



# City of Grand Island

Tuesday, April 26, 2005

Council Session

## Item G6

**Approving Preliminary Plat for Northview Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** April 26, 2005

**Subject:** Northview Subdivision - Preliminary Plat

**Item #'s:** G-6

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This subdivision proposes to create 77 lots on a parcel of land located in the E ½ NE ¼ Section 12, Township 11, Range 10.

## **Discussion**

This property is zoned a combination of B2-General Business, RO-Residential Office and R1-Suburban Density Residential. The developers are proposing 3 office/commercial lots adjacent to Highway 2 with 74 residential lots on the remainder of the property. The residential development will center around a 3 acre lake to be constructed by the developer as part of the drainage plan for the property.

Northwest high school is proposing to buy 5 lots just north of the high school and install a north entrance to the high school parking lot.

This development is consistent with the comprehensive plan and is well designed to be sensitive to the neighboring property owners. Sewer and water are available and can be extended to serve of the propose lots. Sewer service to the east edge of the property will either be provided by bringing a new line up along the east side of North Road from Capital Avenue or with a private lift station that would connect to the line on the west side of this property. The developer is proposing 37 foot wide standard streets dedicated to the public.

## **Alternatives**

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

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

### **Recommendation**

A motion was made by Brown and seconded by Wagoner to **approve** and recommend that the Grand Island City Council **approve** the Preliminary Plat of Northview Subdivision.

A roll call vote was taken and the motion passed with 8 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Wagoner) voting in favor and 1 member (Hayes) abstaining.

### **Sample Motion**

Approve the Preliminary Plat for Northview Subdivision as presented.

