



# **City of Grand Island**

**Tuesday, April 9, 2019**

**Council Session**

## **Item G-3**

### **Approving Preliminary Plat for The Orchard Subdivision**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** April 9, 2019

**Subject:** The Orchard – Preliminary Plat

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

## **Background**

This property is located south of Capital Avenue and the outfall ditch and west of the Central Nebraska Railroad line north of 12<sup>th</sup> Street in northeast Grand Island. There are 180 total lots on 25 acres. The street widths for 19<sup>th</sup>, 14<sup>th</sup>, and 13<sup>th</sup> and Apple Streets have been increased to 37 ft. The developer is requesting a 32' street on Peach Street between 13<sup>th</sup> Street and 19<sup>th</sup> Street except for that section of street adjacent to the park and community building that will be constructed with a width of 37 feet. Some of these changes were made after the planning commission meeting described below.

As shown, neither the developer nor city staff believes there are any significant conflicts with parking on both sides of the street. The driveways offset parking leaving only one side with parking available. A copy of the plat with the proposed parking and driveways is attached.

## **Discussion**

The preliminary plat for The Orchard Subdivision was considered by the Regional Planning Commission at the September 5, 2018 meeting.

Nabity went over the lay out of the area of the subdivision. He also mentioned that 17<sup>th</sup> Street as shown on the plat will be 19<sup>th</sup> Street. This does blend itself well for future developments of a property owned by Zillers. The subdivision is designed to give some ability for some development along the south side of the drainage way. Nabity stated the streets Apple and Peach are planned as 32 ft. streets. There are some issues and Nabity recommends before approval the City Council that the applicant address the specific issues with parking conflicts. This development will start to on the north end proceed around 19<sup>th</sup> Street to Peach Street and all the way down to 14<sup>th</sup> Street. The second phase will extend Apple Street south to 14<sup>th</sup> Street. The third phase will be the loop at the south end of the development.

There are 180 total lots on 25 acres. The street width for 19<sup>th</sup>, 14<sup>th</sup>, and 13<sup>th</sup> Streets was increased to 37 ft. There are parking conflicts on the north end. Ruge asked if the board should approve item as is or ask for an update of the drawing before approving the item. Randone suggested to approve the item with conditional fixes to keep the item moving.

A motion was made by Randone and seconded by Rainforth to approve the Preliminary Plat – Orchard Subdivision subject to zoning change being approve and that the parking issues are fixed/addressed with the final plat.

The motion was carried with eight members voting in favor (Allan, Ruge, Robb, Rainforth, Rubio, Hedricksen, Randone, and Kjar) with no members voting no.

### **Alternatives**

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

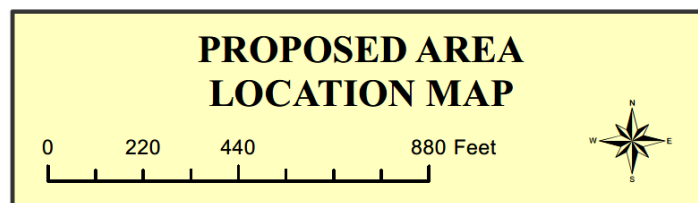
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.





**Developer/Owner**

The Orchard/Hoppe Home PC

**To create 180 lots south of north of 12<sup>th</sup> street and west of the Central Nebraska lot east the Central Nebraska Railroad line in Grand Island, Nebraska.**

**Size:** 23.83 acres

**Zoning:** R-3SL Medium Density Small Lot Residential

**Road Access:** All streets except Peach Street between 19<sup>th</sup> and 13<sup>th</sup> are planned to be constructed as 37 foot wide Public Streets. Peach Street from 19<sup>th</sup> to 13<sup>th</sup> is planned as a 32 foot wide street with parking offset by driveways.

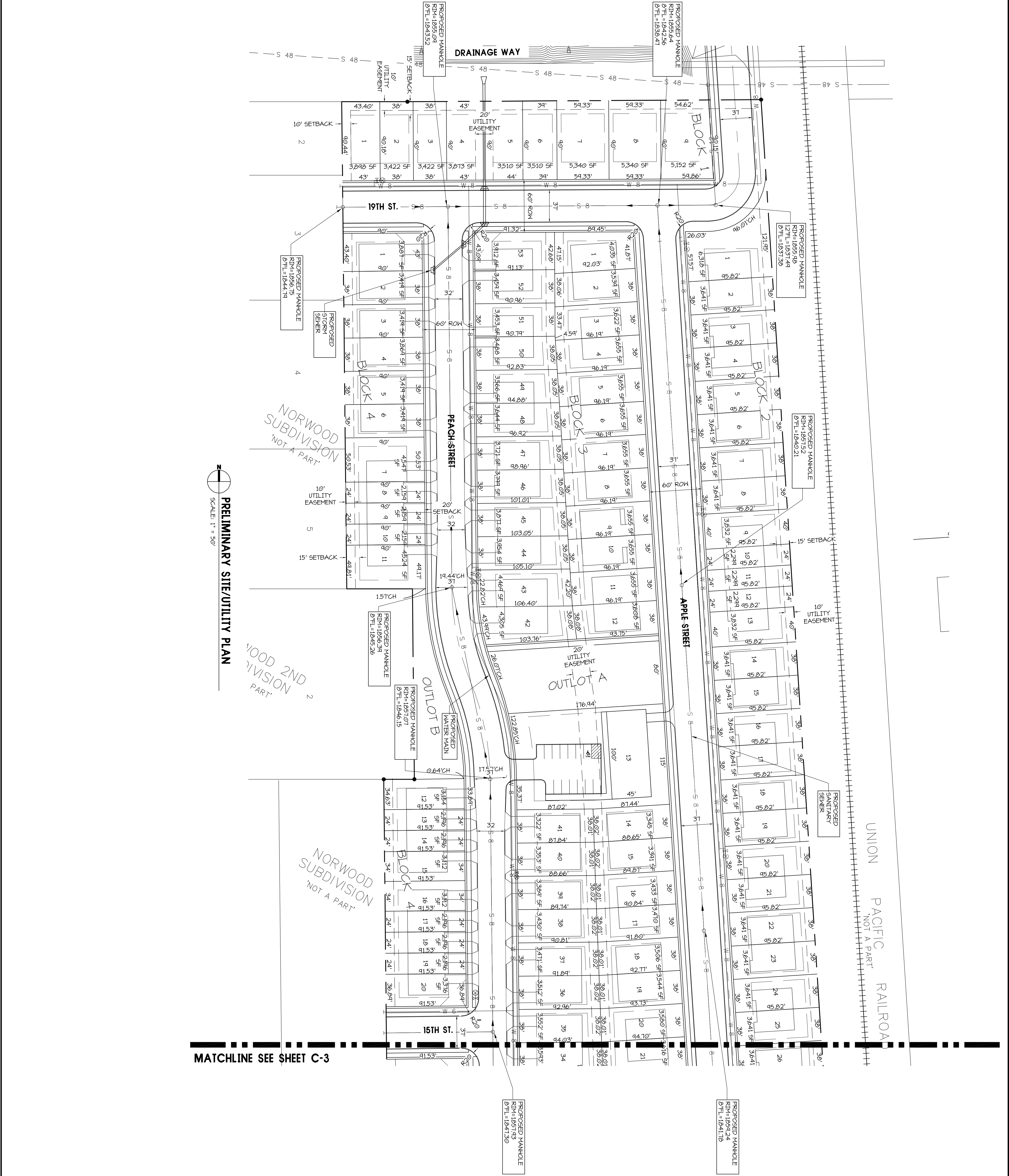
**Water Public:** City water is available and will be extended throughout the subdivision.

**Sewer Public:** City sewer is available and will be extended throughout the subdivision.









sheet no.

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project no.

sheet name

PROPOSED  
SITE PLAN

THE ORCHARD SUBDIVISION

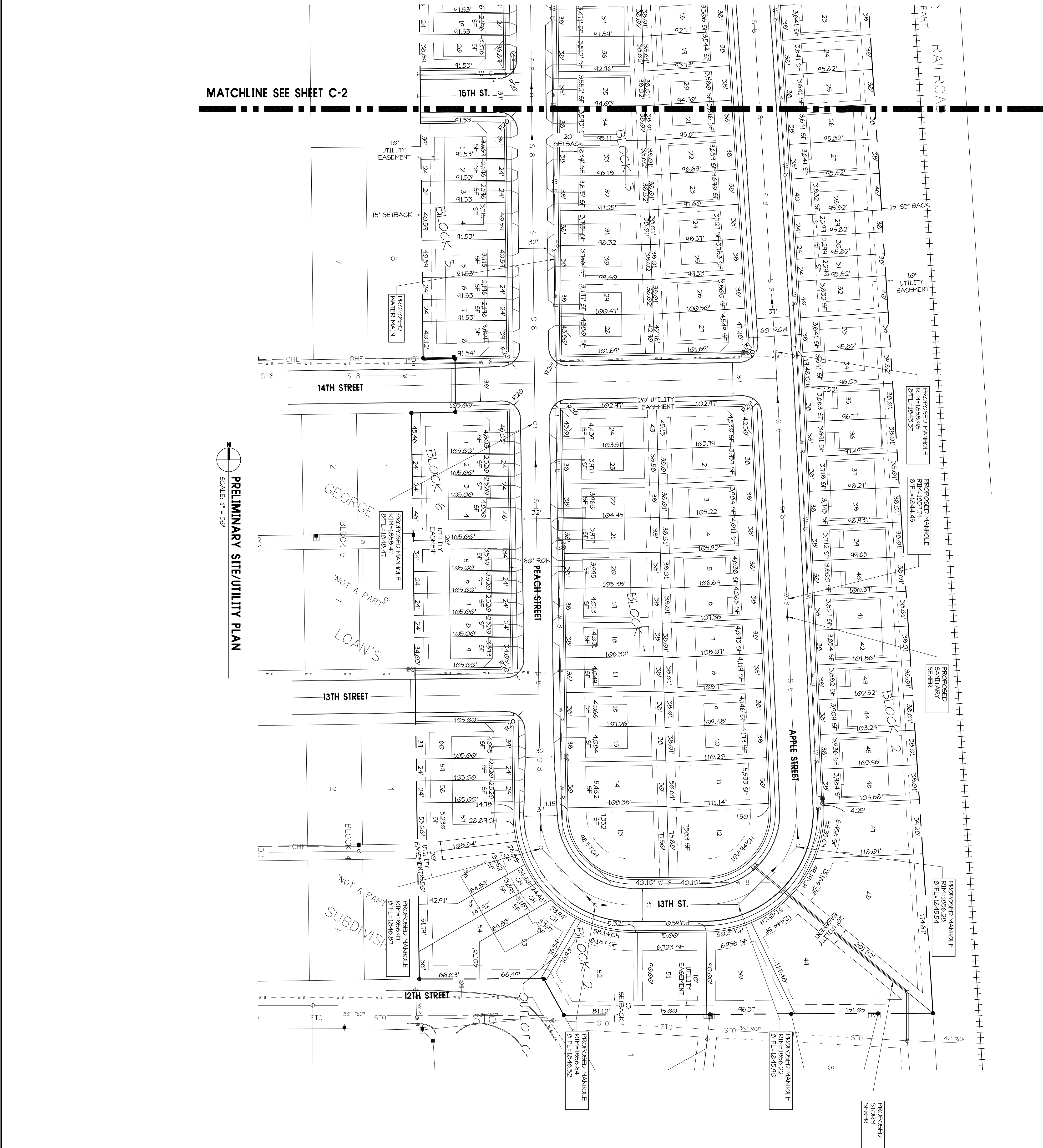
PRELIMINARY STUDY

GRAND ISLAND, NEBRASKA

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