



City of Grand Island

Tuesday, March 26, 2013

Council Session

Item I2

#2013-88 - Approving Final Plat and Subdivision Agreement for Summerfield Estates 8th Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 26, 2013

Subject: Summerfield Estates 8th Subdivision - Final Plat

Item #'s: I-2

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

Background

This property is located west of US Hwy 281 and south of State Street in the City of Grand Island, in Hall County, Nebraska. Consisting of (27 Lots) and 12.22 acres.

Discussion

The revised plat for Summerfield Estates 8th Subdivision Final Plat was considered by the Regional Planning Commission at the March 6, 2013 meeting.

A motion was made by Ruge to approve the plat as presented with the proposed drainage changes that have been made and seconded by Amick. O'Neill added to the findings of fact with the install of the new drainage systems they are decreasing the amount of drainage that will flow into this area and this should have a positive impact on the drainage issue in this area.

A roll call vote was taken and the motion passed with 9 members present and 8 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, and Snodgrass) and one voting against (Eriksen).

Alternatives

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

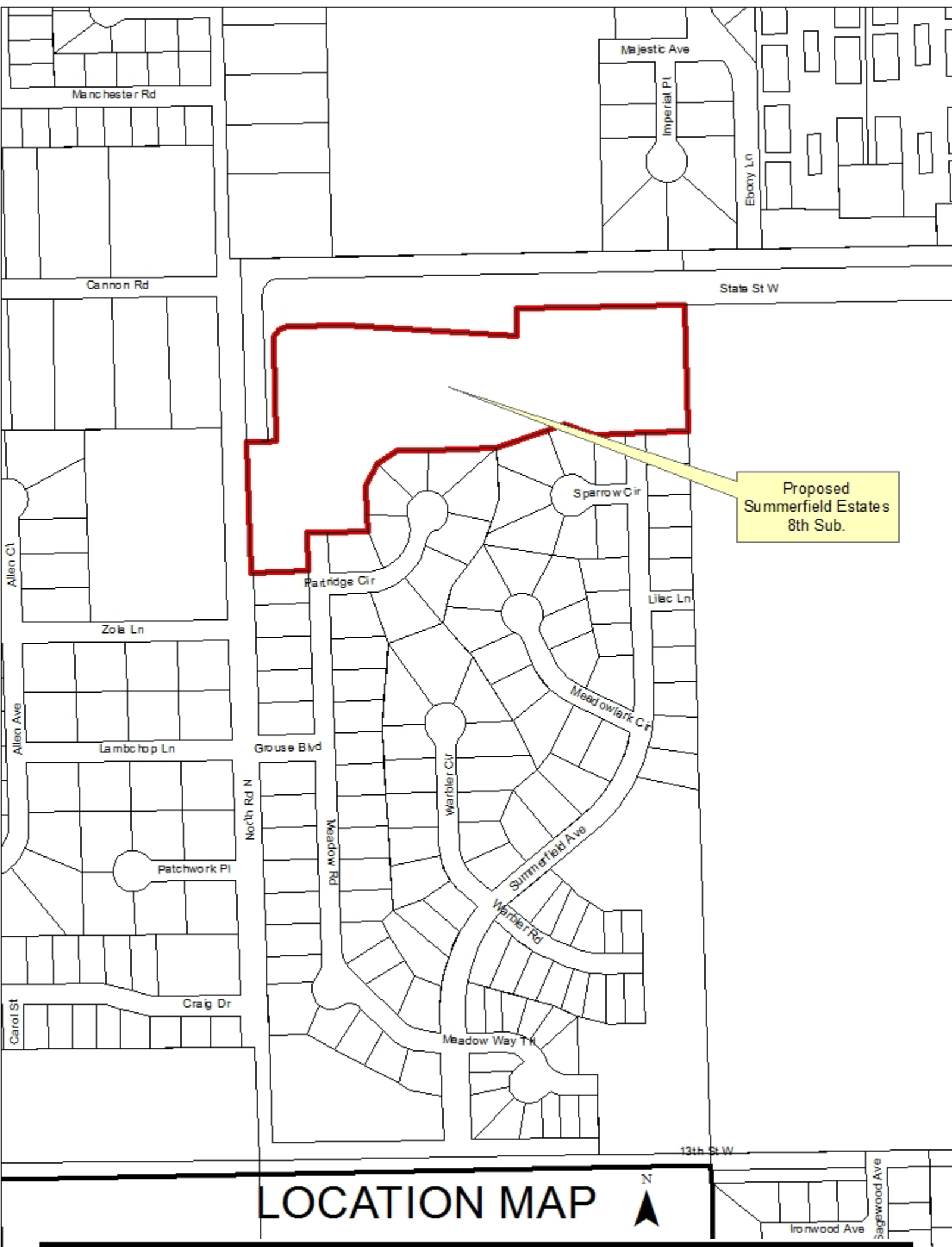
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Little B's Corporation
Developer/Owner

Little B's Corporation
4444 W 13th St
Grand Island NE 68803

To create 27 lots located west of US Hwy 281 and south of State Street in the City of Grand Island, in Hall County, Nebraska.

Size: 12.22 acres

Zoning: R1 – Suburban Residential Zone

Road Access: City Roads

Water Public: City water will be available as extension will be required with this subdivision

Sewer Public: City sewer is available.



Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 6, 2013

SUBJECT: *Summerfield 8th Subdivision*

PROPOSAL: To subdivide 12.22 acres of property located west of US Hwy 281 and south of State Street, in the City of Grand Island. This will create an additional 27 residential lots at the north end of the subdivision and provide street access to the subdivision from State Street in conformance with the approved preliminary plat for the subdivision.

OVERVIEW:

This item was considered for approval at the February 6th Planning Commission Meeting. It was tabled due to concerns regarding the drainage within the built out portions of the subdivision. Summerfield 8th Subdivision is the next phase of and the furthest downstream portion of the drainage that is in place for the Summerfield subdivision. This entire subdivision was designed to drain to the back of the lots in the center of the subdivision and across the back of those lots into Moore's Creek Drainway. A concrete flume was placed at the back of the lots to carry water to a 36 inch culvert located at the northern end of the subdivision that drains into the Moore's Creek Drainway just south of State Street. The south side of the 8th subdivision is just at the southern end of that culvert.

The concrete flume to the south of the culvert and the yards where the drainage easement has been placed frequently hold water even in dry times due to water runoff from sprinklers, subsurface drainage systems in the houses within the subdivision, and backwater from Moore's Creek. This runoff does create a nuisance condition behind these houses. A plan was developed that would have resulted in extending a culvert south along the concrete flume several hundred feet covered with dirt. This covered storm sewer system would have served to hide the nuisance water in a manner consistent with the storm sewer systems across the city of Grand Island. Water held within the system is the normal course of events. In this case that water is visible as the system is not buried. A drainage district was proposed to pay for the costs involved with burying this system at the February 26, 2013 Grand Island City Council meeting. After extensive testimony and discussing the Grand Island City Council chose not to create the drainage assessment district in accordance with the wishes of some of the home owners. Home owners backing onto the concrete flume testified both against and for the proposed solution.

The Moore's Creek Drainway was designed to carry storm water but is also carrying both runoff from sprinklers and subsurface drainage systems throughout northwest Grand Island. This subdivision contributes storm drainage as planned for with the Northwest Drainage Study. The performance of the Moore's Creek Drainway has been poor because of the lack of maintenance due to constantly having water in the ditch because of subsurface drainage systems. During the drought last year the Grand Island Streets department was able to get into the ditches and perform maintenance, in many

cases for the first time since the system was built. These improvements should increase both the ability of the system to move water to Eagle Scout Lake and the capacity of the system to hold water. These improvements may have a positive impact on the drainage in the built out portions of Summerfield Estates.

Summerfield 8th Drainage

Summerfield 8th Subdivision is at the very end of the Summerfield drainage area, just before it connects to the Moore's Creek Drainway. There is not adequate elevation at this location to create additional water storage that could flow into the Moore's Creek Drainway. The developer is proposing to modify the inlets and drainage for the Summerfield 8th Subdivision in a manner that will minimize the drainage from and impact this phase of the development on the water that collects in that concrete flume and the existing drainage easement across other lots in the subdivision. Instead of draining the curb inlets from this phase of the development into the existing 36 inch culvert as originally planned the engineers have proposed draining those inlets to a new pipe that would be installed as shown on the attached exhibit through the head wall of the concrete outlet directly into the Moore's Creek Drainway. Area storm inlets are also proposed on Meadow Road where it begins to curve to the east that will drain directly to the Moore's Creek Drainway where it crosses North Road.

This subdivision and the property here cannot be used to solve the ongoing issues with nuisance water along the back of properties to the north. The developer is proposing a plan that would minimize the impact this subdivision has on the existing drainage by taking water from this phase of the development directly to the Moore's Creek Drainway rather than into the existing culvert that could impact the water in the concrete flume.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approval of Summerfield 8th Subdivision as proposed with the additional culverts that drain directly into the Moore's Creek Drainway and minimize the impact of this phase of the development on the existing conditions to the south.

_____ Chad Nabity AICP, Planning Director

January 25, 2013

Dear Members of the Board:

RE: Final Plat – Summerfield Estates 8th Subdivision – Final Plat

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted final plat of Summerfield Estates 8th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 27 lots, on a tract of land consisting of part of the West Half of the Southwest Quarter (W1/2, SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10), in the City of Grand Island, Hall County, Nebraska, and said tract containing 12.22 acres.

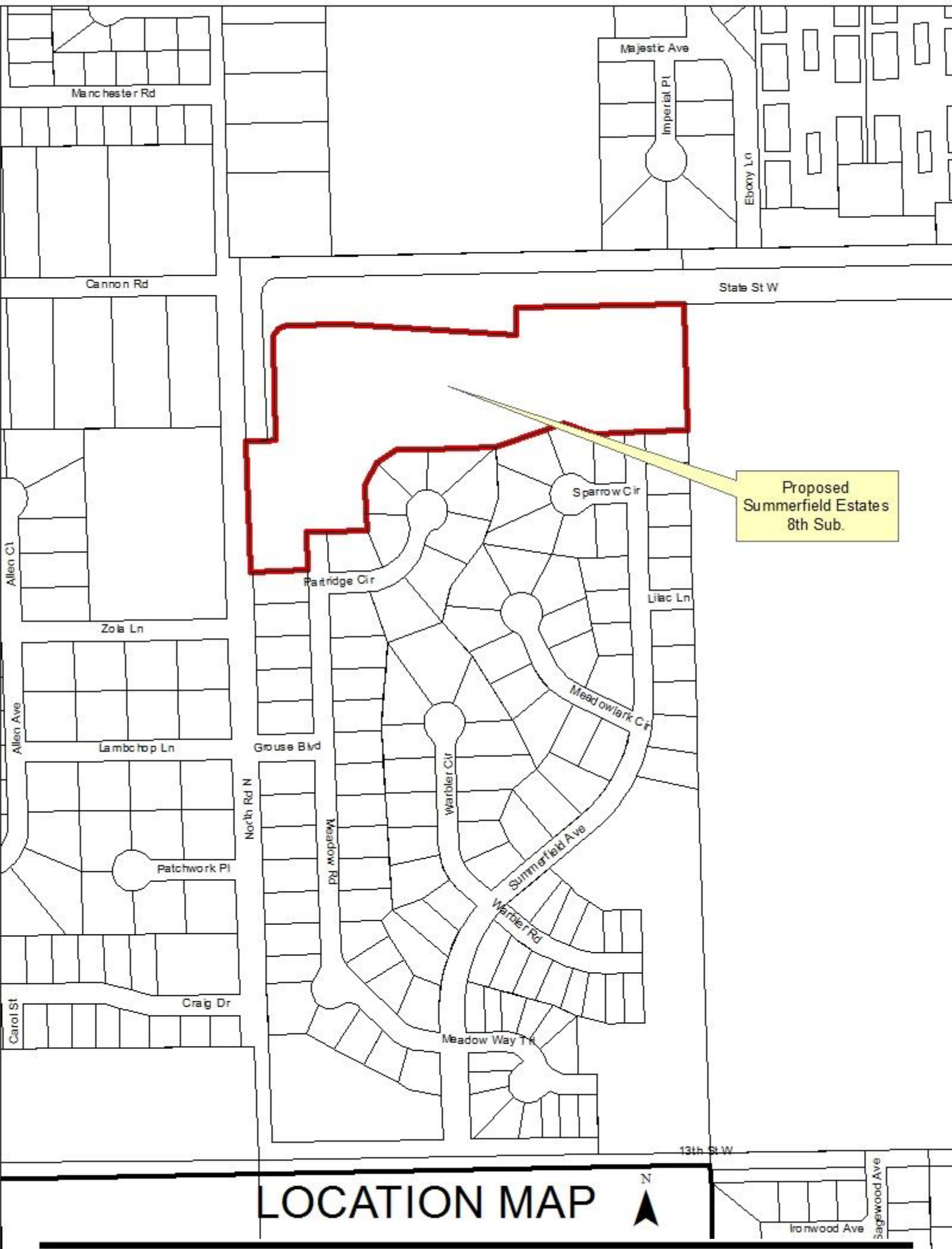
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 6, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



RESOLUTION 2013-88

WHEREAS, Little B's Corporation, A Nebraska Corp., being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "SUMMERFIELD ESTATES 8TH SUBDIVISION", to be laid out into 27 lots, a tract of land consisting of part of the West Half of the Southwest Quarter (W1/2, SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., 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 hereinbefore 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 SUMMERFIELD ESTATES 8TH 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, March 26, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2013	☐ City Attorney