



City of Grand Island

Tuesday, June 08, 2004

Council Session

Item G12

**#2004-134 - Approving Final Plat and Subdivision Agreement for
JPM Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 8, 2004
Subject: JPM Subdivision - Final Plat
Item #'s: G-12
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This final plat proposes to resubdivide lot 5 Fairacres Subdivision into 6 lots. This property is located North of Eilenstine Rd and East of St Paul Rd, Hall, County Nebraska, within Grand Island 2 mile jurisdiction.

Discussion

This property is zoned TA Transitional Agriculture. The TA zone allows for 20,000 square foot lots. The proposed lots for this subdivision are more than 30,000 square feet in size. Sewer and water are not available to the property. The nearest lines are approximately ½ mile south at the intersection of St. Paul Road and Capital Avenue. The City does not currently have a timeline for extension of water and sewer to serve this property.

This area was considered for annexation in 2002. Staff recommended that annexation not proceed because the lots are generally large enough to handle well and septic systems and the cost to install sewer and water lines is prohibitive on large lots. Allowing the creation of smaller lots would make it more feasible to extend water and sewer in the future.

Installation of dry sewer and water lines is not required in this case as the lots will be developed along existing roads.

If this subdivision is approved it should be contingent on the final plat showing the locations of the septic leach fields and a reserve area as approved by the Nebraska Department of Environmental Quality. These areas should be called out as utility easements with use restrictions place on those easements within the subdivision agreement.

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

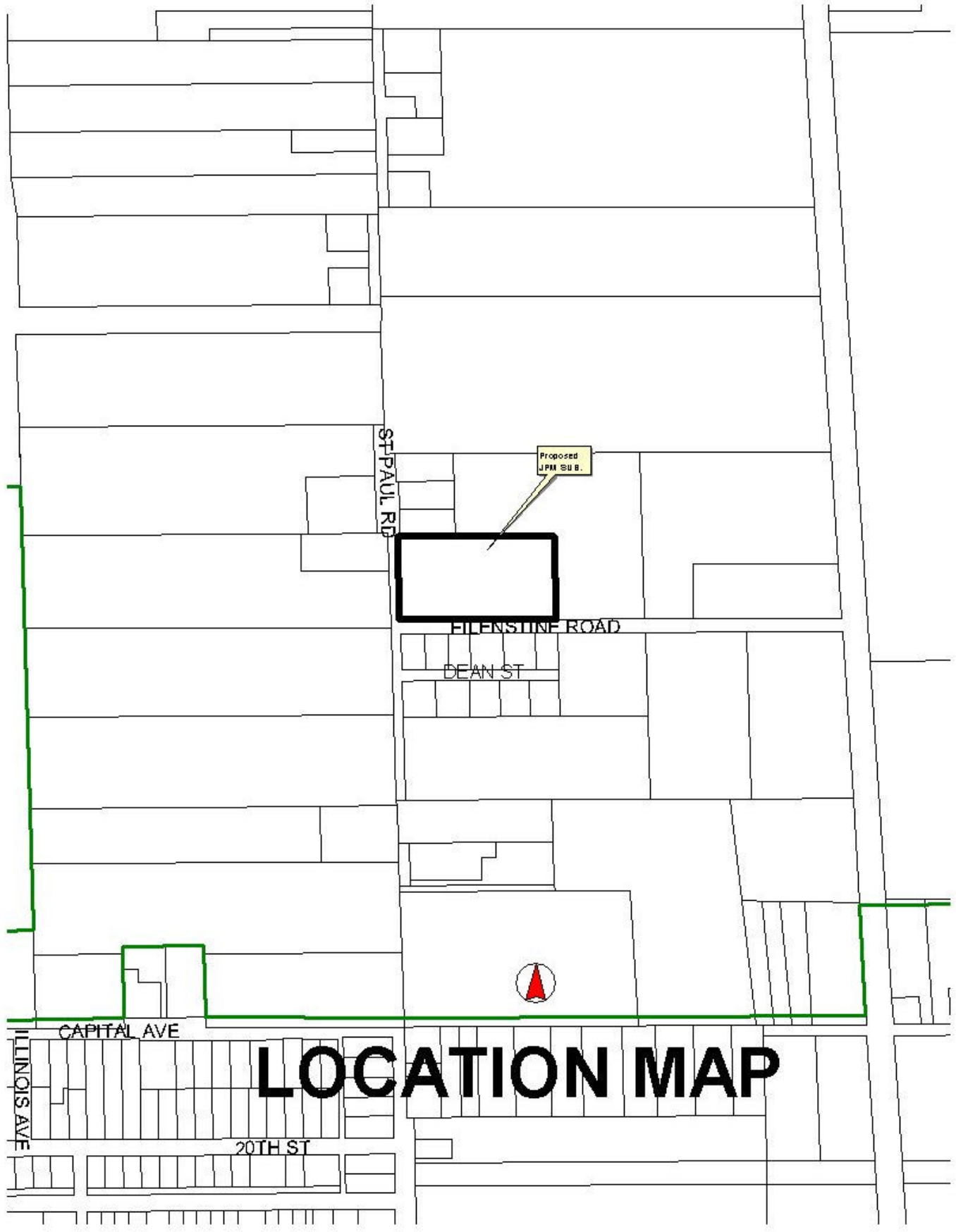
Recommendation

A motion was made by Ruge and seconded by Miller to **approve** and recommend that the Grand Island City Council **approve** the final plat of JPM Subdivision with the final signed plat showing an easement on the lots 1-6 for the septic systems and reserve septic systems.

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 JPM Subdivision as presented.



LOCATION MAP

R E S O L U T I O N 2004-134

WHEREAS, Jerry M. Miller and Pamela S. Saber-Miller, husband and wife, as owners, have caused to be laid out into lots, a tract of land consisting of all of Lot Five (5) of Fairacres Subdivision, in Hall County, Nebraska, under the name of JPM SUBDIVISION, and have caused a plat thereof to be acknowledged by them; 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 owners 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 JPM 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