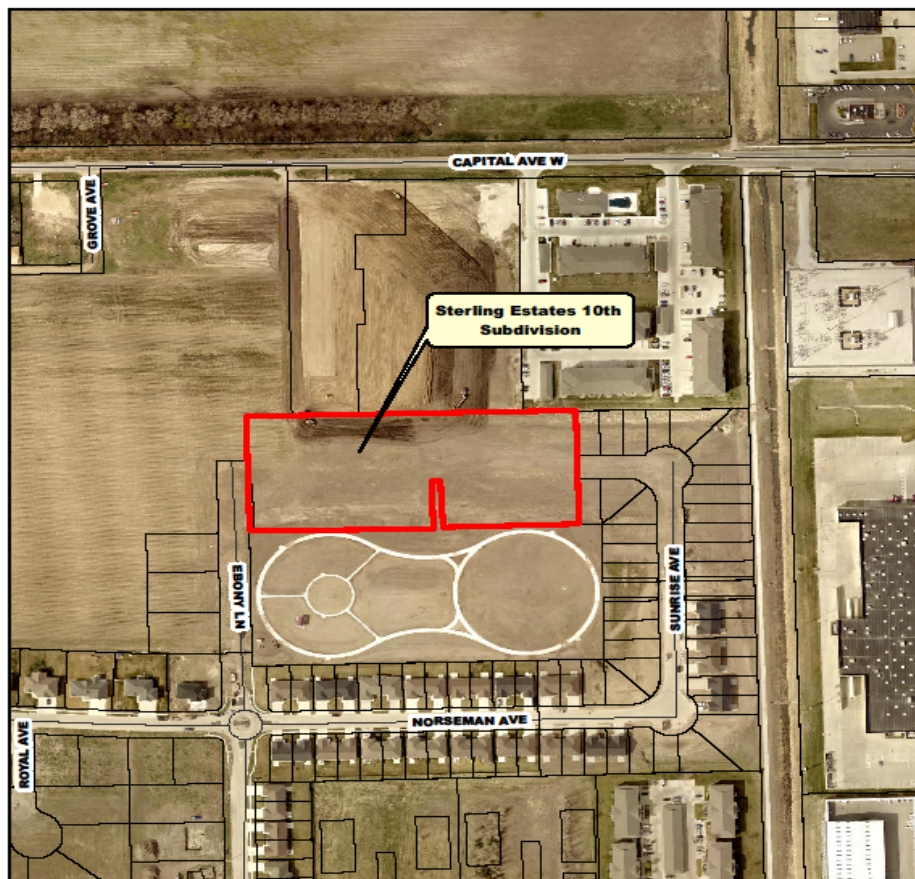
Size: 4.919 acre

Zoning: R-4 High Density Residential

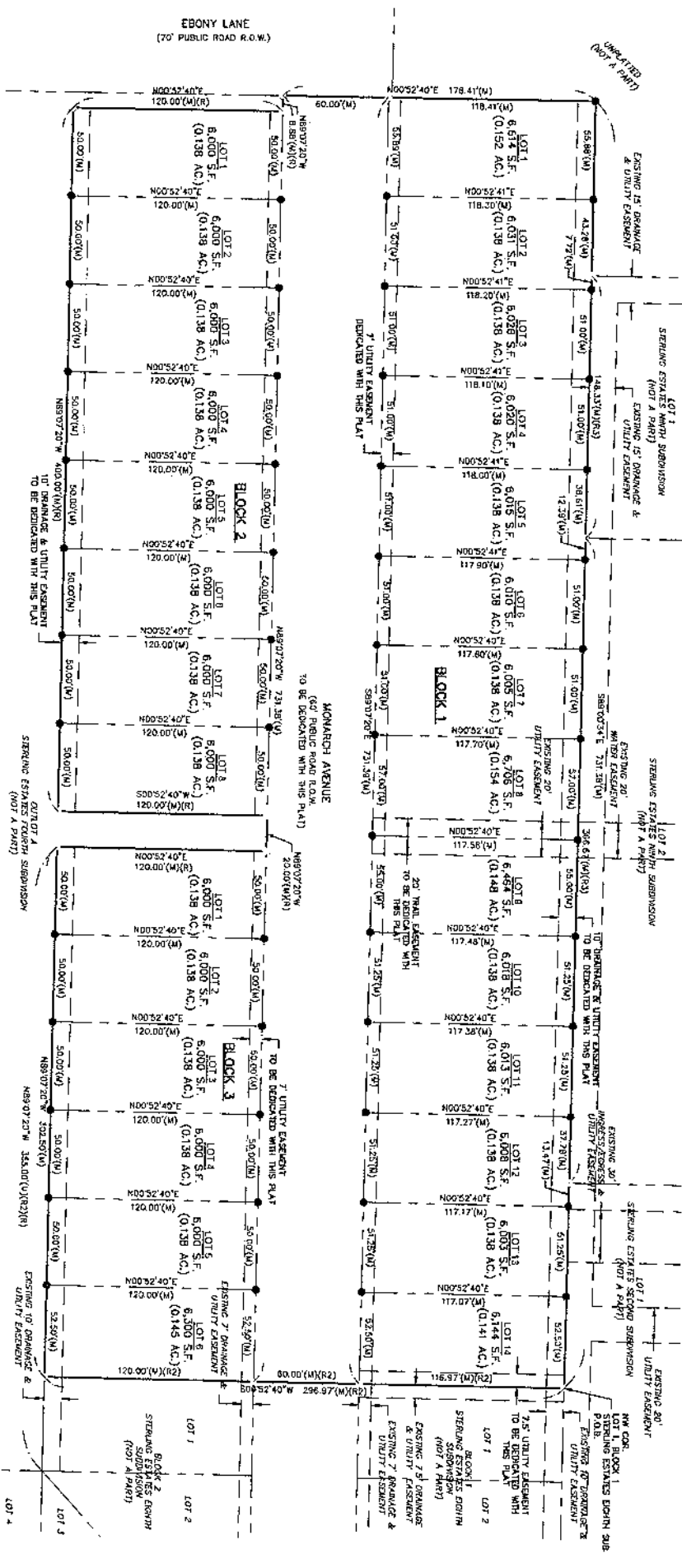
Road Access: Monarch Avenue was paved at a width of 32 feet with parking restricted on the south side of the street with the development of Sterling Estates 8th Subdivision at the east end of Monarch Avenue. The proposed development is a continuation of the development on Sterling 8th and parking should be restricted on the south side of the street. This is identified in the list of streets with restricted parking that was approved by Resolution #18-190 on June 26, 2018.

Water Public: City water is available.

Sewer Public: City sewer is available.



STERLING ESTATES TENTH SUBDIVISION
TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LOCATION MAP
SEC. 12 T11N R10W
NOT TO SCALE
CAPITOL AVE
NORTH ROAD
STATE ST
WEBER ROAD

OLSSON
ASSOCIATES

301 East 2nd Street
P.O. Box 1072
Grand Island, NE 68022-1072
TEL: 308.364.8750
FAX: 308.364.8752

PROJECT NO. 2014-1995
STAROSTKA SURVEY
PB

0' 10' 20' 40'

SCALE IN FEET

SHEET 1 OF 2

LEGEND

● SET CORNER (S/OF 24' ACIDE W/CAD)
D TOWN CORNER (E/OF RIDEA W/CAD)
EXTING PROPERTY LINE

M PROPERTY LINE

N1 MEASURED DISTANCE
R1 RECORDED DISTANCE, S/DOWLING LESTARS ROAD/ST. S/DOWLING
R2 RECORDED DISTANCE, STEINING LESTARS ROAD/ST. S/DOWLING
R3 RECORDED DISTANCE, STEINING LESTARS ROAD/ST. S/DOWLING

STERLING ESTATES TENTH SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

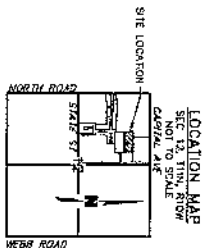
A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, STERLING ESTATES EIGHTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF S00°52'40"W, ALONG THE WEST LINE OF STERLING ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 296.97 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, STERLING ESTATES EIGHTH SUBDIVISION, AND A POINT ON THE NORTHERLY LINE OF OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N89°07'20"W, ALONG THE NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 102.50 FEET TO A NORTHEASTERY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N00°52'40"E, ALONG A EASTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 20.00 FEET TO A NORTHERLY POINT OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE S00°52'40"W, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N00°52'40"E, ALONG A WESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 400.00 FEET TO A WESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N00°52'40"E, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 8.88 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, AND A POINT ON THE EAST RIGHT OF WAY LINE OF EIGHTH LANE, THENCE S89°03'44"E, ALONG SAID EAST RIGHT OF WAY LINE OF EIGHTH LANE, A DISTANCE OF 178.41 FEET, THENCE S89°03'44"E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, STERLING ESTATES TENTH SUBDIVISION AND THE SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION, A DISTANCE OF 731.38 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 214,260 SQUARE FEET OR 4.919 ACRES MORE OR LESS OF WHICH 1.007 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW 1/4) 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.

JESSE E. HART, REGISTERED LAND SURVEYOR NUMBER, LS-674



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC. BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES TENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW 1/4) 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 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.

DANNY STAROSTKA
 PRESIDENT
 STAROSTKA GROUP UNLIMITED, 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 DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, 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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

APPROVAL

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

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
 THIS ____ DAY OF _____, 2018

MAYOR _____

CITY CLERK _____

OWNERS: STAROSTKA GROUP UNLIMITED, INC.
 SUBDIVIDER: STAROSTKA GROUP UNLIMITED, INC.
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 28

201 East 2nd St
 P.O. Box 1073
 Grand Island, NE 68801-1073
 Telephone: 308.381.8500
 Fax: 308.381.8752

SHEET 2 OF 2

RESOLUTION 2018-259

WHEREAS Starostka Group Unlimited, Inc., being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “STERLING ESTATES TENTH SUBDIVISION”, a subdivision on a tract of land comprising part of the Northwest Quarter (NW1/4) 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 STERLING ESTATES TENTH 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 11, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 7, 2018	☐ City Attorney