



City of Grand Island

Tuesday, August 26, 2014

Council Session - Updated

Item G-4

**#2014-234 - Approving Preliminary Plat for Sterling Estates
Subdivision and Final Plat and Subdivision Agreement for Sterling
Estates Fourth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 26, 2014

Subject: Sterling Estates Preliminary Plat & Sterling Estates Fourth Subdivision – Final Plat

Item #'s: G-4

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

Background

This property is located south of Capital Ave and east of North Road, in the City of Grand Island, in Hall County, Nebraska. Consisting of (78 Lots) and 23.46 acres.

Discussion

The final plat for Sterling Estates Fourth Subdivision was considered by the Regional Planning Commission at the August 6, 2014 meeting.

A motion was made by Ruge and seconded by McCarty to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (McCarty, O'Neill, Connick, Ruge, Heckman, Reynolds, Kjar, Haskins and Bredthauer) and no members abstaining.

Alternatives

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

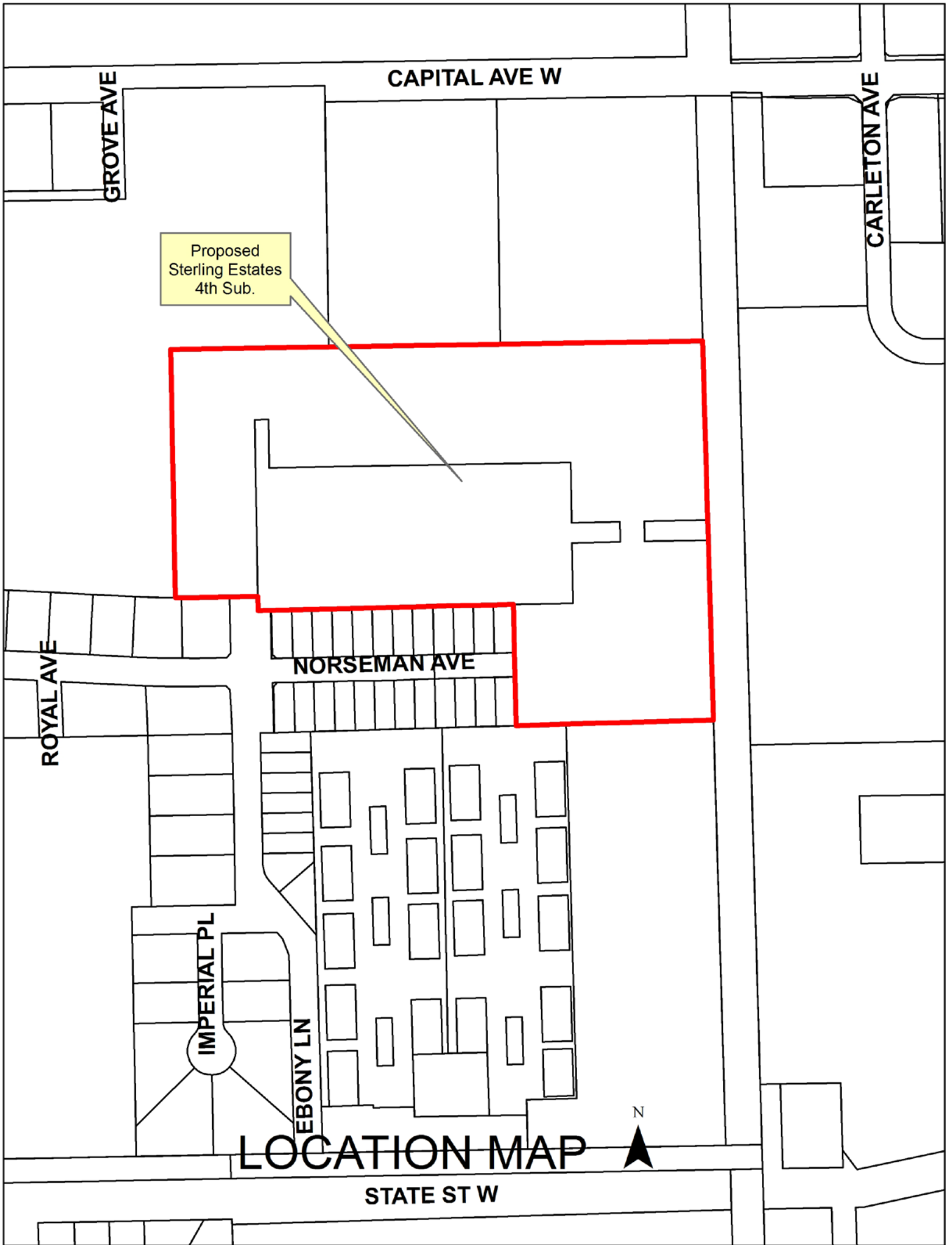
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Proposed Sterling Estates 4th Sub.

LOCATION MAP

**Niedfelt Property Management Preferred LLC
Developer/Owner**

Niedfelt Property Management Preferred LLC
PO Box 1445
Grand Island NE 68802

To create 78 lots located south of Capital Ave and east of North Rd., in the City of Grand Island, in Hall County, Nebraska.

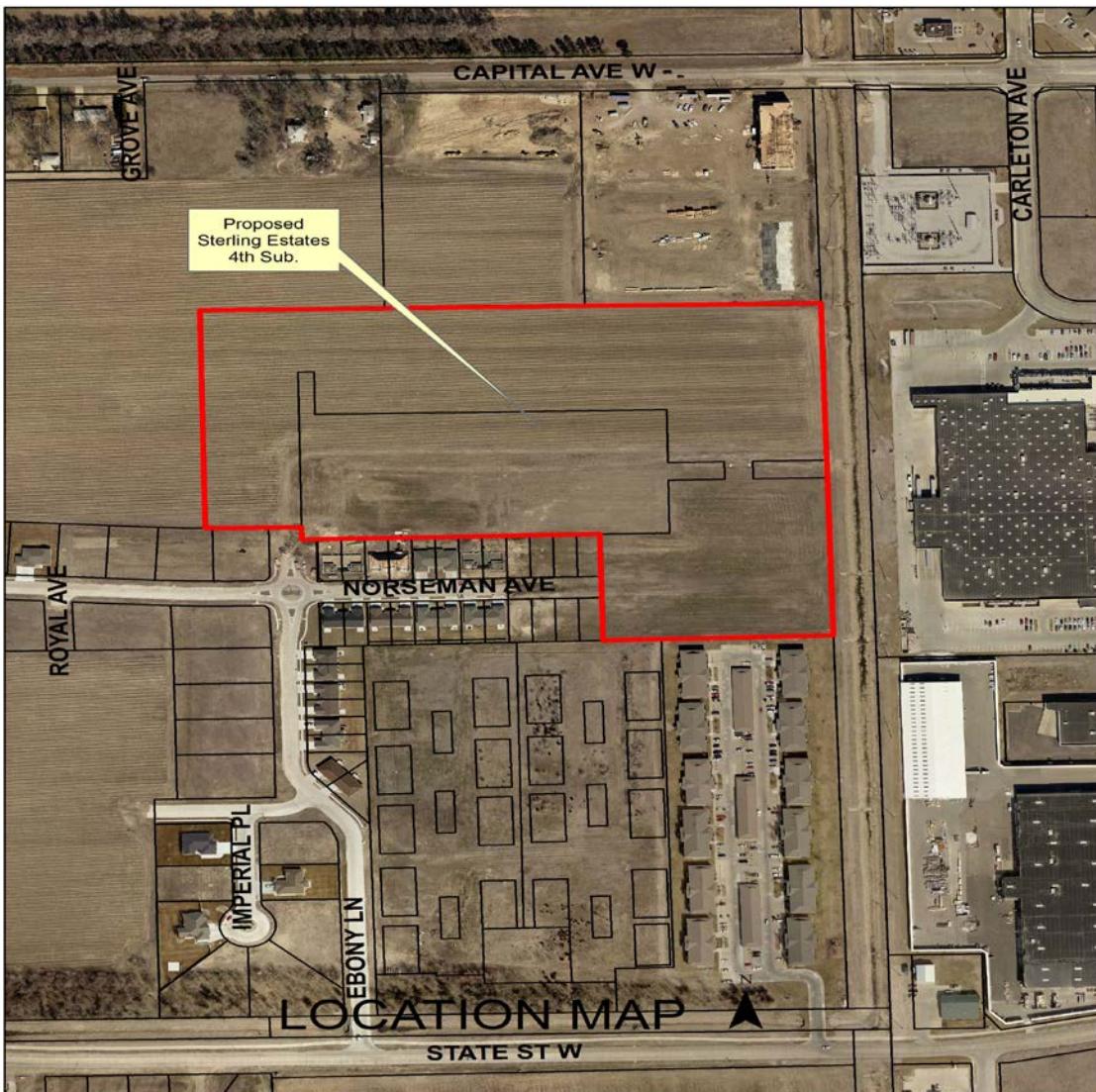
Size: 23.46 acres

Zoning: R1 – Suburban Residential Zone

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.



July 22, 2014

Dear Members of the Board:

RE: Preliminary Plat – Sterling Estates and Final Plat - Sterling Estates Fourth and Fifth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Sterling Estates Fourth and Fifth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

These final plats propose to create 78 lots on Sterling Estates Fourth Subdivision, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Grand Island, Hall County, NE said tract containing 23.46 acres and 9 lots on Sterling Estates Fifth Subdivision, a replat of all of Lots 1-6, Block 6, Sterling Estates Subdivision in the City of Grand Island in the City of Grand Island, Hall County, Nebraska, said tract containing 3.26 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 August 6, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nability, AICP
Planning Director

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

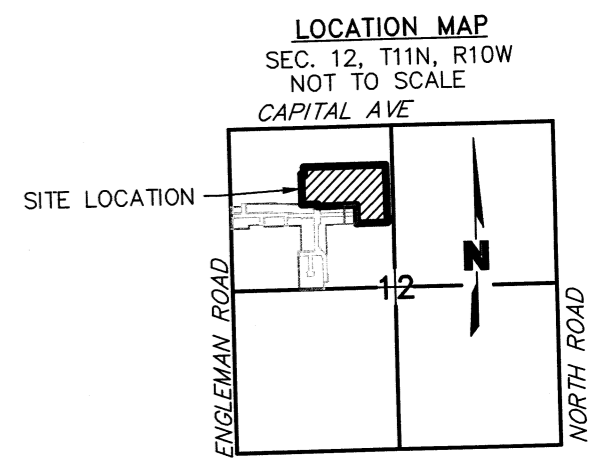
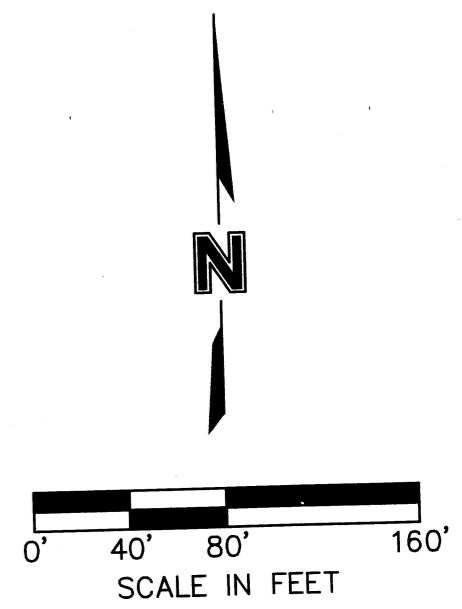
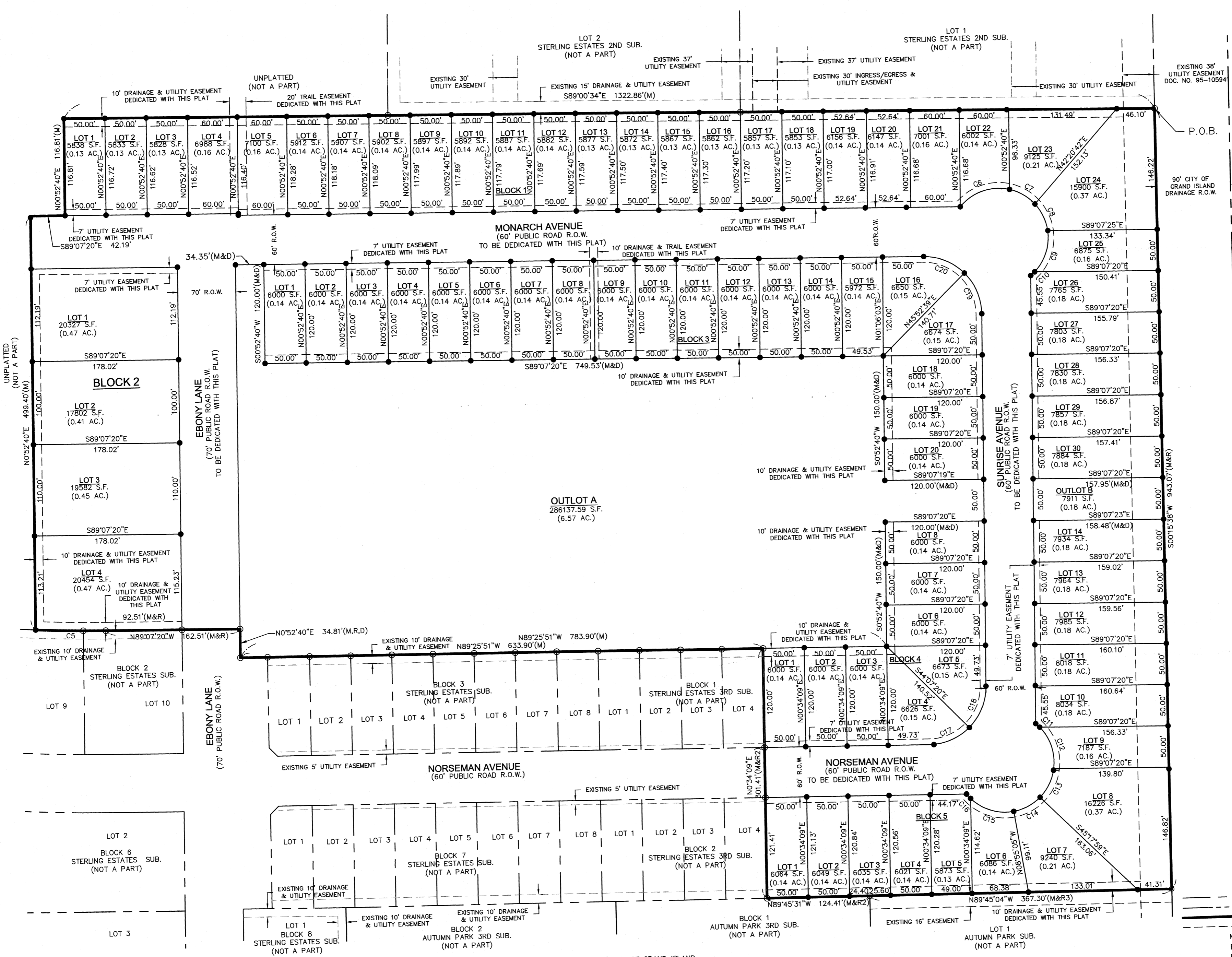
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

STERLING ESTATES FOURTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

DWG: F:\projects\014-0116\STERLING_5TH SUB\Final_Plat\Sterling Estates 4th Sub.dwg
 USER: lwheeler
 DATE: Jul 18, 2014 2:49pm
 PROJECTS: 014-0116\STERLING_5TH SUB\Final_Plat\Sterling Estates 4th Sub.dwg
 USER: lwheeler
 DATE: Jul 18, 2014 2:49pm
 PROJECTS: 014-0116\STERLING_5TH SUB\Final_Plat\Sterling Estates 4th Sub.dwg
 USER: lwheeler
 DATE: Jul 18, 2014 2:49pm



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - ⊙ FOUND CORNER (5/8" REBAR W/CAP)
 - SECTION LINE
 - - - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE STERLING ESTATES SUB.
 - R2 RECORDED DISTANCE STERLING ESTATES THIRD SUB.
 - R3 RECORDED DISTANCE AUTUMN PARK SUB.
 - R4 RECORDED DISTANCE STERLING ESTATES SECOND SUB.
 - D RECORDED DISTANCE DOC. NO. 0200905078

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 78

OLSSON ASSOCIATES
 201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2014-
NIEDFELT SURVEY
 FB

SHEET 1 OF 2

RESOLUTION 2014-234

WHEREAS the Niedfelt Property Management Preferred, LLC., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "STERLING ESTATES FOURTH SUBDIVISION", to be laid out into 78 lots, on a tract of land located in part of the Northwest Quarter (NW1/4) 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 STERLING ESTATES FOURTH 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, August 26, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
August 25, 2014	☒ City Attorney