



City of Grand Island

Tuesday, July 13, 2004

Council Session

Item F4

#8921 - Consideration of Amending Chapter 33 of the Grand Island City Code Relative to Subdivision Regulations

This item relates to the aforementioned Public Hearing Item E-1.

Staff Contact: Chad Nabity

Electronic Subdivision Requirements

Layer Name	Description	Font Size
Subdivision Boundary	The outer boundary of the subdivision	
Existing Easement	Easements dedicated prior to this plat	
New Easements	Easements dedicated with this plat	
Section Line	Section and quarter section lines	
Lot Line	New lot lines	
Measurement	Distances, angles, bearings	0.1
Subdivision Name	Subdivision Name	0.5
	Governing Body	0.3
	Surveyor	0.15
Street Name	Street names	0.25
Lot Number	Lot numbers	0.2
Block Number	Block numbers	0.2
Text	Certificates	0.2
	Dedications	0.1
Adjacent Property	Surrounding property lines, subdivision, lot number, block number, unplatted ground, rights-of-way, easements	

ORDINANCE NO. 8921

An ordinance to amend Chapter 33 of the Grand Island City Code; to amend Sections 33-1, 33-7, 33-8, 33-9, and 33-14 pertaining to subdivision regulations; to add Addendum "A" to Chapter 33 of the Grand Island City Code; to repeal Sections 33-1, 33-7, 33-8, 33-9, and 33-14 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 33-1 of the Grand Island City Code is hereby amended to read as follows:

§33-1. Definitions

Applicant shall mean the titleholder of record, his agent, or a person holding a notarized letter authorizing the person to represent the legal owner of the property, or an appropriate purchase agreement.

Alley shall mean a minor public service street or public thoroughfare 20 feet or less in width, through a block of lots primarily for vehicular service access to the rear or side of properties otherwise abutting on another street and to provide access to utility services located therein. Buildings facing an alley shall not be construed as satisfying the requirements of this code related to frontage on a dedicated street.

Block shall mean a parcel of land platted into lots and bounded by public streets or by waterways, right-of-ways, unplatted land, City-County boundaries, or adjoining property lines.

Bond shall mean any form of security including a cash deposit, security bond, or instrument of credit in an amount and form satisfactory to the City Council which meets the intent of such security required by this chapter.

Boundary Adjustment shall mean the transfer of property by deed to a respective owner or owners of contiguous property for the purpose of adjusting a boundary line and not for the purpose of creating an additional lot or parcel.

Building Line shall mean a line parallel, or nearly parallel, to the street line at a specified distance from the street line which marks the minimum setback distance a building may be erected. In the case of a cul-de-sac, the building line shall be measured around the curvature of the street line and shall be located at the required front yard setback where the lot width shall meet the minimum lot width required in the zoning district.

Chief Building Official(s) shall mean the individual(s) appointed and/or employed by the City to enforce the prescribed and adopted building codes for the City.

City shall mean the City of Grand Island, Nebraska. Also, City Council or governing body.

City Council shall mean the governing body for the City of Grand Island, Nebraska.

City Engineer shall mean the City Engineer of the City of Grand Island utilized for the recommendation, advice, and implementation of engineering work as requested by the City or such other engineer as the City may assign in the particular matter.

Clerk shall mean the City Clerk of the City of Grand Island, Nebraska.

Comprehensive Development Plan shall mean the master plan for the improvement and development of Grand Island, Nebraska, as adopted by the Hall County Regional Planning Commission and the City in accordance with the laws of the State of Nebraska and the ordinances of Grand Island.

County Control Point shall mean any point identified as such within the Grand Island/Hall County Geographic Information System (GIS) by the GIS Committee. County control points may include but are not limited to township corners, section corners, quarter section corners, subdivision corners, and block corners.

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Cul-de-Sac shall mean a short public way that has only one outlet for vehicular traffic and terminates in a vehicular turn-around.

Dead End Street shall mean a public way that has only one outlet for vehicular traffic and does not terminate in a vehicular turn-around.

Dedication shall mean the intentional appropriation of land by the owner to some public use.

Developer see "Subdivider".

Easement shall mean a right to use a parcel of land, granted to the general public, utility, corporation or person(s) for a specific purpose or purposes.

Flood Plain shall mean any land area susceptible to being inundated by water from any source (see also definition of "flooding" in §36-128).

Floodway shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Frontage Road shall mean minor streets parallel to and adjacent to arterial streets and highways, which reduce the number of access points to the arterial street or highway for the purpose of increased traffic safety.

Grading Plan shall mean a drawing of a proposed subdivision with plans and specifications for grading which is intended to represent the layout which will be approved for construction by the Planning Commission and the City Council.

Hall County Regional Planning Commission shall mean the Hall County Regional Planning Commission of Grand Island, Nebraska.

Improvements shall mean street grading, street surfacing and paving, curbs and gutters, street lights, street signs, sidewalks, crosswalks, water mains and lines, water meters, fire hydrants, sanitary sewers, storm drainage facilities, culverts, bridges, public utilities, or other such installation as designated by the City Council or its specific approving authority.

Landscaped shall mean landscaping improvements which include but are not limited to screen plantings, lawn area, pools, trees, shrubs, fences, and walls. Crushed rock, gravel, bark chips, etc., shall not substitute for lawn area. Landscaping shall be provided within two years of issuance of occupancy permit for the principal structure on each lot, and thereafter be properly maintained.

Lot shall mean a parcel, tract or area of land created in conformance with this chapter that may be separately owned, used, developed or built upon.

Lot Consolidation shall mean a method for approval of lot boundary adjustments which reduces the number of lots to not greater than two.

Lot, Corner shall mean a lot located at the intersection of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an "interior lot".

Lot, Depth of shall mean the mean horizontal distance between the front and rear lot lines. Corner lots shall provide at least one dimension equal to the required lot depth prescribed in the affected zoning district.

Lot, Double Frontage shall mean a lot having a frontage of two non-intersecting streets.

Lot, Flag shall mean a lot with frontage and access provided to the bulk of the lot by means of a narrow corridor. The measurement of the actual lot frontage shall be made along the widest portion of the lot along the line parallel to the street.

Lot, Frontage shall mean that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.

Lot, Interior shall mean a lot other than a corner lot.

Lot Line shall mean the boundary line of a lot.

Lot Minimum Area shall mean the minimum square footage of land area within the boundaries of the platted lot lines, as applicable to designated zoning districts.

Lot, Nonconforming shall mean a lot having less area or dimension than that required in the district in which it is located and which was lawfully created prior to the zoning thereof whereby the larger area or dimension requirements were established, or any lot, other than one shown on a plat recorded in the office of the Hall County Register of Deeds, which does not abut a public road or public road right-of-way and which was lawfully created.

Lot, Platted shall mean a lot which is part of a subdivision of the plat of which, or the appropriate permit for which, has been legally approved by the City and recorded in the office of the Register of Deeds for Hall County.

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Lot of Record shall mean a lot held in separate ownership as shown on the records of the Hall County Register of deeds at the time of the passage of a regulation or regulation establishing the zoning district in which the lot is located.

Lot Split shall mean a subdivision involving the division of one or more lots with the end result not be greater than the two lots.

Lot, Through shall mean a lot having frontage on two (2) dedicated streets, not including a corner lot.

Lot, Width of shall mean the average horizontal distance between the side lot line, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Master Plan see "Comprehensive Development Plan".

Monument shall mean an identification marker established by certified land survey and set by a registered land surveyor at each section corner, angle point, block corner, street centerline, or other point.

Outlot shall mean a lot remnant or parcel of land left over after platting, which is intended as open space or other use, for which no building permit shall be issued for any private structure. Typically uses are limited within the subdivision agreement and/or plat.

Owner shall mean an individual, firm, association, syndicate, or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain such proceedings.

Pedestrian Way shall mean a tract of land dedicated to public use, which cuts across a block to facilitate pedestrian access to adjoining streets or properties.

Person shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, County, special district or any other group or combination acting as an entity, except that it shall not include Grand Island, Nebraska.

Planned Unit Development shall mean a development designed to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.

Plat shall mean a map showing the location, boundaries, and legal description of individual properties, including street rights-of-way, public utility easements, etc.

Plat, Administrative shall provide for lot combinations and boundary adjustments which result in reconfigured lots with new lot boundaries.

Plat, Final shall mean the final plan of the plat, subdivision or dedication of land prepared for filing or recording in conformance with this chapter. Substantial conformance to an approved preliminary plat, prepared by a registered professional engineer or a registered land surveyor in accordance with this chapter is required.

Plat, Preliminary shall mean the preliminary plan of the plat, subdivision or dedication prepared in accordance with the requirements of this chapter.

Plat, Revised Preliminary shall mean a revised plat or map of a previously approved preliminary plat, including supporting data, indicating a proposed subdivision development, prepared in accordance with this chapter.

Preliminary Study shall mean a drawing of a proposed subdivision to be approved by the Planning Commission and City Council before proceeding with a final plat.

Property Line Adjustment shall mean the relocation of a single common property line between two abutting lots, parcels or other units of land where an additional lot, parcel or unit of land is not created and the existing lot, parcel or unit of land reduced in size by the adjustment must comply with the applicable zoning requirements. A property line adjustment does not alter the location of utility services and hook-ups. Property line adjustments are accomplished through an administrative plat.

Sidewalk or Walkway shall mean that portion of a dedicated right-of-way or easement improved and intended for pedestrian use only.

Replat shall mean the act of platting the lots, parcels and easements in a recorded subdivision to achieve a reconfiguration of an existing subdivision or to increase or decrease the number of lots in the subdivision.

Street shall include public streets, highways, avenues, boulevards, parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements and right-of-way. Where explicitly authorized by the City Council, private streets may be authorized as part of planned developments.

Street, Arterial shall mean a street of considerable continuity connecting various sections of the City, designated as an arterial street on the official street plan of the City.

Street, Collector shall mean a street or highway that is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development as designated in the Comprehensive Development Plan.

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Street, Frontage Access shall mean a street parallel and adjacent to a major street, major inter-regional highway, or major collection road and primarily for service to the abutting properties, and being separated from the major street by a dividing strip.

Street, Local shall mean a street which is used primarily for access to the abutting properties.

Street, Major shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets as designated in the Comprehensive Development Plan.

Street, Minor shall mean a street intended primarily to provide pedestrian and vehicular access to the abutting properties.

Subdivider shall mean any person, group, corporation, partnership, or other entity, or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision.

Subdivision shall mean the division of a lot, tract, or parcel of land into two (2) or more lots, sites, or other divisions of land for the purpose, whether immediate or future, of transfer of ownership or building development, provided that the smallest lot created by the division is less than ten (10) acres in size.

Subdivision, Administrative shall mean the re-subdivision of existing subdivided lots and blocks, involving the adjustment of existing lot boundaries or the consolidation of lots, in a manner consistent with zoning regulations concerning minimum area and dimensions of lots; but not creating additional lots nor necessitating the dedication of additional public right-of-way or easements.

Subdivision Agreement shall mean an agreement between the City of Grand Island and a subdivider whereby the subdivider agrees to construct any required public street, drainage, and other improvements, for a subdivision and to provide security for completion of the subdivision improvements and in situations involving public financing, the relative cost be borne by the subdivider and by the public entity. Conditions involving lot frontage, use, annexation, landscaping, sidewalks, flood plain, utilities and similar concerns specific to the development of the property may also be addressed.

Water Course, Drainage Way, Channel or Stream shall mean a current of water usually flowing in a definite channel, having a bed and side or banks, and discharging itself into some other stream or body of water.

Zoning District shall mean an area delineated on a zoning map for which uniform use regulations are specified.

~~**Alley:** A tract of land, dedicated to public use, which affords a secondary means of vehicular access to the back or the side of properties otherwise abutting on a street.~~

~~**Block:** A tract of land which has been designated as such on a plat for description purposes.~~

~~**City Council, City Administrator, Mayor, Director of Utilities Operations, Public Works Director, Planning Commission, Director of Planning, City Treasurer, City Clerk:** The respective official or officials of, or empowered to act for, the City of Grand Island, Nebraska.~~

~~**Comprehensive Development Plan:** The plan or series of plans for the future development of the City recommended by the Planning Commission and adopted by the City Council.~~

~~**Cul de sac:** A street having one end open to traffic and being terminated by a vehicular turn-around.~~

~~**Easement:** A grant by the property owner to the public, a corporation, or persons of the use of a tract of land for a specific purpose or purposes.~~

~~**Grading Plan:** A drawing of a proposed subdivision with plans and specifications for grading which is intended to represent the layout which will be approved for construction by the Planning Commission and the City Council.~~

~~**Improvements:** Changes and additions to land necessary to prepare it for building sites, and including street paving and curbing, grading, survey, monuments, drainage ways, sewers, fire hydrants, water mains, sidewalks, pedestrian ways, and other public works and appurtenances.~~

~~**Landscaped:** Landscaping improvements which include but are not limited to screen plantings, lawn area, pools, trees, shrubs, fences, and walls. Crushed rock, gravel, bark chips, etc., shall not substitute for lawn area. Landscaping shall be provided within two years of issuance of occupancy permit for the principal structure on each lot, and thereafter be properly maintained.~~

~~**Lot:** A tract of land which is a portion of a subdivision, or other parcel of land, intended as a unit for transfer of ownership or for development.~~

~~**Owner:** Individual, firm, association, syndicate, or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain such proceedings.~~

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~~Pedestrian Way: A tract of land dedicated to public use, which cuts across a block to facilitate pedestrian access to adjoining streets or properties.~~

~~Plat, Final: A map drawn to scale from an accurate survey and including items set forth herein, along with all certificates and statements set forth herein for the purpose of recording as a subdivision of land.~~

~~Preliminary Study: A drawing of a proposed subdivision to be approved by the Planning Commission and City Council before proceeding with a final plat.~~

~~Replat, Resubdivision: A plat representing land which has previously been included in a recorded plat.~~

~~Street: A tract of land, dedicated to public use, which affords a primary means of access to the abutting property.~~

~~Street, Arterial: A street of considerable continuity connecting various sections of the City, designated as an arterial street on the official street plan of the City.~~

~~Street, Collector: A street which carries traffic from a local street to an arterial street or regional arterial street designated as a collector street on the official street plan of the City.~~

~~Street, Local: A street which is used primarily for access to the abutting properties.~~

~~Street, Frontage: A street which is approximately parallel to and adjacent to or part of a controlled access street and provides access to the abutting properties on one side only and protection from through traffic.~~

~~Subdivider or Developer: Any person, partnership, group, corporation, or other entity acting as a unit, or any agent thereof, dividing land so as to constitute a subdivision as defined herein.~~

~~Subdivision: The division of a lot, tract, or parcel of land into two or more parts for the purpose, whether immediate or future, of transfer of ownership or building development.~~

~~Subdivision, Administrative: The re-subdivision of existing subdivided lots and blocks, involving the adjustment of existing lot boundaries or the consolidation of lots, in a manner consistent with zoning ordinance requirements concerning minimum area and dimensions of lots; but not creating additional lots nor necessitating the dedication of additional public right of way or easements.~~

~~Water Course, Drainage Way, Channel or Stream: A current of water usually flowing in a definite channel, having a bed and side or banks, and discharging itself into some other stream or body of water.~~

SECTION 2. Section 33-7 of the Grand Island City Code is hereby amended to

read as follows:

§33-7. Preliminary Study and Data

(1) The subdivider shall prepare and file with the Planning Commission ~~twenty-five (25)~~ ~~twenty-two (22)~~ copies of the proposed preliminary study and required data at least twenty (20) days prior to the date of the next regular Planning Commission meeting at which approval of the preliminary study is requested ~~for standard preliminary plat requests. Twenty-five (25) copies of preliminary study or plat approval requests for planned developments including: Commercial Development Zone, Residential Development Zone, Travel Development Zone, Gateway Corridor (Overlay) District, and Mobile Home Residential Zone; shall be submitted at least forty (40) days prior to the next regular Planning Commission meeting at which approval of the preliminary study is requested.~~

(2) The director of Planning shall, ~~at least ten (10) days prior to the Planning Commission meeting~~ ~~within five days from the date of filing~~, transmit a copy of the proposed preliminary study to the Board of Education of the school district or districts involved, the public works director, director of utilities operations, and any other department or agency that may be affected by the plat and as the commission may designate. Such department or agency except said Board of Education shall have five days to review the referred preliminary study and report back to the director of Planning any requirements or recommendation pertinent to approval of the study. The director of Planning shall examine the preliminary study as to compliance with laws and ordinances of the approved master plan, other official plans and good planning principles; analyze the recommendations submitted by other departments and agencies; coordinate these recommendations and submit his recommendations to the Planning Commission at the next regular meeting.

(3) The Planning Commission shall consider all evidence presented by the subdivider, the director of Planning, and others, and shall approve or disapprove the preliminary study, and shall ~~within two days of the~~

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~~meeting,~~ transmit its recommendation along with all supporting papers to the City Council. A copy of the recommendation shall be sent to the subdivider, and one copy shall be retained in the permanent files of the Planning Commission.

(4) The city council shall consider and act upon the Planning Commission's recommendation, and shall approve or disapprove the preliminary study. In the event of disapproval, the council shall notify the Planning Commission and state specific reasons for disapproval, a copy of which shall be transmitted to the subdivider. Approval by the council shall be effective for a period of twelve months, after which if the final plat has not been submitted to the Planning Commission for approval, reapproval of the preliminary study by the Planning Commission and council shall be required.

(5) The preliminary study shall be made from an accurate survey made by a licensed land surveyor in the State of Nebraska. The minimum acceptable scale shall be 100 feet to the inch. All preliminary studies shall provide the following information:

- (a) Proposed name and acreage of the subdivision.
- (b) Name and address of owner, subdivider, and engineer or land surveyor.
- (c) A legal description sufficient to define the location and boundaries of the subdivision and evidence of ownership of the property proposed to be subdivided.
- (d) A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development. Preliminary engineering plans for all improvements for the entire holding shall be a part of the requirement. Positive drainage from easements shall be included in the drainage plan.
- (e) Location, width, and name (if any) of all highways, streets, easements, right-of-way or railroad, whether public or private, parks, or other open spaces within and adjacent to the proposed subdivision. Tentative grades and direction of flow in streets and easements shall be shown.
- (f) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, electric, CATV, telephone, and gas mains within and adjacent to the proposed subdivision.
- (g) Contours at intervals of six inches.
- (h) If any portion of the land within the boundary of the proposed subdivision is subject to flood or storm water overflow, that fact and location shall clearly be shown. Areas covered by water and trees shall also be shown.
- (i) Layout, approximate dimensions, proposed use, number of each lot, and number of each block shall be indicated.
- (j) Location and outline to scale of each existing building or structure.
- (k) Date, north point, and scale shall be shown.
- (l) All areas not a part of the proposed plat due to other ownership shall be clearly shown and marked "Not a Part."
- (m) If the lots within the proposed subdivision are to be served by individual water supply and sanitary sewage systems, then the general location of such facilities on each lot shall be shown.

SECTION 3. Section 33-8 of the Grand Island City Code is hereby amended to read as follows:

§33-8. Final Plat

(1) The subdivider shall prepare and file with the Planning Commission ~~twenty-five (25) twenty-two (22)~~ copies of the proposed final plat at least twenty (20) days prior to the date of the next regular Planning Commission meeting at which approval of the final plat is requested for standard final plats. Twenty-five (25) copies of final plat approval requests for planned developments including: Commercial Development Zone, Residential Development Zone, Travel Development Zone, Gateway Corridor (Overlay) District, and Mobile Home Residential Zone; shall be submitted at least forty (40) days prior to the next regular Planning Commission meeting at which approval of the final plat is requested.

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(2) At the time of filing of the final plat with the Planning Commission the subdivider shall pay to the city treasurer a filing fee, as provided by a fee schedule approved by the City Council, which shall not be refundable unless such final plat is withdrawn by the subdivider prior to consideration by the Planning Commission.

(3) The director of Planning shall, ~~at least ten (10) days prior to the Planning Commission meeting, within five days from the date of filing,~~ transmit a copy of the proposed final plat to the Board of Education of the school district or districts involved, the public works director, the director of utilities operations, and any other department or agency that may be affected by the plat and as the Commission may designate. Such department or agency except said Board of Education shall have five days to review the referred final plat and report back to the director of Planning any requirements or recommendations pertinent to approval of the final plat. The director of Planning shall examine the final plat as to compliance with laws and ordinances of the master plan; other official plans and good planning principles and compliance with the approved preliminary study if submitted; analyze the recommendations submitted by other departments and agencies; coordinate these recommendations and submit his recommendation to the Planning Commission at the next regular meeting.

(4) The Planning Commission shall review the recommendation of the director of Planning and either approve or disapprove the final plat. If the Planning Commission finds that the final plat has been prepared in compliance with these regulations and in substantial conformance with the approval preliminary study, such plat shall be approved. In the event of disapproval, specific points of variance with aforesaid requirements shall be a part of the Planning Commission's recommendation. The Planning Commission shall ~~within two (2) days of the meeting~~ transmit its recommendation, along with a copy of the final plat, to the city council. A copy of the recommendation shall be sent to the subdivider, and one copy shall be retained in the permanent files of the Planning Commission.

(5) The city council shall consider and act upon the Planning Commission's recommendation and shall approve or disapprove the final plat. If it finds that the final plat has been prepared in compliance with these regulations and in substantial conformance with the approved preliminary study, such plat shall be approved. In the event of disapproval, specific points of variance with aforesaid requirements shall be a part of the official record. Upon approval of the final plat, the subdivider shall, within twelve months, furnish the following departments the data as shown or such approval shall become null and void:

(a) Register of Deeds

- (i) Approved final plat
- (ii) Protective covenants, restrictions and conditions, if any.
- (iii) Approved drainage plan.

(b) City Clerk

- (i) Print of approved plat.
- (ii) Approved subdivision agreement.
- (iii) Print of approved drainage plan.

(c) Public Works Director

- (i) Reproducible of approved final plat.
- (ii) Reproducible of approved drainage plan.
- (iii) Copy of approved erosion control plan unless the subdivision contains less than five acres in size.

(6) The final plat shall be in permanent black lettering and lines on high grade linen or mylar which is reproducible with dimensions of 18 inches by 24 inches. The minimum acceptable scale shall be 100 feet to the inch. In the event that the entire plat cannot be one sheet, it shall be submitted in two or more sheets of the same dimensions along with an index sheet showing the entire development at a smaller scale. All final plats shall portray the following information.

- (a) Name of subdivision, north arrow, scale, date, and names of subdivider, owner, and land surveyor.
- (b) Legal description of the property, including location of boundary lines in relation to section, township, range, county, and state. The perimeter of the subdivision shall be clearly and distinctly indicated.
- (c) The lines of all streets and alleys and other lands to be dedicated with their widths and names.
- (d) All lot lines and dimensions and numbering of lots and blocks according to a uniform system.
- (e) Location, use, and width of all easements for public use, drainage, services, and utilities.
- (f) All dimensions in feet and decimals of feet, both linear and angular, interior angles, length of radii and/or arcs of all curves, with all other information necessary to reproduce the plat on the ground.

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- (g) The perimeter and blocks of the plat shall have a closure to an allowable unadjusted error of 1 to 7500. Latitudes and departure computations shall be submitted.
- (h) The location and description of all permanent monuments in the subdivision.
- (i) The description, location, and elevation of all benchmarks.
- (j) Names in dotted lettering of adjacent plats with the location and widths of adjoining streets shown by dashed lines.
- (k) Certificate, seal, and signature of land surveyor.
- (l) Notarized certificate and signature of all parties having title interest in the land being subdivided consenting to dedication and recording of the final plat as submitted.
- (m) Certificates to be signed by the chairman of the Planning Commission, mayor, and city clerk.
- (n) All areas not a part of the plat due to other ownerships shall be clearly shown as "Not a Part."
- (o) Electronic subdivision requirements as provided in Addendum "A" of this chapter.
- (p) References to a minimum of three established points, such as section comers, section quarter corners, block or subdivision corners, at least one of which shall be a County Control Point.
- (q)(e) The following supplementary engineering data and plans:
 - (i) Paving design, including alignment, grades, and a typical cross-section.
 - (ii) Public sidewalks design and location.
 - (iii) Location of telephone, electric, and CATV facilities, if underground.
 - (iv) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, and gas mains within the proposed subdivision.
 - (v) Location and outline to scale of each existing building or structure which is not to be removed in the final development.
 - (vi) Final approved drainage plan including the location, grade, and direction of flow of easements, and showing the proposed general locations of individual water supply and sanitary sewer systems on each lot, if applicable.
 - (vii) An approved erosion control plan to prevent wind and water erosion during any activity that will remove natural surface cover from within the subdivision boundary. This plan shall not be required for any subdivision containing less than five acres in size unless such subdivision is a phase of a larger development of five acres or more.
 - (viii) Final approved drainage plans shall be required with the submission of all final plats. A drainage plan may be submitted with the paving and storm water plans, but the paving plan will not be signed off until the drainage plan is approved by the Director of Public Works and proof of its filing at the Register of Deeds office is submitted to the Director of Public Works.

SECTION 4. Section 33-9 of the Grand Island City Code is hereby amended to

read as follows:

§33-9. Procedure

No approved final plat shall be released by the ~~planning director city clerk~~ until a subdivision agreement shall have been entered into between the subdivider and the City. Approval of an administrative subdivision shall not be contingent upon the requirement of a subdivision agreement between the subdivider and the City. The city attorney shall prepare such agreement with assistance of the director of Planning, the public works director, and the director of utilities operations. The agreement shall provide for the needs of the subdivision, including but not limited to pavement, water mains, sanitary sewers, storm sewers, sidewalks, grading, waste treatment, and open space requirements. Security may be required to assure performance under the agreement.

SECTION 5. Section 33-14 of the Grand Island City Code is hereby amended to

read as follows:

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§33-14. Lots

(1) Minimum Dimensions: The minimum width of lots shall be as required by the Zoning Chapter of the Grand Island City Code. Side lot lines should be at right angles to straight street lines and radial to curved street lines. Lots having a depth of less than 100 feet should be avoided. Lot sizes shall meet or exceed the requirement of the Zoning Chapter and should as near as practical meet or exceed the typical lot size for building sites in the immediate vicinity. Each lot shall be a buildable site after taking into account all yard spaces required by the Zoning Chapter. Excessive lot depth in relation to width should be avoided.

(2) Corner Lots Wider: Corner lots in residential areas shall be of sufficient size to comply with the requirements of the Zoning Chapter.

(3) Double Frontage: Lots with street frontage at both front and rear shall be avoided except when backing on a controlled access thoroughfare.

(4) Street Frontage: Each lot shall have frontage (minimum width of twenty (20) feet) on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot.

(5) Reversed Frontages and Key Lots: Reversed frontages at cross street intersections should be avoided except where it will match existing development. Key lots, being those inside lots fronting on side streets, should be avoided except where they are matching existing development and other lots are excessively deep. Key lots shall be prohibited where they disrupt utility or drainage easements. Reverse frontage and normal corner lots when adjacent to a key lot shall have additional width to allow front yard setbacks on both streets.

(6) Septic Tanks: In subdivisions within city jurisdiction outside of corporate limits where buildings are to be served by septic tanks, the size of lots shall be sufficiently large to accommodate adequate drainage fields. Standards set forth by the appropriate County and State or other agencies ~~Grand Island Hall County Department of Health and the State Department of Health~~ shall be met.

(7) Flag Lots: Flag lots, being those lots landlocked from public right-of-way except for a narrow tract of land of less width than minimum frontage as required by the Zoning Chapter should be discouraged except where development cannot reasonably be accomplished without their use. When such lots are platted, it shall be a requirement of the developer, builder, and owner to direct and maintain storm water drainage from the flag lot to the public right-of-way without directing the flow to adjoining property, i.e., drainage shall be by means of that strip of land connecting the area of the structure to the public right-of-way unless other drainage facilities are approved by the public works director.

SECTION 6. Addendum "A" attached hereto and incorporated herein by this reference, is hereby added to Chapter 33 of the Grand Island City Code.

SECTION 7. Sections 33-1, 33-7, 33-8, 33-9, and 33-14 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 8. That this ordinance shall be in force and take effect from and after its passage and publication, in pamphlet form, within fifteen days in one issue of the Grand Island Independent as provided by law.

ORDINANCE NO. 8921 (Cont.)

Enacted: July 13, 2004.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk