



City of Grand Island

Tuesday, June 14, 2005

Council Session

Item G9

Approving Preliminary Plat for Woodland Park Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 14, 2005
Subject: Woodland Park Subdivision – Revised Preliminary Plat
Item #'s: G-9
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision change the approved preliminary plat for Woodland Park Subdivision to turn 12 lots fronting onto New Jersey Avenue and Vermont Avenue at the southwest corner of the property from 100 foot frontage lots to 24 lots with 50 foot frontage. This would allow the developers to sell these lots of townhouse development.

Discussion

The changes proposed to the plat are permitted under the zoning and subdivision regulations. This will not create any irregular or illegal lots. This change to the preliminary plat does not alter the street, drainage or utility layout as it was proposed. Sewer and water are available and can be extended to serve of the propose lots. 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 final plat as presented
2. Modify the final plat to meet the wishes of the Council
3. Table the issue

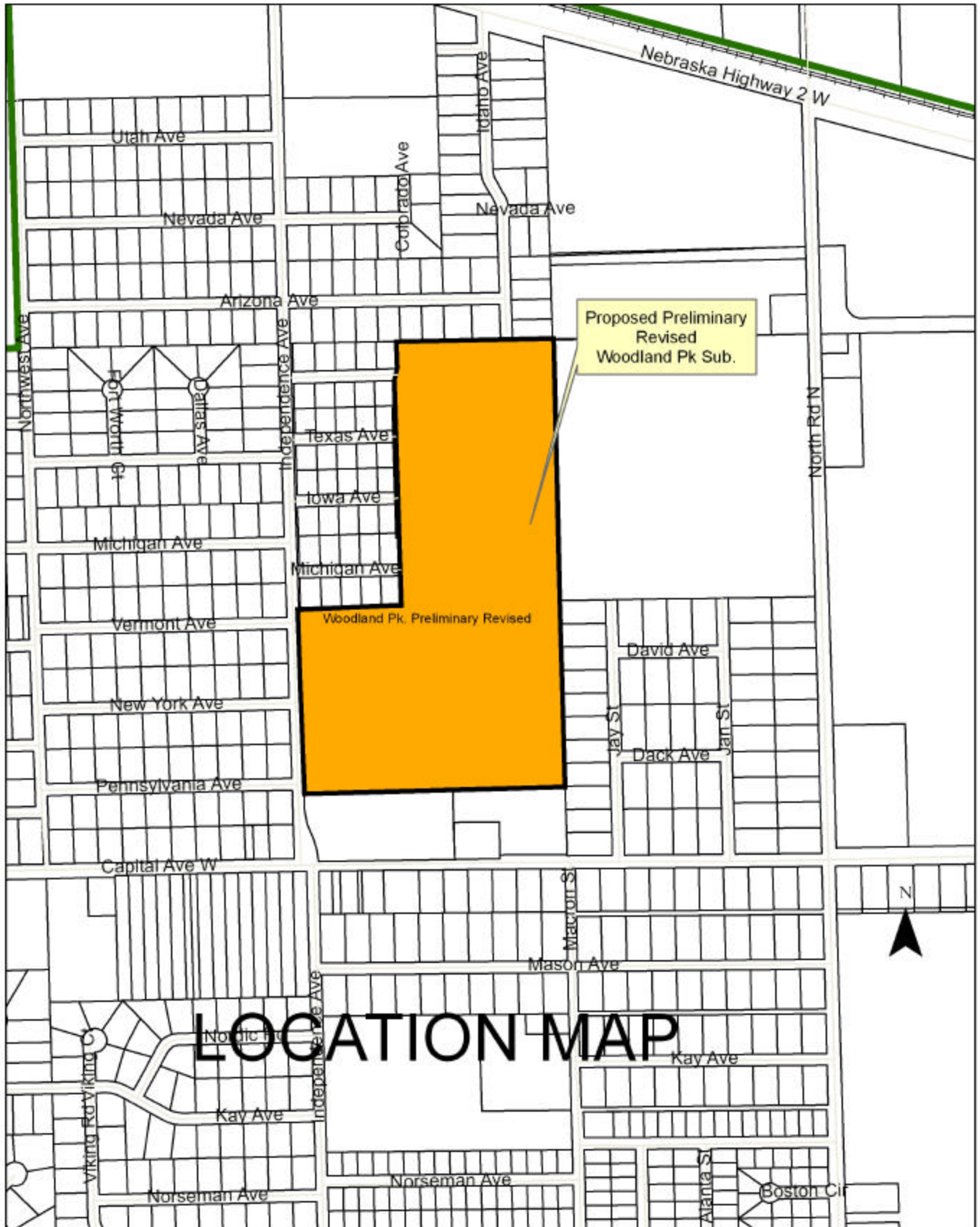
Recommendation

A motion was made by Miller 2nd by Hayes to approve and recommend that the City of Grand Island approve the revised preliminary plat as presented.

A roll call vote was taken and the motion passed with 8 members present (Haskins, O'Neill, Niemann, Miller, Ruge, Hayes, Eriksen, Reynolds) voting in favor.

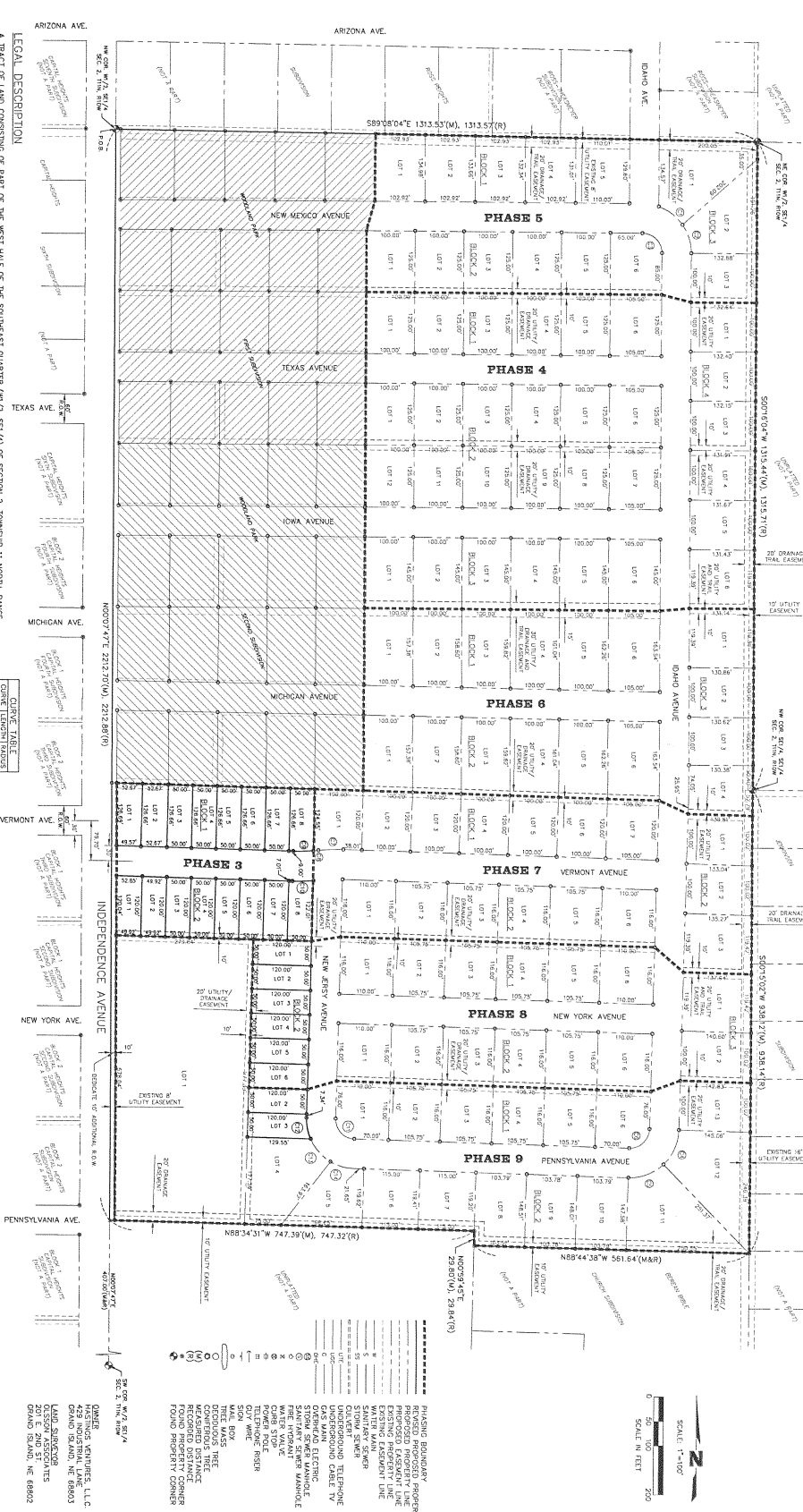
Sample Motion

Approve the revised preliminary plat for Woodland Park Subdivision as presented.



WOODLAND PARK SUBDIVISION PRELIMINARY PLAT

REVISED MAY 2005



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2, SE/4) OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE CITY PAZ, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID W/2, SE/4, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE BY AN ASSUMED BEARING AND DISTANCE OF 131.54 FEET TO THE EAST LINE OF SAID W/2, SE/4, A DISTANCE OF 131.54 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND BEING THE EAST 1/2 OF SAID W/2, SE/4, HALL COUNTY, NEBRASKA, THENCE S89°50'07"W ALONG SAID EAST 1/2 LINE A DISTANCE OF 28.80 FEET TO A POINT ON THE WEST LINE OF SAID W/2, SE/4, HALL COUNTY, NEBRASKA, THENCE S89°50'07"W ALONG SAID EAST 1/2 LINE A DISTANCE OF 28.80 FEET, THENCE N83°43'17"W A DISTANCE OF 742.39 FEET TO A POINT ON THE WEST LINE OF SAID W/2, SE/4, HALL COUNTY, NEBRASKA, THENCE N83°43'17"W A DISTANCE OF 742.39 FEET TO A POINT ON THE WEST LINE OF SAID W/2, SE/4, HALL COUNTY, NEBRASKA, THENCE S89°50'07"W ALONG SAID EAST 1/2 LINE A DISTANCE OF 28.80 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS OVERLYING AND UNDERLYING RIGHTS AND INTERESTS IN AND TO SAID TRACT.

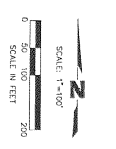
CLIMATE TABLE

CLIMATE TABLE	MAXIMUM	MINIMUM	MEAN
1	85.0	20.0	52.5
2	80.0	15.0	47.5
3	75.0	10.0	42.5
4	70.0	5.0	37.5
5	65.0	0.0	32.5
6	60.0	-5.0	27.5
7	55.0	-10.0	22.5
8	50.0	-15.0	17.5
9	45.0	-20.0	12.5
10	40.0	-25.0	7.5
11	35.0	-30.0	2.5
12	30.0	-35.0	-2.5
13	25.0	-40.0	-7.5
14	20.0	-45.0	-12.5
15	15.0	-50.0	-17.5
16	10.0	-55.0	-22.5
17	5.0	-60.0	-27.5
18	0.0	-65.0	-32.5
19	-5.0	-70.0	-37.5
20	-10.0	-75.0	-42.5
21	-15.0	-80.0	-47.5
22	-20.0	-85.0	-52.5
23	-25.0	-90.0	-57.5
24	-30.0	-95.0	-62.5
25	-35.0	-100.0	-67.5
26	-40.0	-105.0	-72.5
27	-45.0	-110.0	-77.5
28	-50.0	-115.0	-82.5
29	-55.0	-120.0	-87.5
30	-60.0	-125.0	-92.5

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 GRAND ISLAND, NE 68803

LAND SURVEYORS:
 OLSSON ASSOCIATES
 GRAND ISLAND, NE 68802



- REVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SLOPE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- OVERHEAD ELECTRIC
- SANITARY SEWER MAINLINE
- SANITARY SEWER BRANCH
- GROUND SURFACE
- TELEPHONE RISER
- SOIL
- MALE WAYS
- DEEDOWNERS HOME
- WEAVER DISTANCE
- RECORDED DISTANCE
- FOUND PROPERTY CORNER