



City of Grand Island

Tuesday, April 26, 2005

Council Session

Item G9

**#2005-120 - Approving Final Plat and Subdivision Agreement 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-9

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

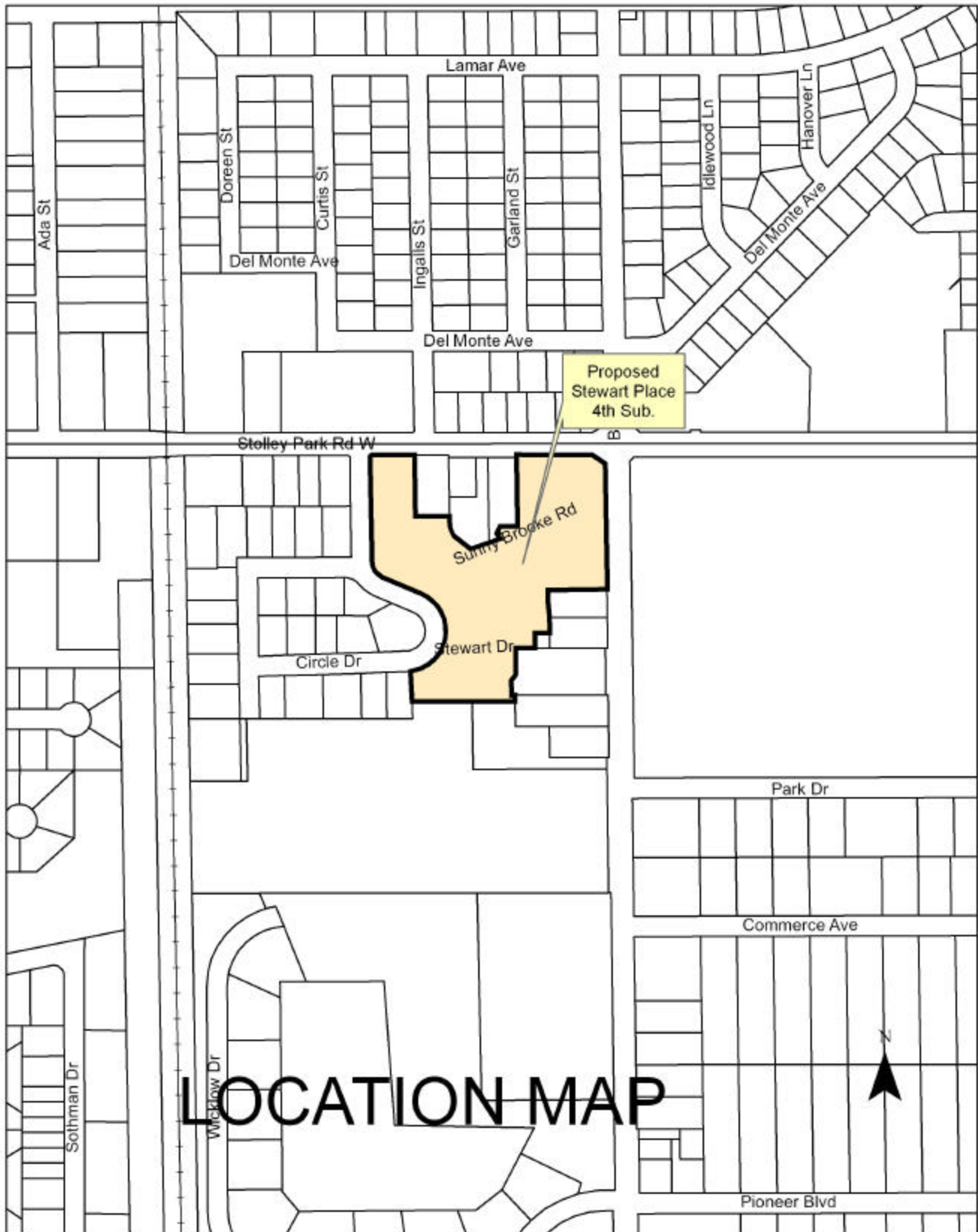
Recommendation

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.



RESOLUTION 2005-120

WHEREAS, Dynasty Enterprises, Inc., a Nebraska corporation, as owner, has caused to be laid out into lots, a tract of land comprising a part of Lot One (1), all of Lots Two (2), Three (3), Four (4), and a part of Lot Five (5), all in Block Two (2), Stewart Place Subdivision, all of Lot Three (3), Stewart Place Second Subdivision, all of Lot Two (2), Stewart Place Third Subdivision and a part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4), all in Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, under the name of STEWART PLACE FOURTH SUBDIVISION, and has caused a plat thereof to be acknowledged by it; 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 owner 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 STEWARD PLACE FOURTH 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, April 26, 2005.

RaNae Edwards, City Clerk

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| Approved as to Form | <input type="checkbox"/> | _____ |
| April 20, 2005 | <input type="checkbox"/> | City Attorney |