



City of Grand Island

Tuesday, March 26, 2019

Council Session

Item G-9

#2019-105 - Approving Final Plat and Subdivision Agreement for Rhoads Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 26, 2019
Subject: Rhoades Subdivision – Preliminary and Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located north of 13th Street and east of Mansfield Road in Grand Island, Nebraska. (6 lots, 6.866 acres). A replat of all of Lot 2, B and M Estates Subdivision, Grand Island, Hall County, Nebraska. Said tract contains a calculated area of 299,087.13 square feet or 6.866 acres more or less of which 0.411 acres is new dedicated road right-of-way. This property is zoned R2 Low Density residential and R3 Medium Density Residential. Based on the plat submitted City Staff will be recommending a zoning change with the upcoming readoption of the Grand Island Zoning map to make all of this property R2 Low Density Residential.

Discussion

The final plat for Rhoades Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

A motion was made by Monter and seconded Rubio by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Maurer, Rubio, Robb, Rainforth, Monter, and Kjar) 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

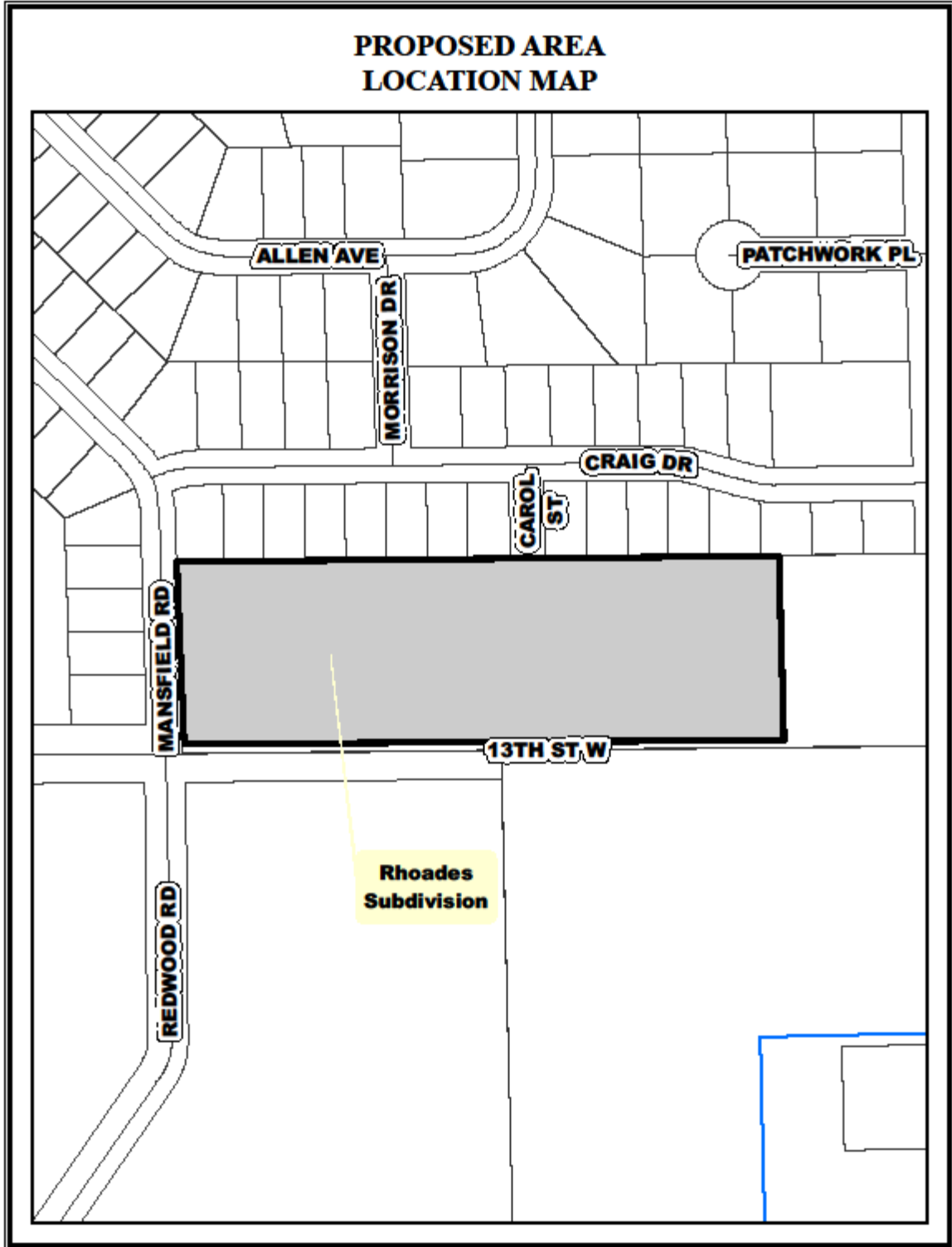
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED AREA
LOCATION MAP**



Developer/Owner

Josh Rhoads Rhoads Enterprises Inc.

To create 6 lots west of North Road and north of 13th Street in the Grand Island, Nebraska.

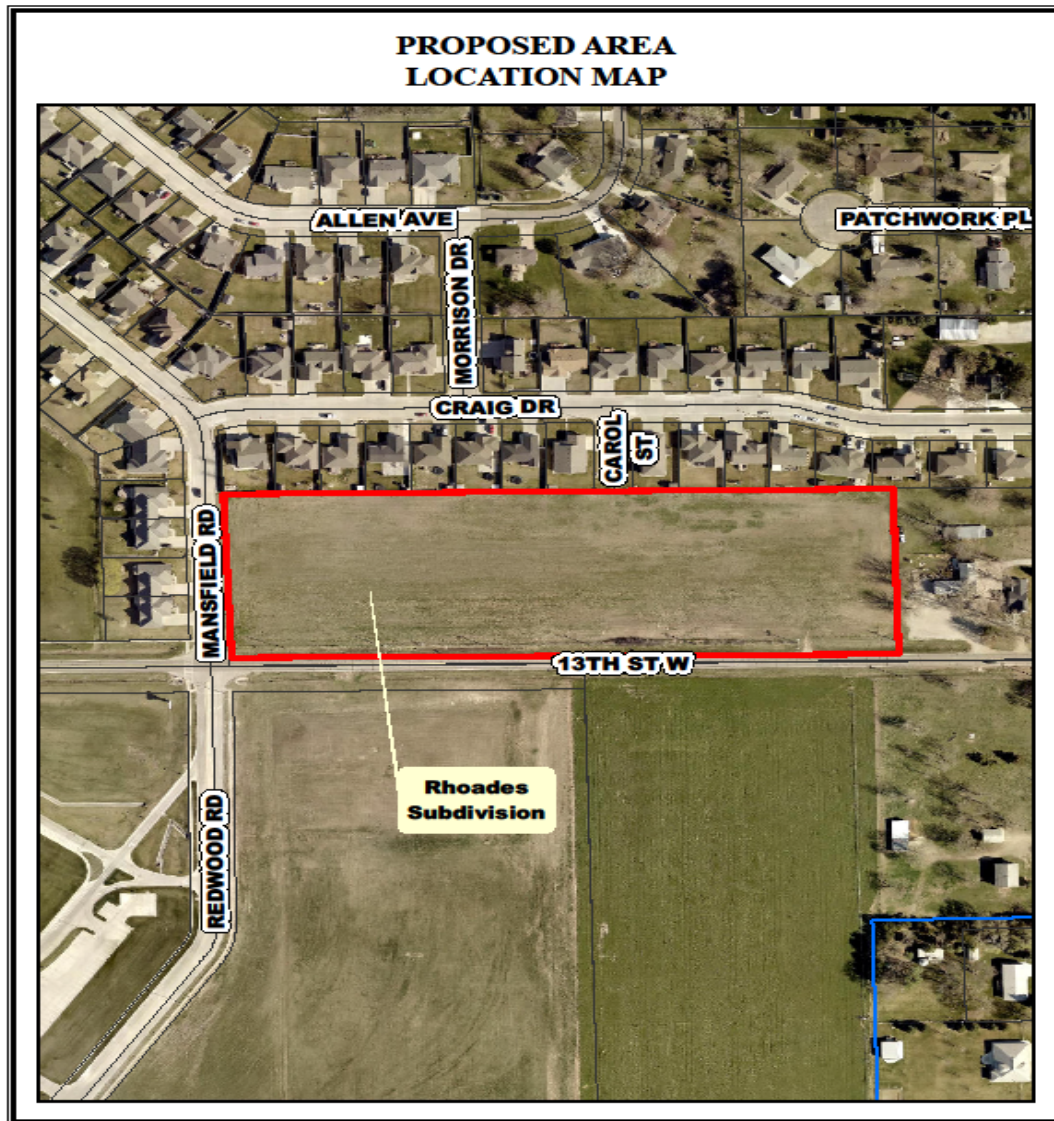
Size: 6 lots 6.866 acres

Zoning: R2 Low Density Residential and R3 Medium Density Residential

Road Access: All Access will be provided from the extension of Carol St. as a 37 foot wide public street.

Water Public: City water is available.

Sewer Public: City sewer is available.



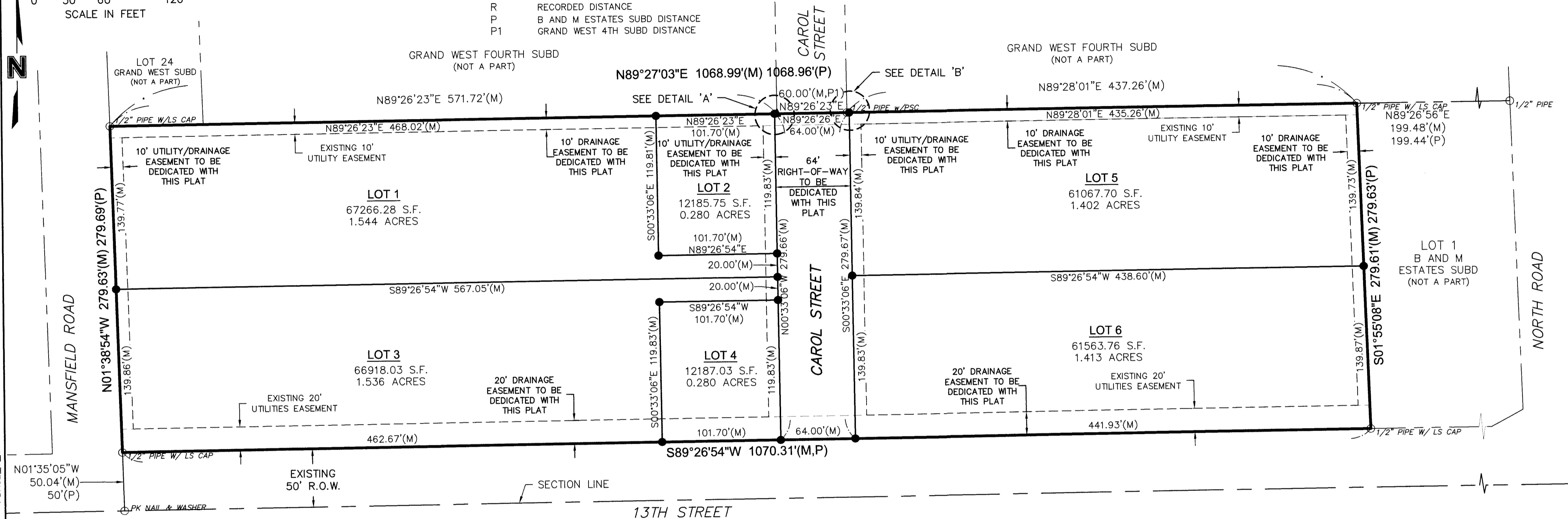
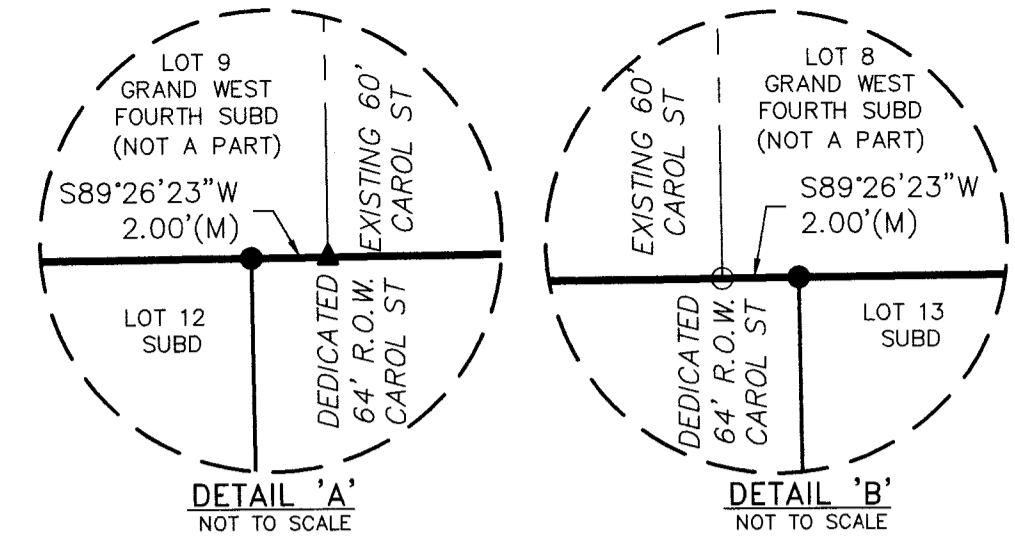
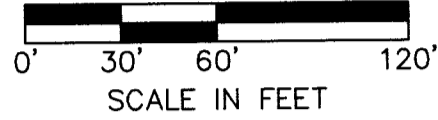
RHOADS SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P B AND M ESTATES SUBD DISTANCE
- P1 GRAND WEST 4TH SUBD DISTANCE



USER: jjimenez
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 V_XRAY_018-3684
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 DATE: Feb 22, 2019 11:18am
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LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 299,087.13 SQUARE FEET OR 6.866 ACRES MORE OR LESS OF WHICH 0.411 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 2, B AND M ESTATES 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 _____, 2019.

MAYOR _____

CITY CLERK _____

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MITCHEL PEDERSEN AND BRANDI PEDERSEN, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RHOADS SUBDIVISION" A REPLAT OF ALL OF LOT 2, B AND M ESTATES 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 _____, 2019.

MITCHEL PEDERSEN _____ BRANDI PEDERSEN _____

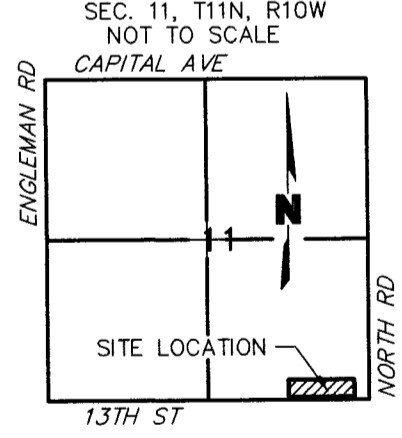
ACKNOWLEDGMENT

STATE OF NEBRASKA
 COUNTY OF HALL
 ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MITCHEL PEDERSEN AND BRANDI PEDERSEN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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 _____

LOCATION MAP



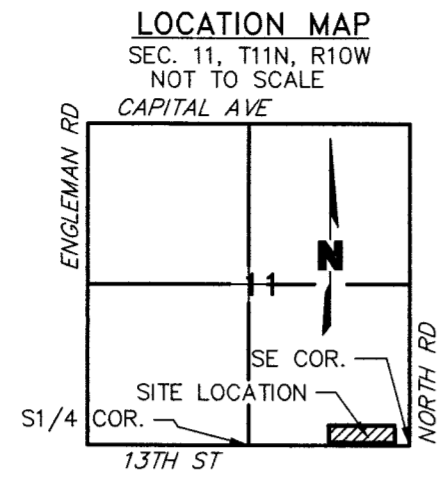
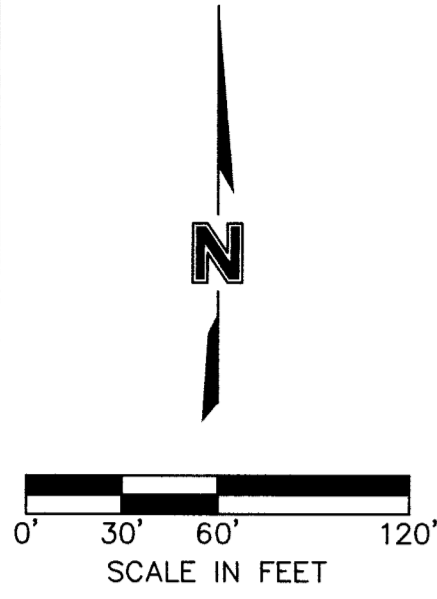
OWNERS: MITCHEL PEDERSEN & BRANDI PEDERSEN
 SUBDIVIDER: MITCHEL PEDERSEN & BRANDI PEDERSEN
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 6

olsson	201 East 2nd Street Grand Island, NE 68802 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-3684
		RHOADS ENTERPRISES SURVEY FB

RHOADS SUBDIVISION

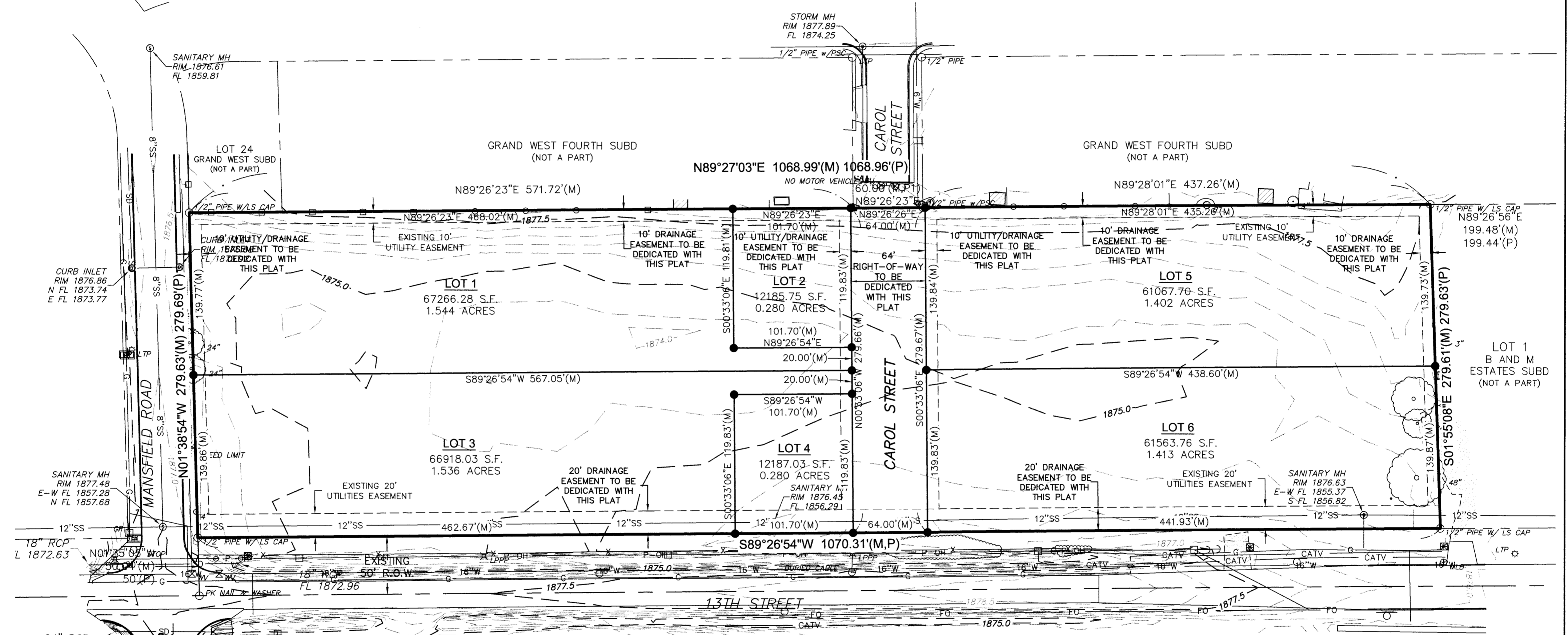
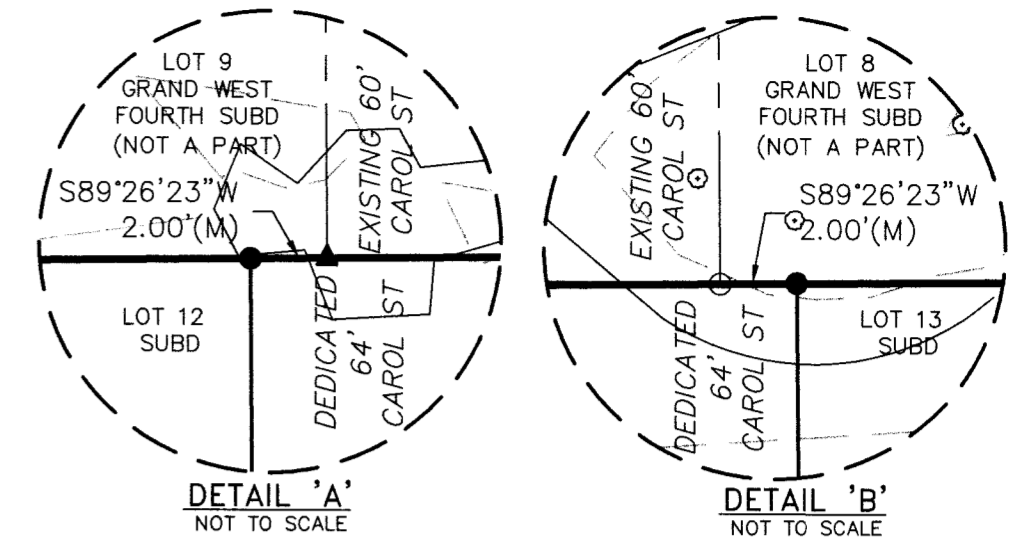
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 299,087.13 SQUARE FEET OR 6.866 ACRES MORE OR LESS OF WHICH 0.411 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.



DWG: F:\2018\3501-4000\018-3684\40-Design\Survey\SRVY\Sheets_V_FPT_018-3684.dwg
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OWNERS: MITCHEL PEDERSEN
 & BRANDI PEDERSEN
 SUBDIVIDER: MITCHEL PEDERSEN
 & BRANDI PEDERSEN
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 6

NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND					
	SECTION CORNER		POWER POLE		WIRE FENCE
	SET CORNER (5/8"x24" REBAR W/CAP)		ELECTRIC BOX		WOODEN FENCE
	FOUND CORNER (AS NOTED)		ELECTRICAL RISER		BUILDING LINE
	CALCULATED CORNER		TELEPHONE RISER		GRAVEL
	ROW LINE		LIGHT POLE		BUSH
	NEW ROW LINE		WATER VALVE		DECIDUOUS TREE
	SECTION LINE		FIRE HYDRANT		CONIFEROUS TREE
	PROPERTY LINE		SIGN		
	MEASURED DISTANCE		WOOD POST		
	RECORDED DISTANCE		BILLBOARD		
	B AND M ESTATES SUBD DISTANCE		STORM DRAIN MANHOLE		
	GRAND WEST 4TH SUBD DISTANCE		SANITARY MANHOLE		
	WATER LINE				
	GAS LINE				
	OVERHEAD ELECTRIC				
	SANITARY SEWER LINE				
	UNDERGROUND CABLE				
	STORM SEWER LINE				

olsson	201 East 2nd Street Grand Island, NE 68802 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-3684
		RHOADS ENTERPRISES SURVEY FB

RESOLUTION 2019-105

WHEREAS Rhoads Enterprises Inc, a Nebraska Corporation, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “RHOADS SUBDIVISION”, a replat of all of lot 2, B AND M ESTATES 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 RHOADS 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, March 26, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney