



City of Grand Island

Tuesday, December 20, 2005

Council Session

Item G5

Approving Preliminary Plat for Autumn Park Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: December 20, 2005
Subject: Autumn Park Third Subdivision - Preliminary Plat
Item #'s: G-5
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 25 lots on a parcel of land located in the SE ¼ 12-11-10. This land consists of approximately 15.015 acres.

Discussion

The Autumn Park Subdivision was originally approved in 1995 with 432 units of apartments. The first 144 apartments were built upon approval. The second phase of the project was approved in 1996 and was not ever completed. M. Timm Development the owner of the project is seeking approval for an amended project similar to the original design.

The amend plan proposed 16 unit buildings instead of 12 unit buildings. They are not proposing to increase the number of units. Phase two and three of this project would still include an additional 288 units. They will also include a club house, swimming pool and playground that was not in the original plan.

The developers will be extending city water and sewer to all of their buildings. They will be connecting the driveway on the west side of the project with at the beginning of the second phase of the development. This will give residents and emergency vehicles two ways to enter and exit the property.

This proposal will also improve the circulation between the first phase of the development and the second and third phases. It allows for a better parking ratio, more greenspace and less impervious surface area.

If the rezoning is approved this plat must also be approved. Any discussion on the plat should be included with discussion of the rezoning.

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 Haskins 2nd by Miller to approve the preliminary plat as presented.

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Hayes) voting in favor.

Sample Motion

Approve the Preliminary Plat for Autumn Park Third as presented.

