



City of Grand Island

Tuesday, January 25, 2022

Council Session

Item G-2

Approving Preliminary Plat for Nikodym Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: January 25, 2022
Subject: Nikodym Third Subdivision -- Preliminary Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located east of Cherry Street and north of Bismark Avenue in Grand Island, Nebraska. This is approval for the preliminary plat. A final plat will be brought forward for approval in the near future if this is approved. Proposed zoning R3 Medium Density Residential. (47 lots, 13.35 acres).

Discussion

The final plat for Nikodym Third Subdivision was considered at the Regional Planning Commission at the January 5, 2022 meeting.

A motion was made by Rainforth and second by Randone to approve preliminary and final plat for Nikodym Third Subdivision.

A roll call vote was taken and the motion passed.

The motion was carried with nine members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Randone, Doane and Hendricksen) no members present voting no or abstaining.

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
JNIK INC.
1010 E. Bismark Rd
Grand Island, NE 68801

To create

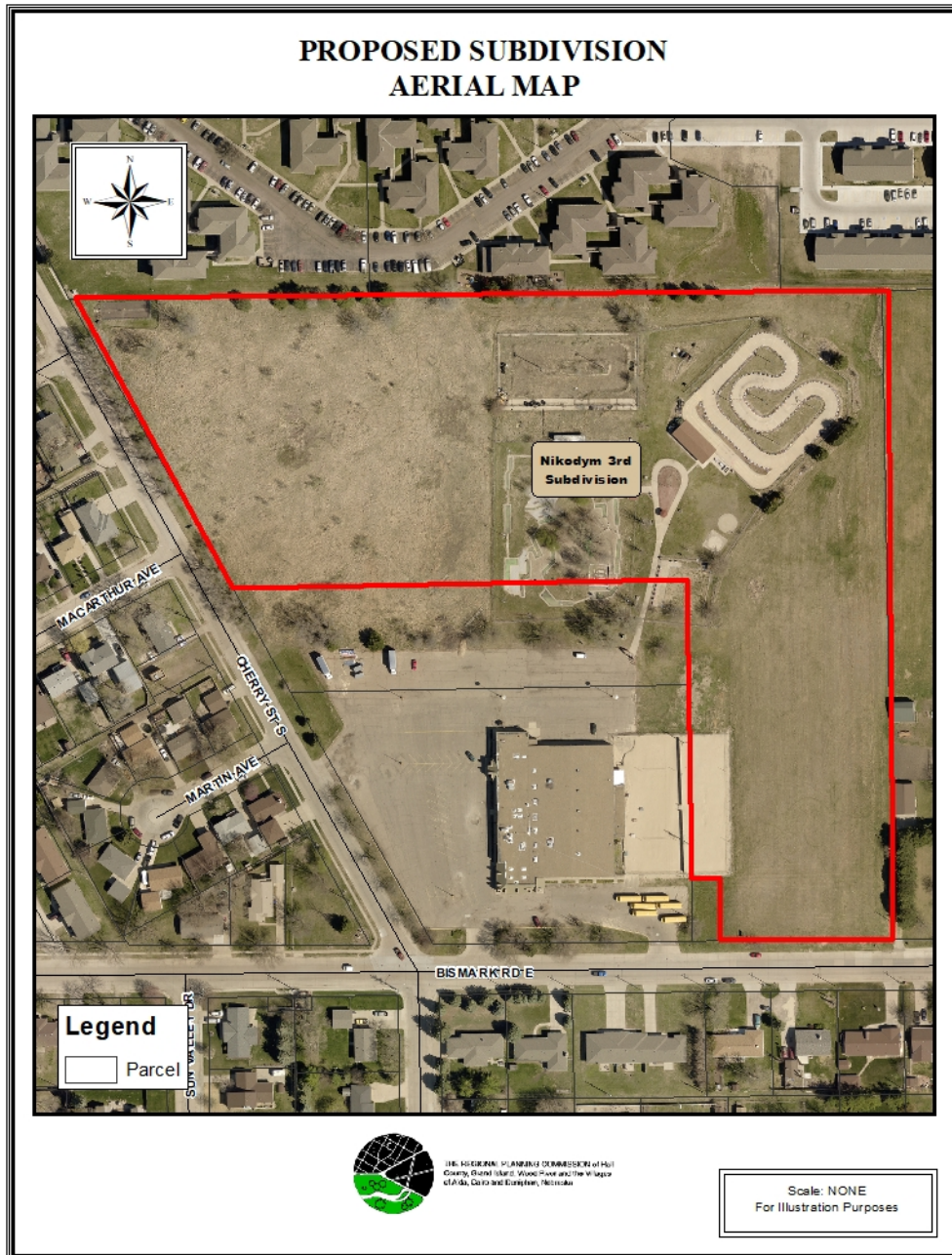
Size: Final Plat 47 lots, 13.35 Acres

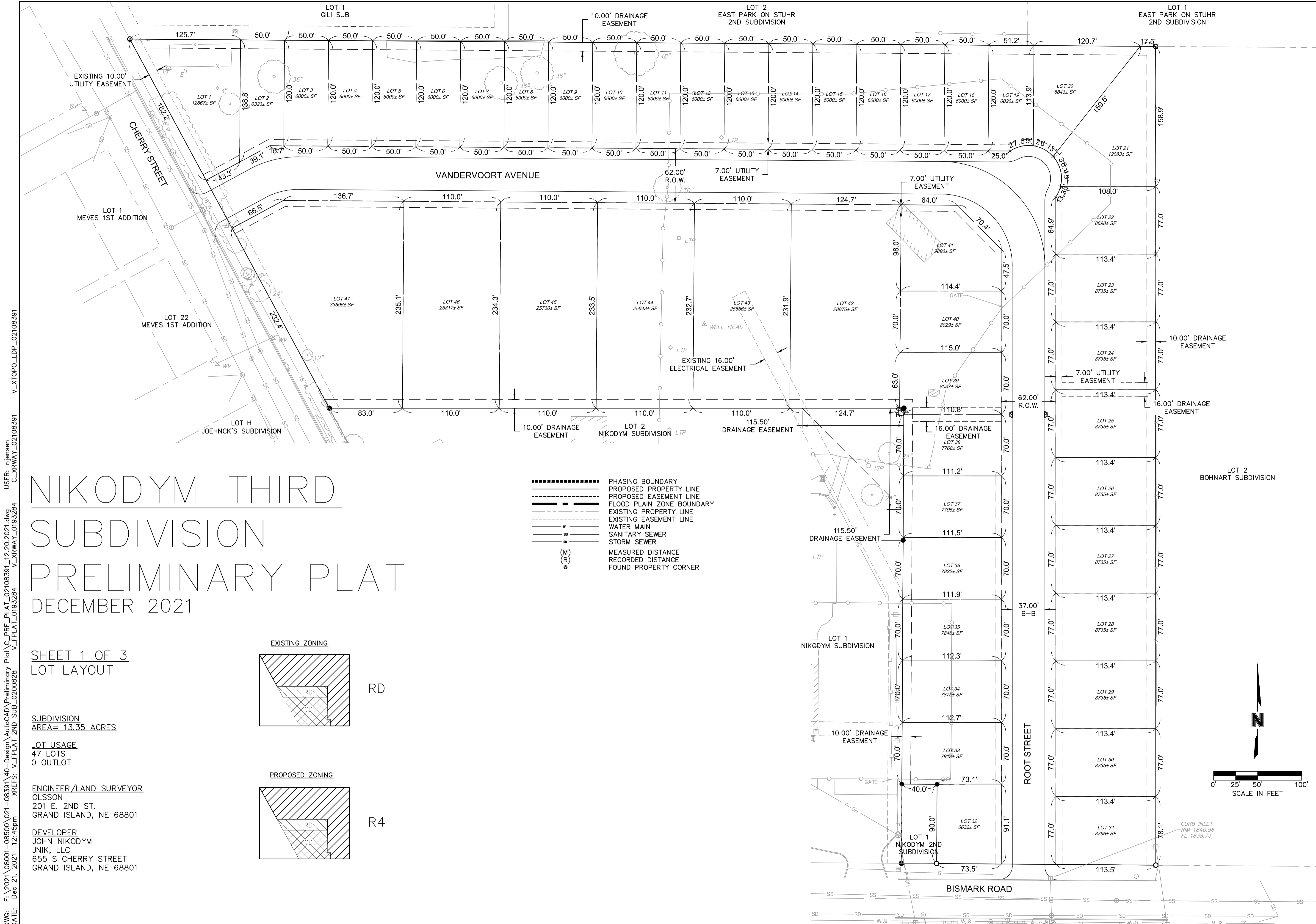
Zoning: R3 Medium Density Residential

Road Access: Existing city streets. New streets are proposed as 37' concrete curb and gutter streets.

Water: City water is available to the subdivision and will be extended to all new lots.

Sewer: City sewer is available to the subdivision and will be extended to all new lots.





NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT

DECEMBER 2021

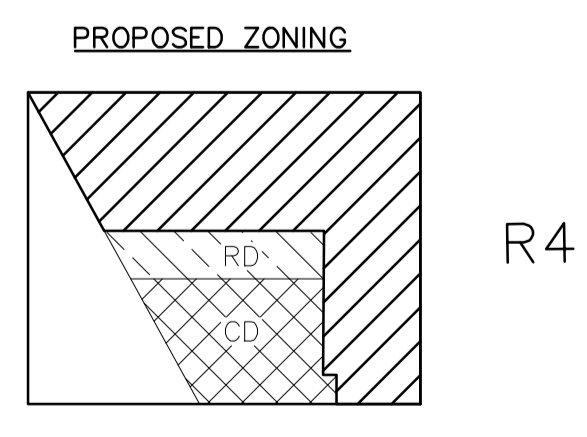
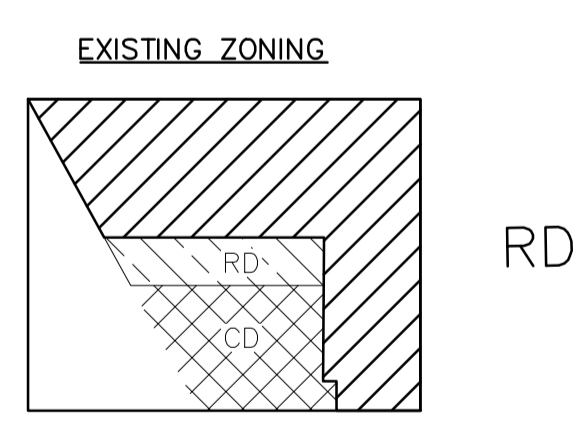
SHEET 1 OF 3
LOT LAYOUT

SUBDIVISION AREA= 13.35 ACRES

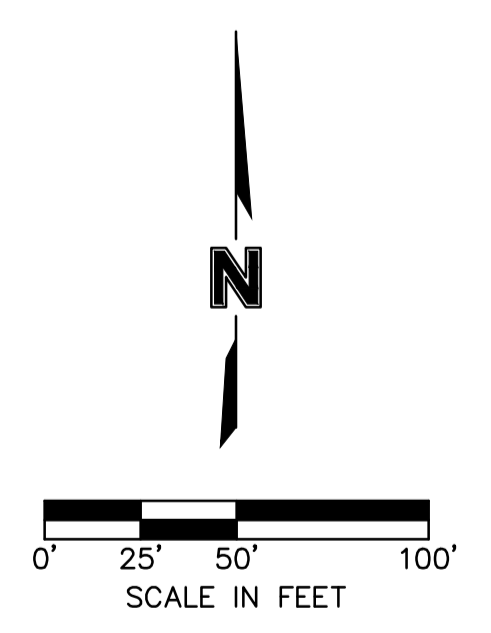
LOT USAGE
47 LOTS
0 OUTLOT

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

DEVELOPER
JOHN NIKODYM
JNIK, LLC
655 S CHERRY STREET
GRAND ISLAND, NE 68801



- PHASING BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN ZONE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- MEASURED DISTANCE
- RECORDED DISTANCE
- FOUND PROPERTY CORNER



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

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT

NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT

2021

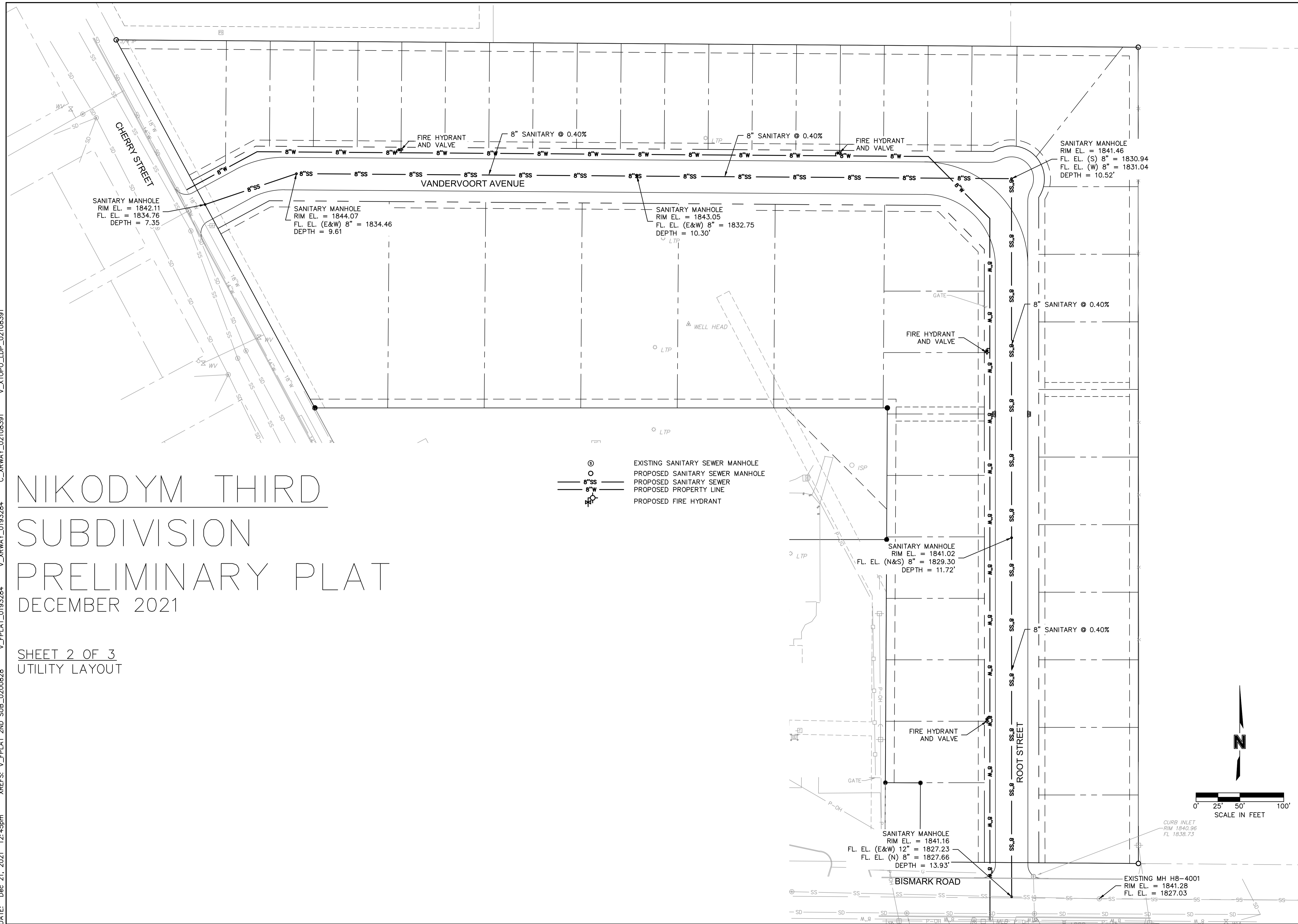
GRAND ISLAND, NEBRASKA

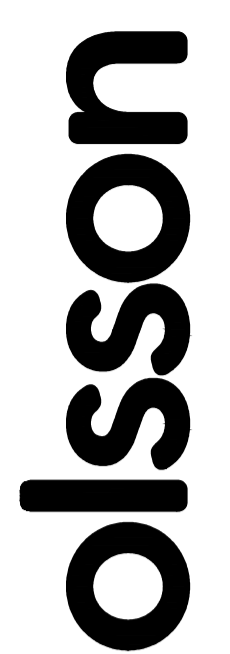
SHEET 1 of 3

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 USER: njensen C_XRWAY_02108391

NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT DECEMBER 2021

SHEET 2 OF 3
 UTILITY LAYOUT





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 Grand Island, NE 68801
 TEL 308.384.8750
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REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT

NIKODYM THIRD SUBDIVISION
 PRELIMINARY PLAT

2021

drawn by: LS
 checked by: BB
 approved by: BB
 QA/QC by: BB
 project no.: 021-08391
 drawing no.:
 date: 12.21.2021

SHEET
 2 of 3

DWG: F:\2021\08001-08500\021-08391\40-Design\AutoCAD\Preliminary\Plat\C_PRE_PLAT_02108391_12.20.2021.dwg
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 V_XRWAY_0193284
 V_XTOPO_LDP_02108391

NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT DECEMBER 2021

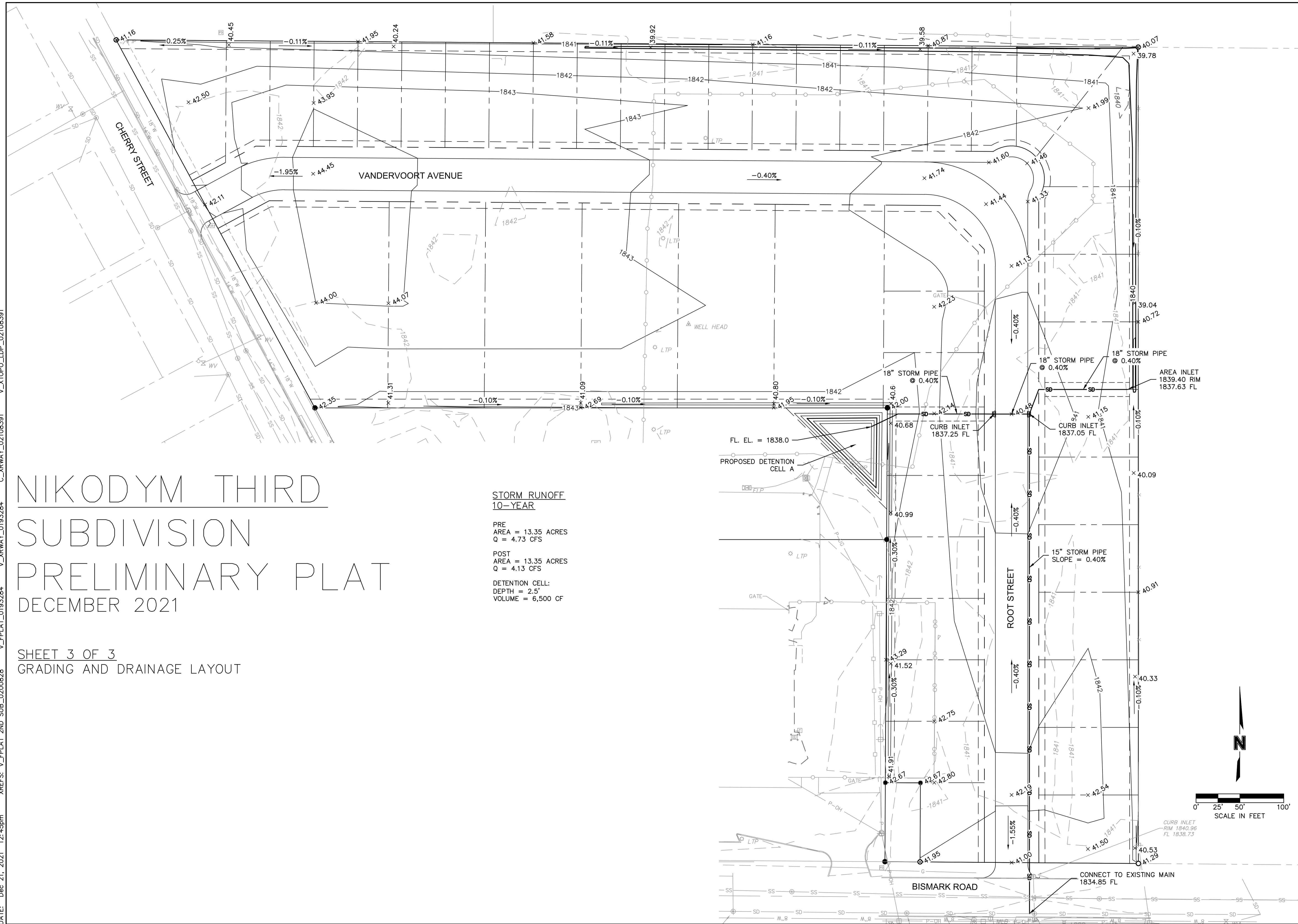
SHEET 3 OF 3
GRADING AND DRAINAGE LAYOUT

STORM RUNOFF 10-YEAR

PRE
 AREA = 13.35 ACRES
 Q = 4.73 CFS

 POST
 AREA = 13.35 ACRES
 Q = 4.13 CFS

 DETENTION CELL:
 DEPTH = 2.5'
 VOLUME = 6,500 CF



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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING AND DRAINAGE LAYOUT

NIKODYM THIRD SUBDIVISION
PRELIMINARY PLAT

2021

drawn by: _____ LS
 checked by: _____ BB
 approved by: _____ BB
 QA/QC by: _____
 project no.: 021-08391
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SHEET
3 of 3