



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item G-21

#2022-367 - Approving Preliminary, Final Plat and Subdivision Agreement for Prairie Commons Fifth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 20, 2022

Subject: Prairie Commons Fifth Subdivision – Preliminary and Final Plat

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

Background

This property is located south of Husker Highway between Prairieview Street and U.S. Highway 281. This plat splits adjusts the property line between the two lots. (2 Lots, 17.119 Acres).

Discussion

The final plat for Prairie Commons Fifth Subdivision was considered at the Regional Planning Commission at the December 7, 2022 meeting on the consent agenda.

A motion was made by Ruge and second by Monter to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Doane, Olson, Robb, Monter, and Randone) and no members abstaining or voting no (Hendricksen, Allan, Rubio and Rainforth were absent).

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.

Developer/Owner

Prairie Commons MOB, LLC
13340 California Street, Suite 108
Omaha, NE 68154

To create no additional lots but adjust lot line boundaries.

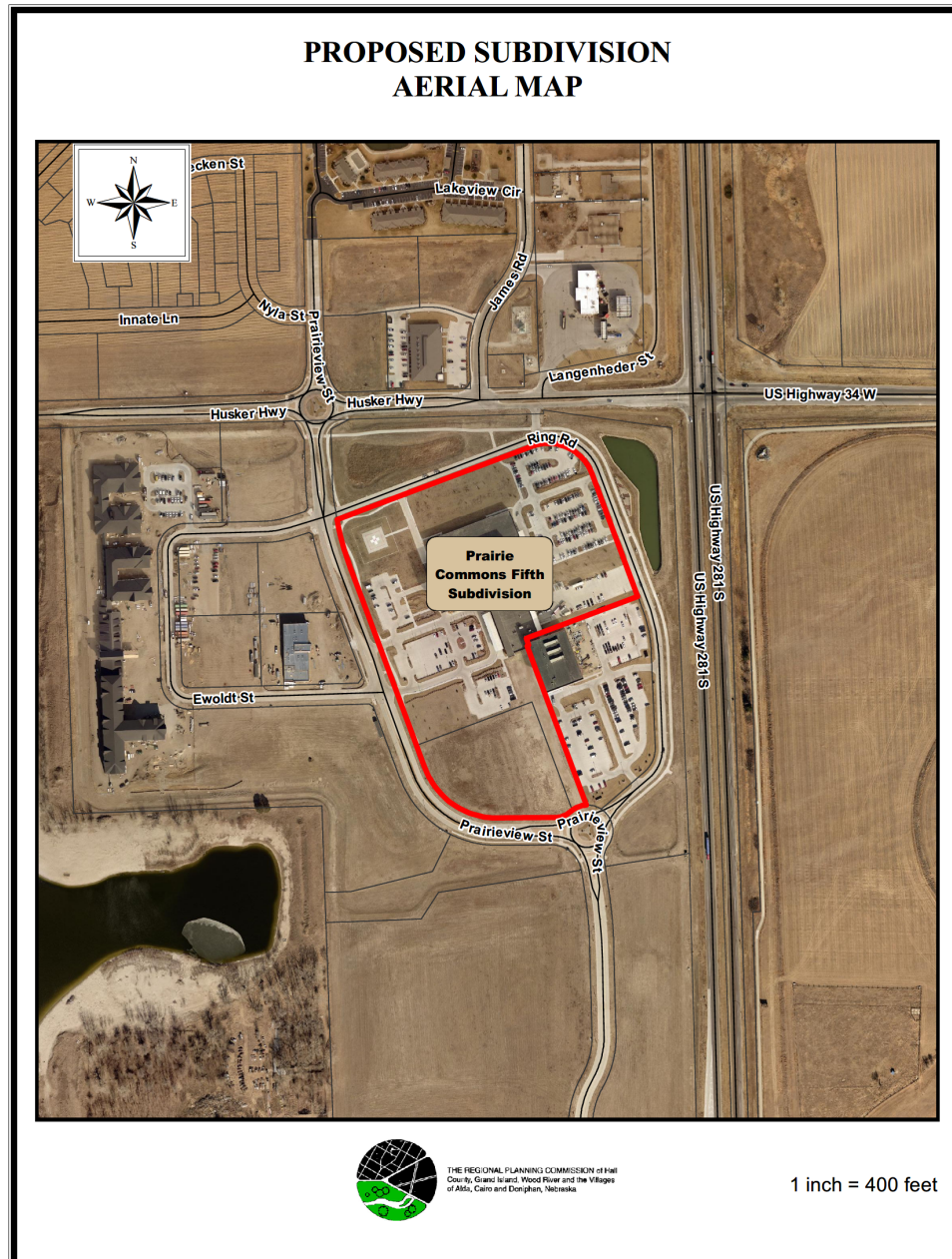
Size: Final Plat 2 lots, 17.119 Acres

Zoning: CD Commercial Development Zone

Road Access: Prairie View Street is a 41' commercial concrete curb and gutter street.

Water: City water is available to the subdivision and both lots.

Sewer: City sewer is available to the subdivision and both lots.



Grand Island

Council Session - 12/20/2022

Page 5 / 13



DWG: F:\2022\04501-05000\022-04549\40-Design\Survey\SRVY\Sheets\1_FPLAT_PC 5TH_02204549.dwg
DATE: Oct 27, 2022 3:54pm XREFS: V_XTOPO_LDP_02204549 V_XRWAY_LDP_02204549 C_PBASE_02204562 USER: jjimenez

PRAIRIE COMMONS FIFTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 745711.64 SQUARE FEET OR 17.119 ACRES MORE OR LESS.

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND 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 _____, 20__

MAYOR

CITY CLERK

OWNERS: PRATARIA VENTURES, LLC &
GI HOSPITAL REAL ESTATE, LLC
SUBDIVIDER: PRATARIA VENTURES, LLC &
GI HOSPITAL REAL ESTATE, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 2

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2022-04549
PRAIRIE COMMONS 2ND SUB SURVEY
FB

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*PRAIRIE COMMONS FIFTH SUBDIVISION*" A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND 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 THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; 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,

_____, NEBRASKA,

_____ THIS ____ DAY OF _____, 20__

_____ THIS ____ DAY OF _____, 20__

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

TOM WERNER, MANAGING MEMBER
GI HOSPITAL REAL ESTATE, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM WERNER, MANAGING MEMBER, GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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

SHEET 2 OF 2

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

PRAIRIE COMMONS FIFTH SUBDIVISION

Lots 1 and 2

In the City of Grand Island, Nebraska

The undersigned, Prataria Ventures, LLC, a Nebraska limited liability company, and GI Hospital Real Estate, LLC, a Nebraska limited liability company, hereinafter called the Subdivider, as owners of a tract of land comprising Lots 1 and 3 of Prairie Commons Second Subdivision in Grand Island, Hall County, Nebraska, desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as PRAIRIE COMMONS FIFTH SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such

subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said PRAIRIE COMMONS FIFTH SUBDIVISION, the Subdivider hereby consents, reaffirms and agrees that all provisions of the Prairie Commons Second Subdivision Agreement filed with the Hall County Register of Deed on February 5, 2019 as Instrument #201900747 shall continue to apply to the plat of PRAIRIE COMMONS FIFTH SUBDIVISION, except as amended herein. Nothing in this Agreement amends any portion of the Prairie Commons Second Subdivision Agreement applicable to Prairie Commons Second Subdivision, Lots 2, 4-8 inclusive, and Outlot 1.

1. **Commercial Development Zone.** Lots One (1) and Two (2) of this subdivision are within a designated Commercial Development Zone and shall be regulated in accordance with Chapter 36 of the Grand Island City Code. An Amended Development Plan (Exhibit A), is attached hereto and incorporated herein by reference, and are hereby approved for such subdivision. Any amendments to said plans shall be approved by the City of Grand Island in accordance with the Grand Island City Code. Each of the current official plans identified herein shall be on file with the City's Planning Department.

2. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as PRAIRIE COMMONS FIFTH SUBDIVISION, and that an abstract of title will be submitted for examination, if necessary, upon request of the City of Grand Island.

3. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs,

devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2022.

PRATRIA VENTURES L.L. C.,
A Nebraska limited liability company,
Subdivider

By: _____
David Ostdiek, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Ostdiek, Manager of Prataria Ventures, L.L.C., a Nebraska limited liability company, known personally to me to be the identical person who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of the company.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

Dated _____, 2022.

GI HOSPITAL REAL ESTATE, L.L.C,
aka limited liability company, Subdivider

By: _____
Tom Werner, Manager

STATE OF NEBRASKA)

COUNTY OF HALL) ss
)

On _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tom Werner, Manager of GI Hospital Real Estate, L.L.C., a Nebraska limited liability company, known personally to me to be the identical person who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of the company.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: _____
Roger G. Steele, Mayor

Attest: _____

RaNae Edwards, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

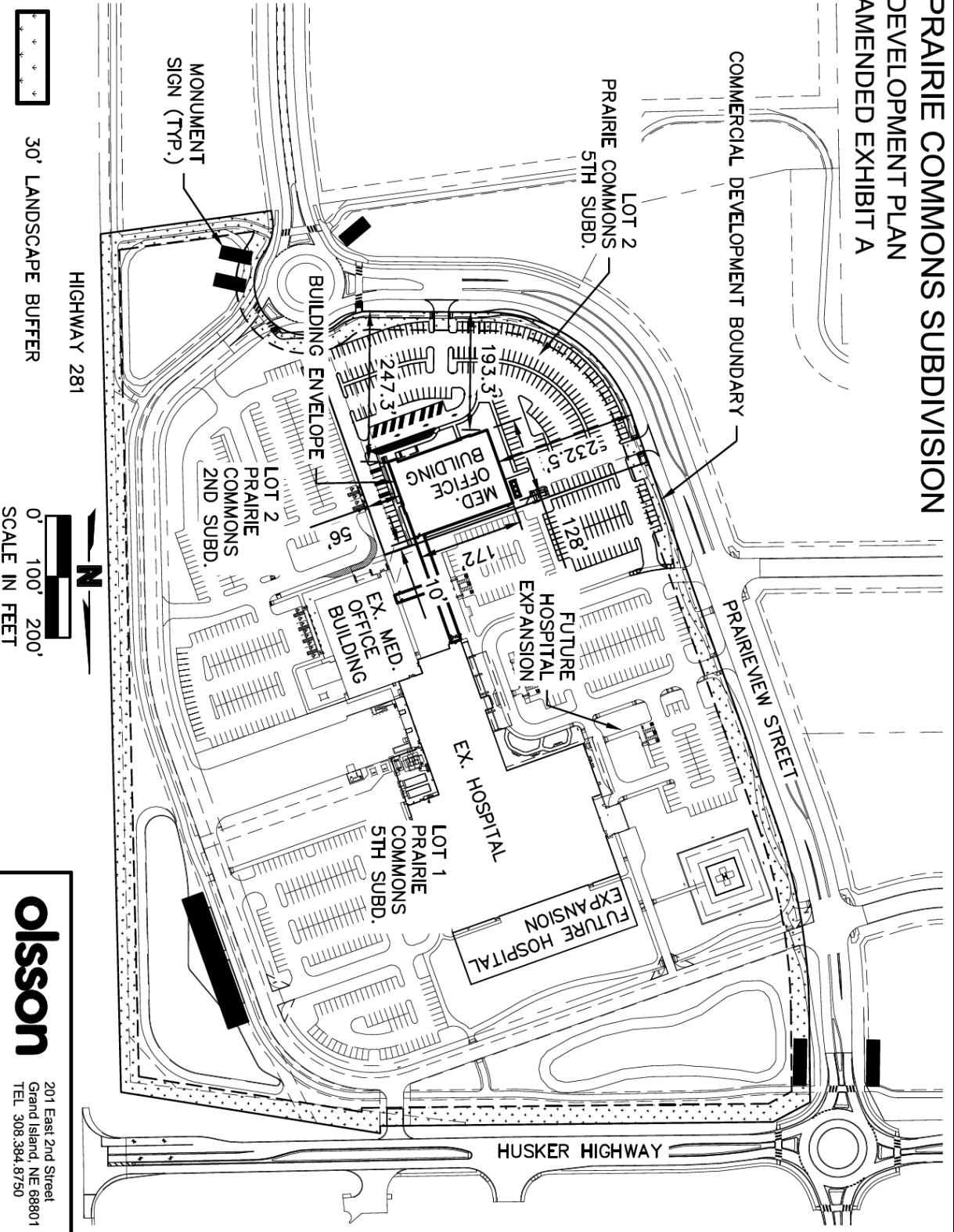
On _____, 2022, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2022-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

PRAIRIE COMMONS SUBDIVISION DEVELOPMENT PLAN AMENDED EXHIBIT A



olsson

201 East 2nd Street
 Grand Island, NE 68801
 TEL 308.384.8750

RESOLUTION 2022-367

WHEREAS know all men by these presents, that Prataria Ventures, LLC, A Limited Liability Company, and GI Hospital Real Estate, LLC A Nebraska Limited Liability Company, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as “PRAIRIE COMMONS FIFTH SUBDIVISION”, A replat of all of Lot 1 and Lot 3, Prairie Commons Second Subdivision, in the City of Grand Island, Hall County, Nebraska.

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 PRAIRIE COMMONS FIFTH 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, December 20, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 16, 2022	☐ City Attorney