



City of Grand Island
Tuesday, May 14, 2019
Council Session/Budget Work Session

Item G-4

Approving Preliminary Plat for Fifth Street Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 14, 2019
Subject: Fifth Street Subdivision – Preliminary Plat
Presenter(s): Chad Naby, AICP, Regional Planning Director

Background

This property is located between Willow Street and Congdon Avenue north of 4th Street in Grand Island, Nebraska. (20 lots, 3.305 acres). This property is proposed for zoning as R3-SL Medium Density Small Lot residential. A replat of Lots 11 and 12 and parts of Lots 13 and 14 of Lambert's Subdivision in the City Of Grand Island, Hall County, Nebraska.

Discussion

The final plat for Fifth Street Subdivision was considered by the Regional Planning Commission at the May 1, 2019 meeting.

A motion was made by Rainforth and second by Allan to approve the final plat as presented.

A roll call vote was taken and the motion passed with 11 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Monter, Maurer, Rubio, Rainforth, Randone, Kjar and Hedricksen) 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

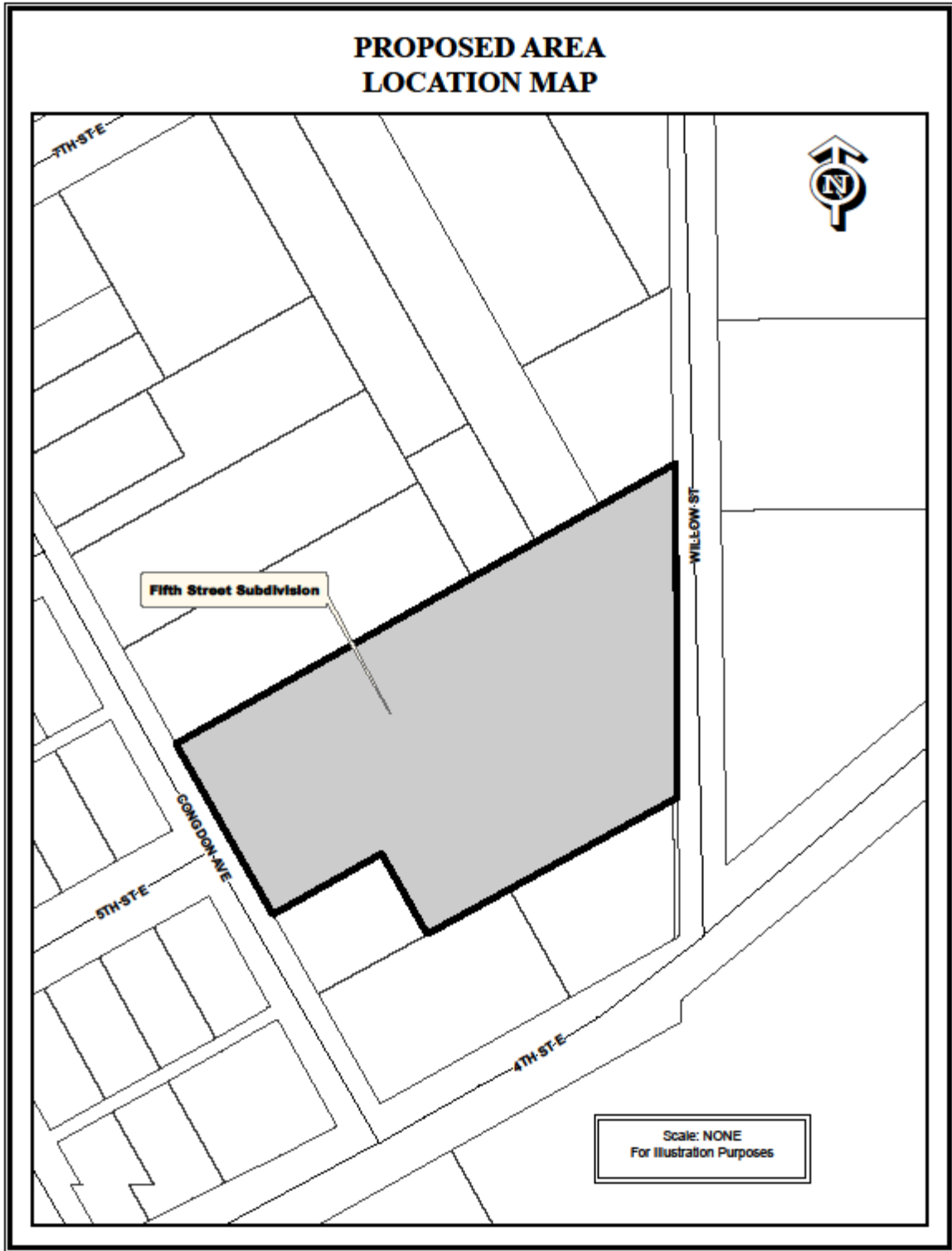
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED AREA
LOCATION MAP**



Developer/Owner
Starostka Group Unlimited, Inc.

429 Industrial Lane
Grand Island, NE 68803

This property is located between Willow Street and Congdon Avenue north of 4th Street in Grand Island, Nebraska. (20 lots, 3.305 acres).

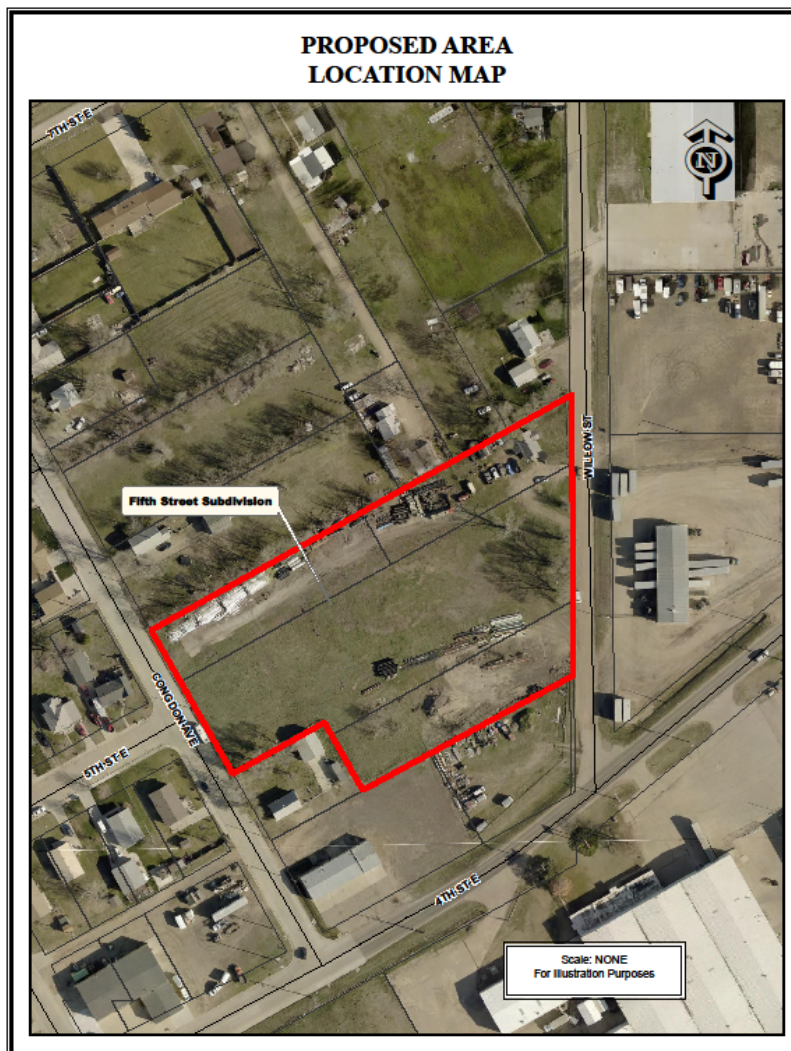
Size: 3.305 Acres 20 Lots

Zoning: R3-SL Medium Density Small Lot Residential

Road Access: Congdon Avenue is a 37 foot city street. Willow Street is an existing gravel street. Fifth Street is proposed as a 32 foot street with parking offset by driveways.

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.



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Starostka Group Unlimited, Inc.
Address 429 Industrial Lane
City Grand Island , State NE Zip 68803
Phone (308) 385-0636

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc
Address 201 East Second Street
City Grand Island State NE Zip 68802
Phone (308) 384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number LS-630

SUBDIVISION NAME: Fifth Street Subdivision

Please check the appropriate location

- Grand Island City Limits
- 2 Mile Grand Island Jurisdiction
- Hall County
- City of Wood River or 1 Mile Jurisdiction
- Alda or 1 Mile Jurisdiction
- Cairo or 1 Mile Jurisdiction
- Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat
- Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 20 (preliminary) 20 (final)

Number of Acres 3.3 (preliminary) 3.3 (final)

Checklist of things Planning Commission Needs

- 22 copies if in City limits or the two mile jurisdiction of Grand Island
- 12 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- 5 copies if Administrative Plat
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$1,320.00 \$1320.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FIFTH STREET SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

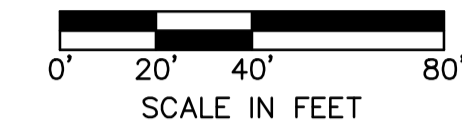
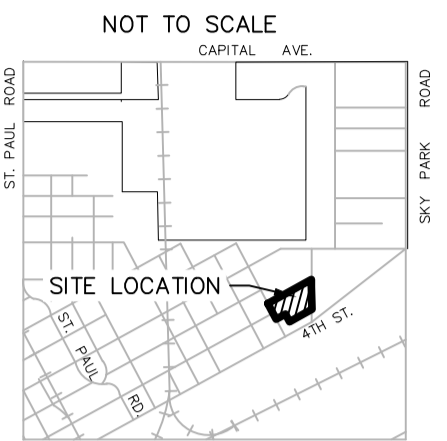
SITE PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOTS 11 AND 12 AND PART OF LOTS 13 AND 14, ALL OF LAMBERT'S SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11, LAMBERT'S SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°56'46"E, ALONG THE NORTHEASTERLY LINE OF LAMBERT'S SUBDIVISION AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WILLOW STREET, A DISTANCE OF 85.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE S00°55'57"E, ALONG SAID NORTHEASTERLY LINE AND SAID WEST R.O.W. LINE, A DISTANCE OF 262.71 FEET TO THE SOUTHEASTERLY LINE OF LOT 14, SAID LAMBERT'S SUBDIVISION; THENCE S61°00'53"W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 5.71 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID WILLOW STREET; THENCE S61°06'34"W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 195.43 FEET; THENCE S61°08'12"W A DISTANCE OF 98.37 FEET; THENCE N29°05'16"W A DISTANCE OF 100.05 FEET; THENCE S61°09'57"W A DISTANCE OF 129.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LAMBERT'S SUBDIVISION AND ALSO BEING THE NORTHEASTERLY R.O.W. LINE OF CONGDON AVENUE; THENCE N30°07'54"W, ALONG SAID SOUTHWESTERLY LINE AND SAID NORTHEASTERLY R.O.W. LINE, A DISTANCE OF 129.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11; THENCE N29°42'13"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 75.41 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE N60°48'19"E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 355.34 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, LAMBERT'S SUBDIVISION; THENCE N60°54'59"E, ALONG SAID NORTHWESTERLY LINE OF LOT 11, A DISTANCE OF 153.89 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, SAID LAMBERT'S SUBDIVISION; THENCE N60°43'31"E A DISTANCE OF 87.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 143,957.89 SQUARE FEET OR 3.305 ACRES MORE OR LESS OF WHICH 0.698 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
- - - PROPERTY LINE
- NEW SUBDIVISION LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P PLATTED DISTANCE LAMBERT'S SUB
- P1 PLATTED DISTANCE LAMBERT'S 4TH SUB
- P2 PLATTED DISTANCE LAMBERT'S 6TH SUB
- E EASEMENT DISTANCE
- ⚡ POWER POLE W/ LIGHT
- ☎ TELEPHONE RISER
- ☼ LIGHT POLE
- GUY WIRE
- ⊕ WATER VALVE
- ⊙ FHT FIRE HYDRANT
- ⊙ SIGN
- ⊙ STEEL POST
- ⊙ MAILBOX
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ DECIDUOUS TREE
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- CATV UNDERGROUND CABLE
- P-OH OVERHEAD ELECTRIC
- SS SANITARY SEWER LINE
- TEL UNDERGROUND TELEPHONE
- X WIRE FENCE
- CHAINLINK FENCE
- WOODEN FENCE
- ▨ BUILDING LINE

OWNERS: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
 SUBDIVIDER: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 20

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.



DWG: F:\2019\0501-1000\019-0772\40-Design\Survey\SRVY\Sheets\V_FPT_0190772.dwg
 DATE: Apr 16, 2019 12:08pm
 USER: jjimenez
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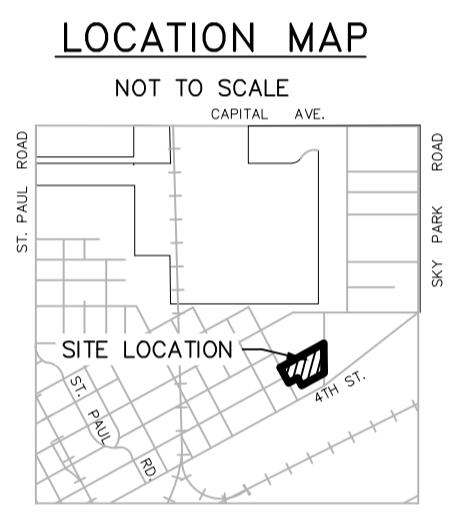
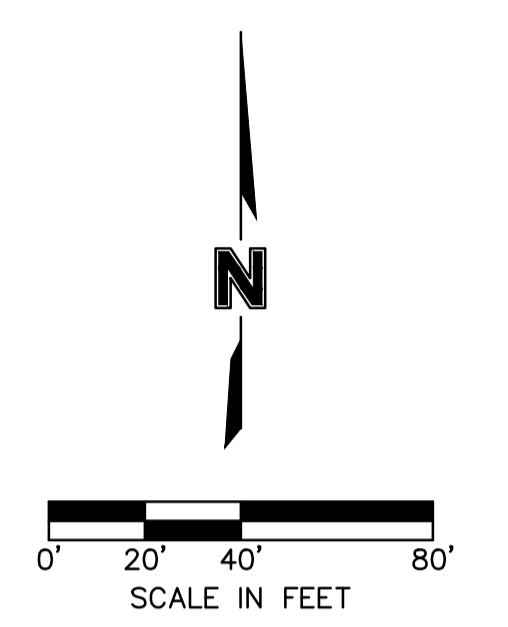
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0772
 STAROSTKA
 5TH STREET SURVEY
 FB GI 2019-1

FIFTH STREET SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
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- M MEASURED DISTANCE
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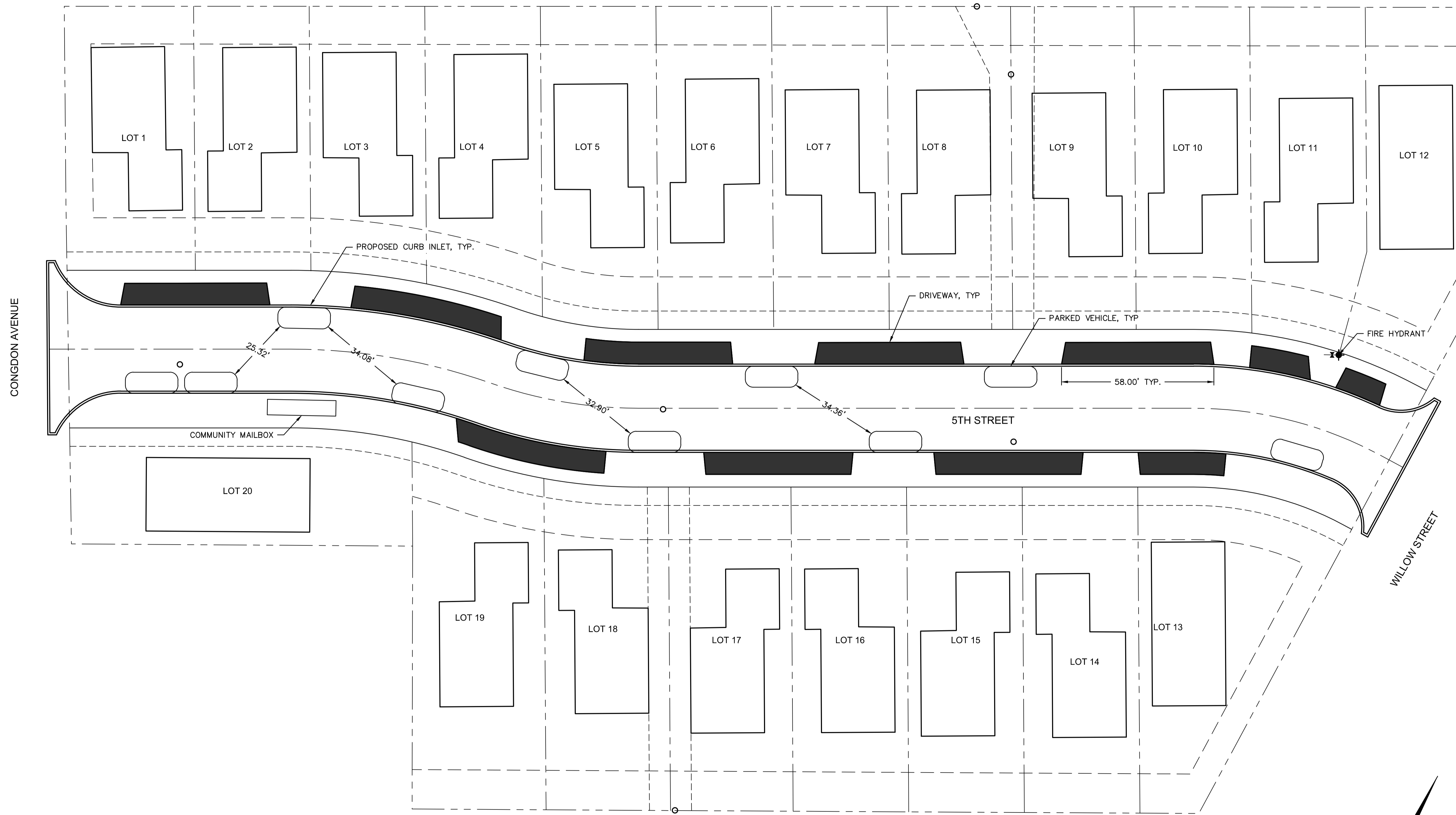
OWNERS: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
 SUBDIVIDER: L & P INVESTMENTS, LLC, A NEBRASKA CORPORATION
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 20

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 PBASE: 190772
 XREFS: V_XRWAY_0190772

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2019-0772
		STAROSTKA 5TH STREET SURVEY
		FB GI 2019-1

SHEET 1 OF 2

DWG: F:\2019\0501-1000\019-0772-40-Design\AutoCAD\Final Plans\Sheets\GNCV\DRIVEWAYS_190772.dwg
 DATE: Apr 25, 2019 11:17am XREFS: pbase_190772 V_FPT_0190772 USER: Istoltenberg



LEGEND

- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED DRIVEWAY
- PROPOSED VEHICLE

8' 20'

N

SCALE IN FEET
0' 10' 20' 40'

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

olsson

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

ESTABLISHMENT OF 18' DRIVE PATH
100% OF THE TIME

FIFTH STREET SUBDIVISION

GRAND ISLAND, NEBRASKA

2019

drawn by: _____ LS	checked by: _____ BS
QA/QC by: _____	project no.: 019-0772
drawing no.: _____	date: 4.23.2019

SHEET
1 of 1