



City of Grand Island

Tuesday, December 21, 2004

Council Session

Item G10

#2004-316 - Approving Final Plat and Subdivision Agreement for Fairacres Dairy Eighth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: December 21, 2004
Subject: Fairacres Dairy Eighth Subdivision - Final Plat
Item #'s: G-10
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 2 lots on a parcel of land comprising of lot 1 Fairacres Dairy Fourth Subdivision. This subdivision consists of 2.098 acres more or less. The property is located east of Shady Bend Road south of U.S. Highway 30 and is within the Grand Island City Limits.

Discussion

This property is zoned R-1 Suburban Density Residential. The front portion lot 1 is used as a single family residence. The back portion, the old dairy building, is used for pallet remanufacturing. This property has been used as a non-conforming (grandfathered) use for many years. Subdividing the property does not negatively impact the current uses. It does all the owners to sell the house and business separately. The property has sewer and water available. This subdivision meets the requirements of the Grand Island City Code for a legal 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

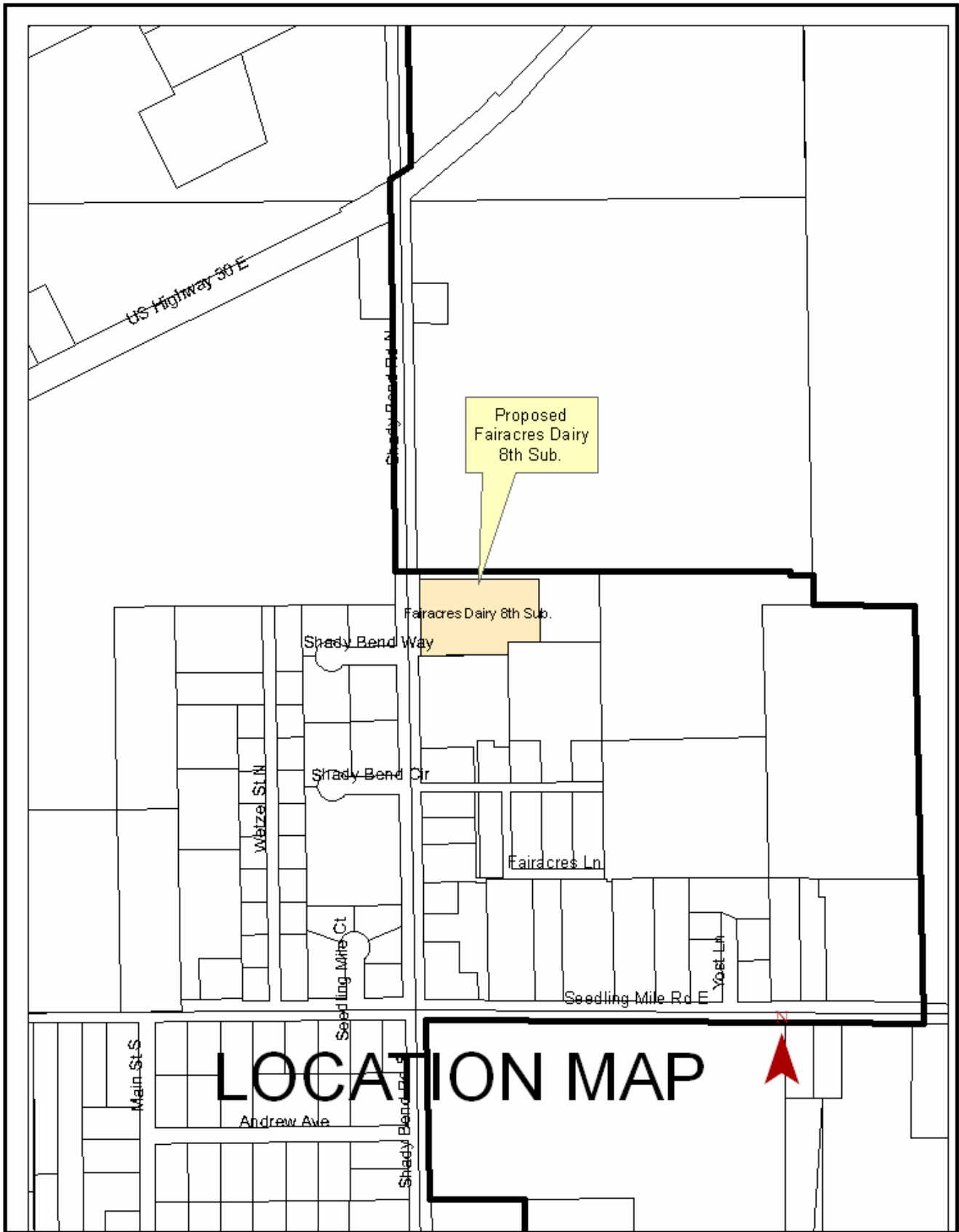
Recommendation

A motion was made by Wagoner and seconded by Miller to **approve** and recommend that the Grand Island City Council **approve** the final plat of Fairacres Dairy Eighth Subdivision.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Hayes, Wagoner) voting in favor, and 1 member abstaining (O'Neill).

Sample Motion

Approve the Final Plat for Fairacres Dairy Eighth Subdivision as presented.



RESOLUTION 2004-316

WHEREAS, Kenneth A. Lancaster and Karen J. Lancaster, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising all of Lot One (1), Fairacres Dairy Fourth Subdivision in the City of Grand Island, Hall County, Nebraska, under the name of FAIRACRES DAIRY EIGHTH 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 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 FAIRACRES DAIRY EIGHTH 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, December 21, 2004.

RaNae Edwards, City Clerk