



City of Grand Island

Tuesday, April 26, 2005

Council Session

Item G7

Approving Preliminary Plat for Stewart Place Fourth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 26, 2005

Subject: Stewart Place Fourth Subdivision – Preliminary and Final Plat

Item #'s: G-7

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

Background

This subdivision proposes to create 21 lots on a parcel of land located in the NW ¼ NE ¼ Section 29, Township 11, Range 9.

Discussion

This subdivision will create 21 lots with duplex units on them. The applicants are not requesting any changes to the type or size of the existing development. This plat will allow them to sell these units individually and will accommodate the installation of city water lines throughout the subdivision.

Staff recommends that City Council acknowledge and permit some exceptions to the requirements for an RD Residential Development Zone. The RD Zone requires that the developer buffer the perimeter of the development with a 30 landscaped buffer yard. Almost all of the exterior lots of this subdivision have buildings and or patios closer to the outer boundary than 30 feet. These have been identified in the subdivision agreement and staff suggests that the 30 foot buffer be waived due to the built out nature of this development. Council has the authority to waive this requirement. The subdivider and future owners will be prohibited from encroaching any further into the buffer yard.

Planning Commission recommended in favor of accepting the exceptions to the requirements for an RD Residential Development Zone.

Alternatives

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

1. Approve the preliminary and final plats as presented

2. Modify the preliminary and final plats to meet the wishes of the Council
3. Table the issue

Recommendation

A motion was made by Miller and seconded by Ruge to **approve** and recommend that the Grand Island City Council **approve** the Preliminary and Final Plats of Stewart Place Fourth Subdivision.

A roll call vote was taken and the motion passed with 9 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner) voting in favor.

Sample Motion

Approve the Preliminary and Final Plats for Stewart Place Fourth Subdivision as presented.

