



City of Grand Island

Tuesday, June 08, 2004

Council Session

Item G11

**#2004-133 - Approving Final Plat and Subdivision Agreement for
Butterfly Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 8, 2004
Subject: Butterfly Subdivision - Final Plat
Item #'s: G-11
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This final plat proposes to create 1 lot. This property is located North of 13th St and East of Engleman Rd, Hall County, Nebraska within Grand Island 2 mile jurisdiction.

Discussion

This property is zoned AG Agricultural. This is a typical farmstead lot split. The existing farmstead has been in existence at this location for more than 10 years and is on a parcel of more than 20 acres. This splits the farmstead and 5 acres from the 26 acre parcel. This house is served by water. Sewer is not available.

Greg Baxter appeared at the planning commission meeting to ask that the planning commission table the subdivision application until such time as it is shown that there is a buyer for this property. Baxter's own the feedlot across the street from this property and are concerned about potential conflicts with new neighbors.

It is within the rights of the applicant to split this off with or without a potential buy for the property. It meets all of the requirements for a legal subdivision and should be approved. We do not require that people subdividing property into lots have all of the lots sold prior to allowing the subdivision.

Alternatives

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

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

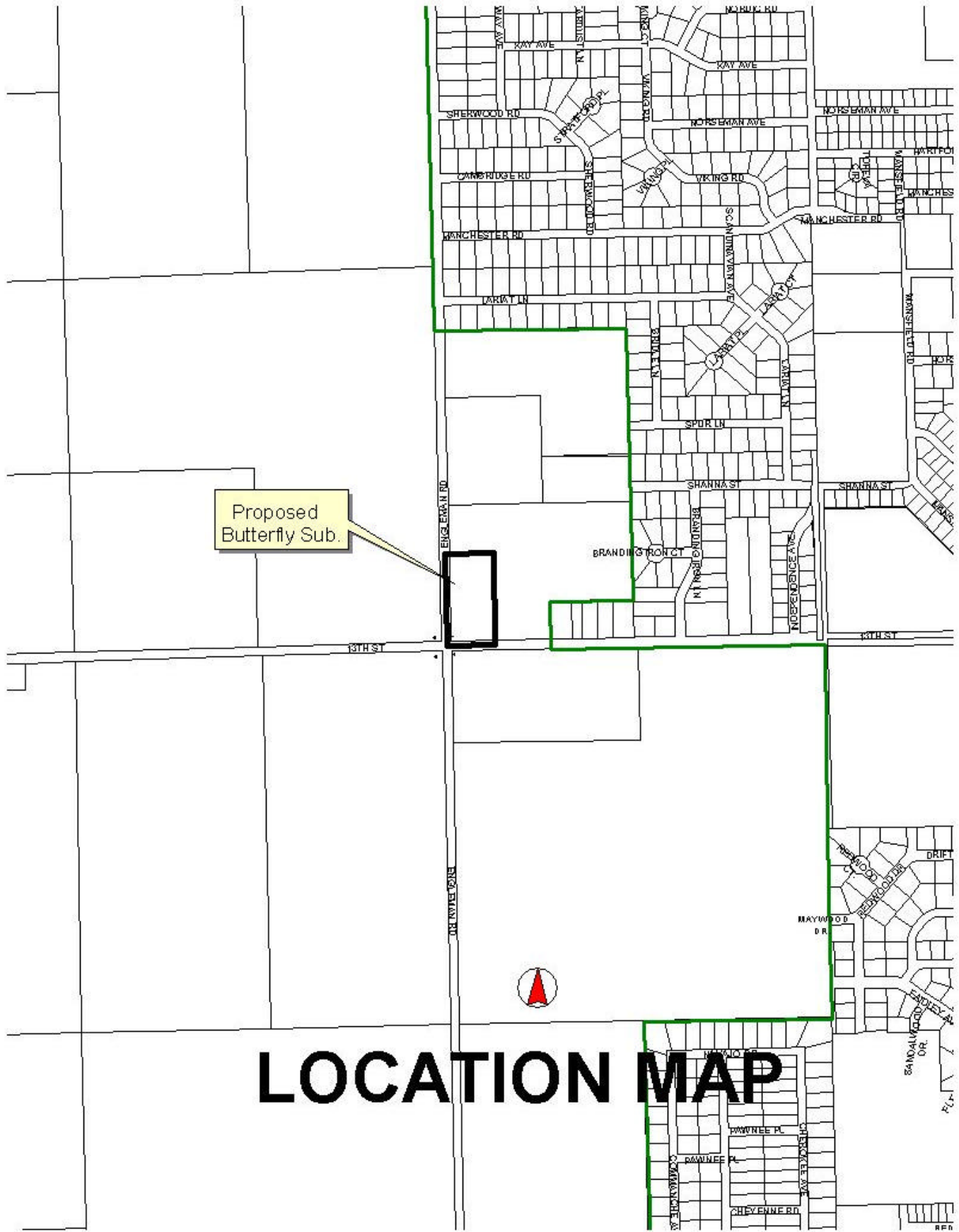
Recommendation

A motion was made by Hayes and seconded by Haskins to **approve** and recommend that the Grand Island City Council **approve** the final plat of Butterfly Subdivision.

A roll call vote was taken and the motion passed with 9 members present (Amick, Haskins, Lechner, O'Neill, Niemann, Miller, Ruge, Wagoner, Hayes) voting in favor.

Sample Motion

Approve the Final Plat for Butterfly Subdivision as presented.



Proposed Butterfly Sub.



LOCATION MAP

RESOLUTION 2004-133

WHEREAS, Wayne E. Bockman, Personal Representative of the Roy Henry Bockman, Sr. Estate, as owner, has caused to be laid out into a lot, a tract of land comprising a part of the Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4) of Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, under the name of BUTTERFLY SUBDIVISION, and has caused a plat thereof to be acknowledged by him; 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 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 BUTTERFLY 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, June 8, 2004.

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 3, 2004	☐ City Attorney