



City of Grand Island

Tuesday, February 08, 2005

Council Session

Item G13

**#2005-41 - Approving Final Plat and Subdivision Agreement for
RDR Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 8, 2005
Subject: RDR Subdivision - Final Plat
Item #'s: G-13
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 2 lots on a parcel of land comprised of Lot 3, Block 134 Union Pacific Railway Co Second Addition.

Discussion

The owners of this property, Donald L. and Connie Robertson, have requested to subdivide it into 2 lots. The property is zoned R4 High Density Residential. The proposed lots do not meet the minimum width or area requirements. This subdivision would divide the two existing houses onto individual lots and allow them to be sold separately. These houses were built legally in the 1910's and 1920's. It has been the policy of the City to waive the minimum lot size and width requirements in these existing situations. Streets are adjacent to the property. Water and sewer are available to both lots and the subdivider will be required by the subdivision agreement to insure that each house has separate sewer and water services and to install separate services if they do not currently exist.

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 Amick and seconded by Miller to **approve** and recommend that the Grand Island City Council **approve** the final plat of RDR Subdivision as presented.

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

Sample Motion

Approve the Final Plat for RDR Subdivision as presented.



RESOLUTION 2005-41

WHEREAS, Donald L. Robertson and Connie Robertson, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising all of Lot Three (3), Block One Hundred Thirty Four (134), Union Pacific Railway Cos Second Addition (also referred to as Union Pacific Railway Company's Second Addition) to the City of Grand Island, Hall County, Nebraska, under the name of RDR 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, the buildings currently located on the bts of this subdivision were legal structures at the time the buildings were constructed; and

WHEREAS, the City of Grand Island recognizes that these lots will not be in conformance with current regulations pertaining to lot width and lot size, and hereby waives the requirements pertaining to lot width and lot size; 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 RDR 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, February 8, 2005.

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 2, 2005	☐ City Attorney