



City of Grand Island

Tuesday, April 9, 2019

Council Session

Item G-19

**#2019-101 - Approving Preliminary Plat, Final Plat and
Subdivision Agreement for Talon Apartments Second Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 9, 2019

Subject: Talon Apartments Second Subdivision – Preliminary and Final Plat

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

Background

This property is located north of U.S. Highway 34 and east of Locust Street in Grand Island, Nebraska. (14 lots, 13.820 acres). A replat of Part of Lot 1, Dessert Rose Subdivision, and all of Talon Apartments First Subdivision, Grand Island, Hall County, Nebraska. This property is zoned RD Residential Development Zone.

Discussion

The preliminary and final plats for Talon Apartments Second Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members 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

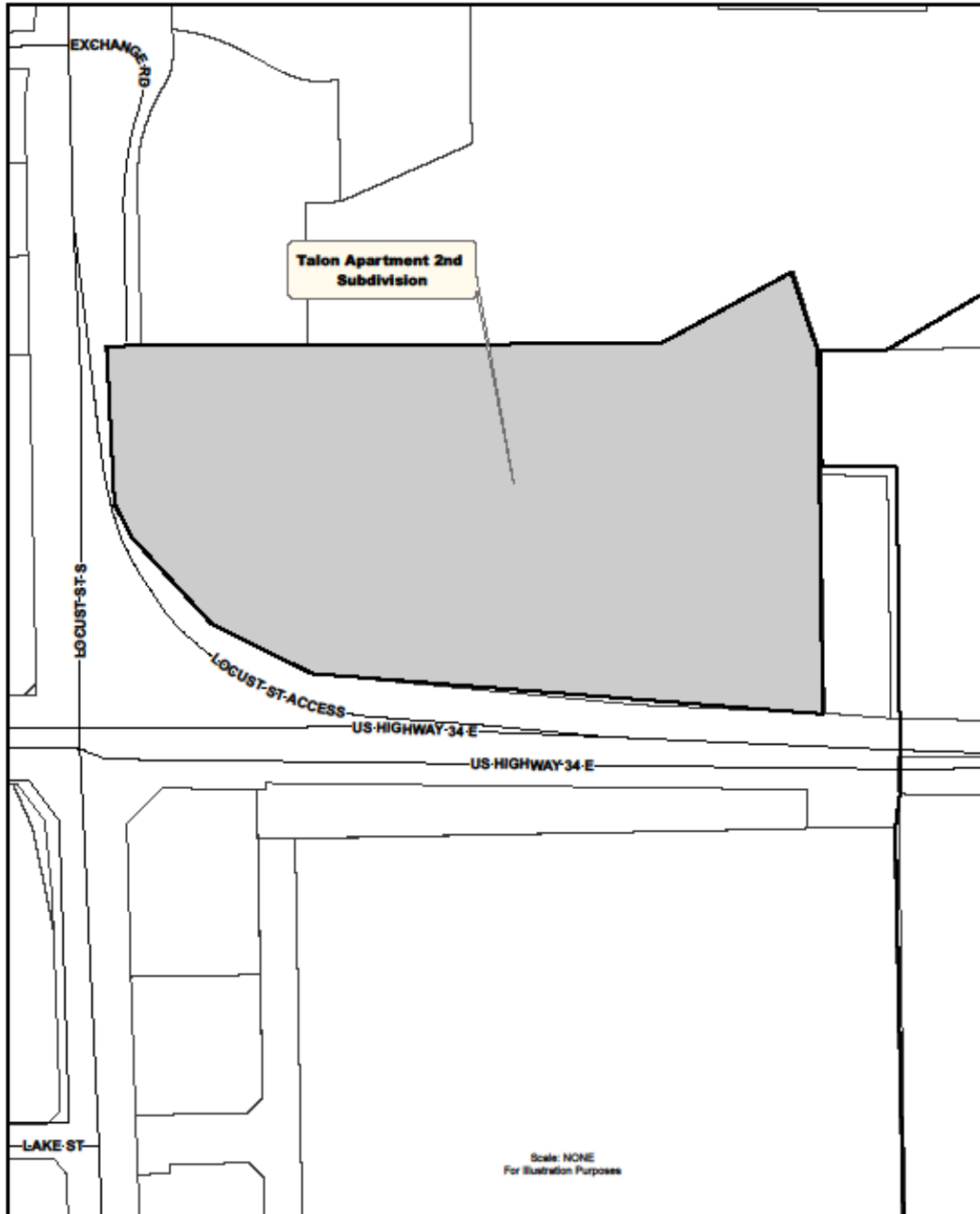
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED AREA LOCATION MAP



Developer/Owner

Talon Apartments INC.
1603 Coventry Lane
Grand Island, NE 68801

To create reconfigure 6 lots into 7 lots and Outlot A lots west of Locust Street and north of Husker Highway in the Grand Island, Nebraska.

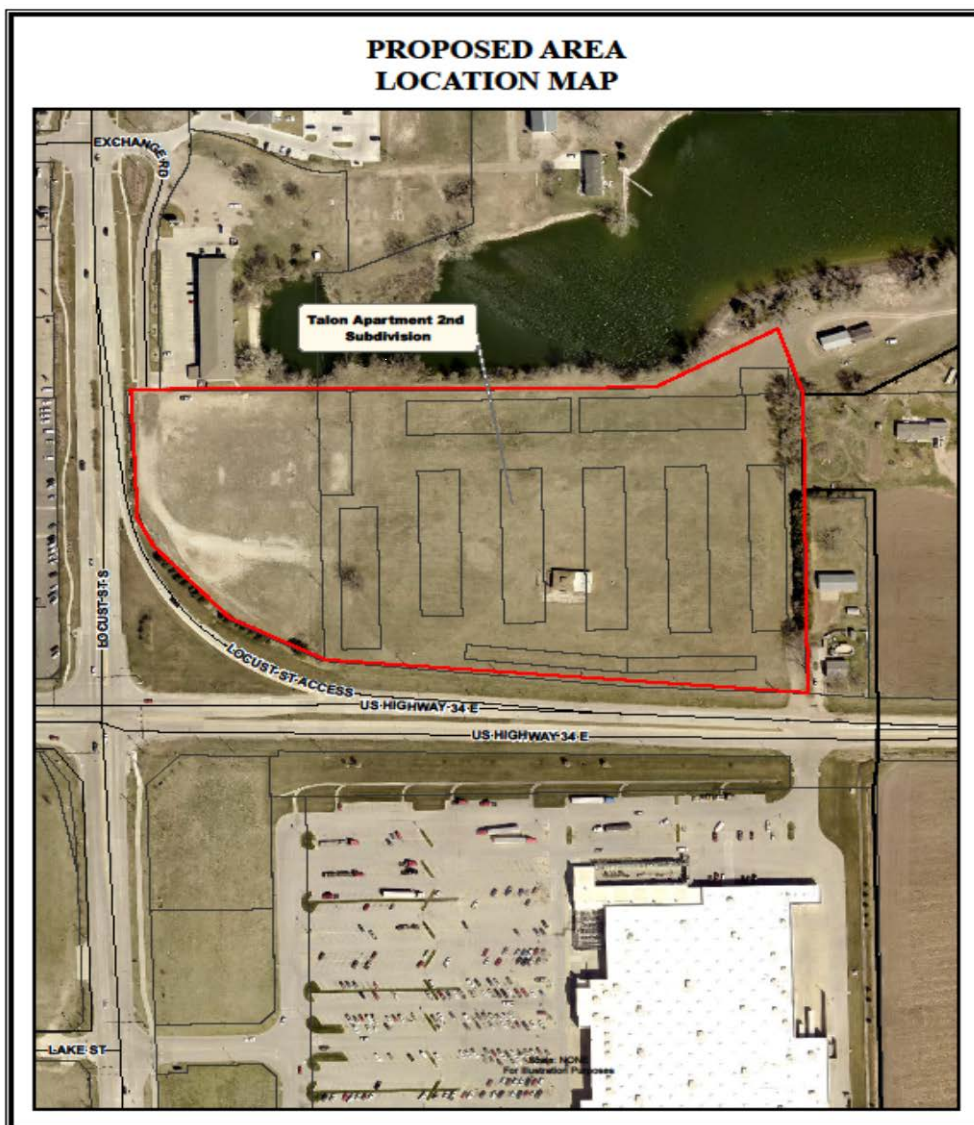
Size: 14 lots 13.820 acres

Zoning: RD Residential Development

Road Access: All Access is from existing City Streets and internal private drives.

Water Public: City water is available.

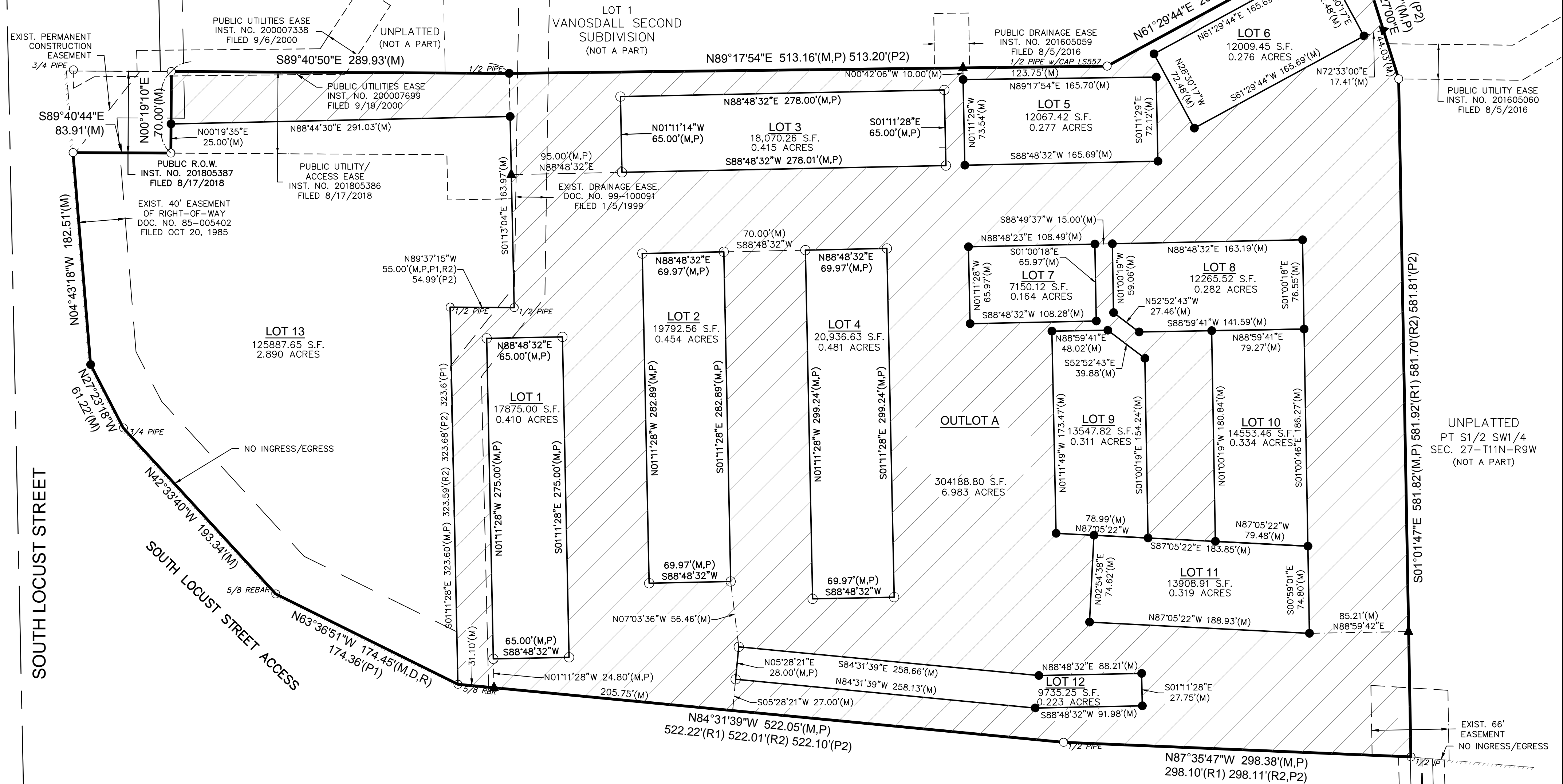
Sewer Public: City sewer is available.



TALON APARTMENTS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



OWNERS: TALON APARTMENTS, INC., AND COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND ISLAND
SUBDIVIDER: TALON APARTMENT INC., AND COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 13
NUMBER OF OUTLOTS: 1

SHEET 1 OF 2

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0094
TALON APARTMENTS SURVEY
FB GI 2016-1

0' 30' 60' 120'
SCALE IN FEET

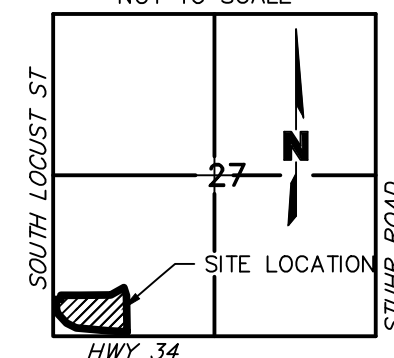
LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊕ FOUND CORNER (AS NOTED)
- ▲ TEMPORARY CORNER
- — — — — PROPERTY LINE
- — — — — PROPOSED SUBDIVISION LINE
- — — — — SECTION LINE
- — — — — EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P TALON APARTMENTS FIRST SUBDIVISION
- P1 DESERT ROSE SUB
- P2 VANOSDALL SECOND SUB
- R CHARLES B. BEER LS#192 DATED JAN. 27, 1969
- R1 CHARLES B. BEER LS#192 DATED SEPT. 12, 1984
- R2 LEE D. WAGNER LS#557 DATED SEPT. 21, 2009
- — — — — PROPOSED DRAINAGE/ACCESS EASEMENT (OUTLOT A)

U.S. HIGHWAY 34

LOCATION MAP

SEC. 27, T11N, R9W
NOT TO SCALE



TALON APARTMENTS SECOND SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TALON APARTMENTS FIRST SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N87°35'47"W, ALONG THE SOUTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34, A DISTANCE OF 298.38 FEET; THENCE N84°31'39"W, ALONG SAID SOUTH LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 522.05 FEET TO THE SOUTHEAST CORNER OF DESERT ROSE SUBDIVISION; THENCE N63°36'51"W, ALONG THE SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHEASTERLY SOUTH LOCUST RIGHT-OF-WAY, A DISTANCE OF 174.45 FEET; THENCE N42°33'40"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.34 FEET; THENCE N27°23'18"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.22 FEET; THENCE N04°43'18"W, ALONG THE WEST LINE OF SAID DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 182.51 FEET TO THE SOUTHWEST CORNER OF A PUBLIC RIGHT-OF-WAY, INST. NO. 201805387, FILED 8/17/2018; THENCE S89°40'44"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 83.91 FEET; THENCE N00°19'10"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET; THENCE S89°40'50"E A DISTANCE OF 289.93 FEET TO THE NORTHEAST CORNER OF LOT 1, DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE N89°17'54"E, ALONG THE SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND THE NORTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 513.16 FEET; THENCE N61°29'44"E, ALONG SAID SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND SAID NORTH LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 239.86 FEET TO THE NORTHEAST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE S17°27'00"E, ALONG THE EAST LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 131.47 FEET; THENCE S01°01'47"E, ALONG SAID EAST LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 581.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 602,059.96 SQUARE FEET OR 13.821 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, 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

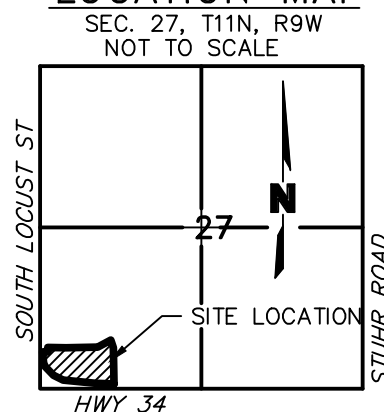
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2019.

MAYOR

CITY CLERK

LOCATION MAP



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT TALON APARTMENTS, INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "TALON APARTMENTS SECOND SUBDIVISION" A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, 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, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

MARK OTTO, ORGANIZER
TALON APARTMENTS, INC.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2019.

BY TOM GDOWSKI, CHAIRPERSON
COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MARK OTTO, ORGANIZER - TALON APARTMENTS, 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

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM GDOWSKI, CHAIRPERSON, COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, 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: TALON APARTMENTS, INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND
SUBDIVIDER: TALON APARTMENT INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 13
NUMBER OF OUTLOTS: 1

SHEET 2 OF 2



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RESOLUTION 2019-101

WHEREAS Talon Apartments, INC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “TALON APARTMENTS SECOND SUBDIVISION”, a replat of part of lot 1, Dessert Rose Subdivision, and all of Talon Apartments First 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 TALON APARTMENTS SECOND 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, April 9, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

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