



City of Grand Island

Tuesday, April 13, 2004

Council Session

Item G7

Approving Preliminary Plat for Woodland Park Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 13, 2004
Subject: Woodland Park Subdivision - Preliminary Plat
Item #'s: G-7
Presenter(s): Chad Nabity

Background

This final plat proposes to create 159 lots on a parcel of land in the W ½ SE ¼ Section 2, Township 11, Range 10. North of Capital Avenue, between Independence Avenue and Northwest High School.

Discussion

This is an infill development proposing residential lots ranging from approximately 12,000 to 16,000 square feet. Twelve phases are proposed for the development with between 1 and 3 phased areas to be developed at a time depending on the housing market. The initial phases would be developed north to south along the west side of the property.

Comments from the public at the planning commission meeting were concerns with drainage along Independence Avenue, who will be responsible for the cost of putting in the portion of Idaho Avenue necessary to connect to the existing asphalt paving, and the location of a proposed west entrance into Northwest High School.

The development will include a closed storm sewer system built along with the phasing of the development. Starting with the development at the north end of the property will allow them to tie into existing drainage structures and build their structures as the property is developed. The Grand Island Public works department has approved the proposed drainage plans. The Grand Island Public Works Department will review the storm sewer system north of the proposed development to ensure that there is adequate capacity to accommodate this development.

The developers indicated that they would pay the cost to transition from a concrete curb and gutter street to the existing asphalt section of Idaho Avenue north of the proposed development. They will be required to build the 37' street to the development property line. A transition to match the existing asphalt streets would be built in the existing ROW north of the development. As this phase (proposed phase 6) develops, language to this effect should be added to the subdivision agreement for the final plat.

The third major item of discussion was access to Northwest High School. Superintendent Bill Mowinkle stated that the school would like west access from this subdivision to their property. They would prefer that the access is across the north property line of the development from the school parking lots onto Idaho Avenue. Scott Eriksen, a neighboring property owner indicated his support for the entrance but requested that it be located so it would empty directly into the proposed New Mexico Avenue rather than ending at a "T" type of driveway onto Idaho Avenue. Jim Eriksen, a former Northwest High School board member also supported the west entrance. The "T" into Idaho would force a turning movement for drivers at the end of the access and would

disperse school traffic both north and south from the driveway. The entrance directly onto New Mexico Avenue would not force a turning movement and would encourage traffic to continue west along the new residential street to Independence. This would be a long, wide, straight, residential street between a high school parking lot and a collector street. It is likely that speeding will be a problem in this area regardless of where the driveway intersects with Idaho Avenue. The developers have indicated a willingness to work with Northwest High School toward developing a west access for the school. The city typically only requires access to adjoining properties when that access is for a public street. Northwest High School is proposing a gated access drive not a public street.

This subdivision meets the requirements for a legal subdivision in Grand Island. The proposed new zoning map for the City of Grand Island would zone this property into R1-Suburban Density and R2-Low Density Residential. The property is currently zoned TA Transitional Agriculture. The lot sizes and widths are large enough for R1-Suburban Density and R2-Low Density Residential zoning districts but would not be sufficient for the current TA-Transitional Agriculture or propose LLR-Large Lot Residential zoning districts. Trunk line water and sewer is available to the subdivision along Independence and will be extended to all lots by the developer. The fact that water and sewer are available and will be extended to all lots justifies allowing the higher density of the R1 and/or R2 zoning districts.

Alternatives

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

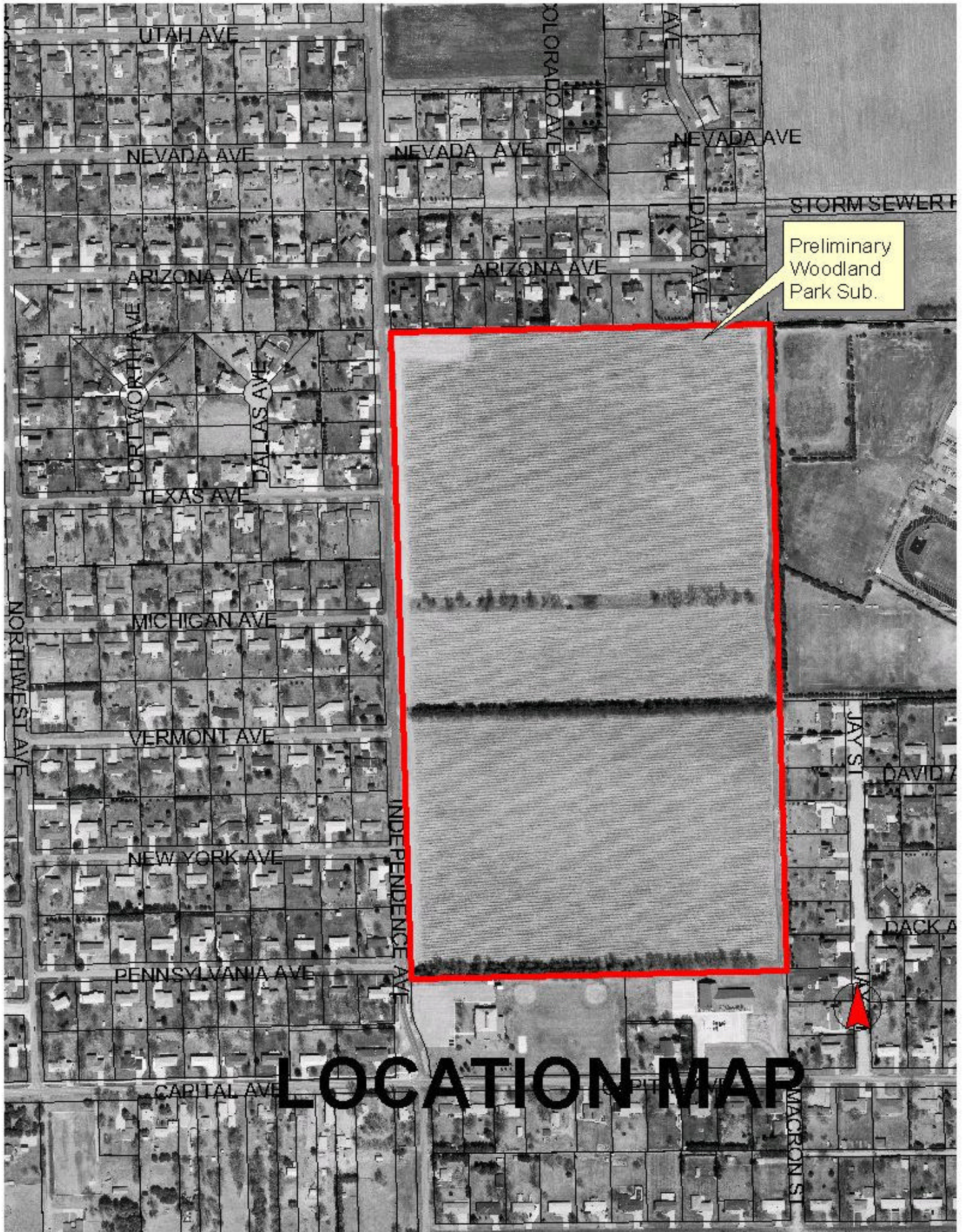
1. Approve the preliminary plat as presented
2. Modify the preliminary plat to meet the wishes of the Council
3. Table the issue

Recommendation

Planning Commission recommends that the Council approve the preliminary plat.

Sample Motion

Approve the Preliminary Plat for Woodland Park Subdivision as presented.



Preliminary
Woodland
Park Sub.

LOCATION MAP