



City of Grand Island

Tuesday, January 10, 2006

Council Session

Item G4

Approving Preliminary Plat for Copper Creek Estates

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: January 10, 2006
Subject: Copper Creek Estates - Preliminary Plat
Item #'s: G-4
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 560 lots and 3 outlots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 150.56 acres.

Discussion

Greg Baxter spoke and expressed concerns with the City continuing to expand into the county and taking good farm ground away and not infilling in the current City Limits. He also expressed concern with drainage. He said this property is usually underwater during a hard rain event and adding more housed and hard surface to this area will only add to the drainage problem in this part of town.

Roger Luebbe expressed concerns that he has a grain drying business on the northwest corner of this development and they create a lot of noise. He is concerned that a housing development would prohibit him from continuing to use his agricultural land as he does now.

Robert Baker said there would be a 6 to 8 foot block wall around this area to help buffer the noise, and knowing how the land is used now they would create an agreement with the owners of these homes to disclose this use and the noise and also prevent the home owner from filing any law suits against Mr. Luebbe in the future.

The Planning Commission discussed the drainage issues thoroughly. The developers will be creating ditches along Old Potash Highway as part of the project to extend sewer to this property. They have a drainage easement across the property immediately to the east and will use the existing cell on their property to contain and control runoff as development occurs.

The City will continue to extend the backbone drainage system in this area. Plans are to continue this system to Old Potash Highway in the 2007 budget year with additional expansions in 2008 and beyond. These expansions to the planned drainage system were designed to accommodate water from this and surrounding properties as they develop.

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 Ruge 2nd by Hayes to approve the preliminary plat with any final plat approval subject to rezoning to R2-Low Density Residential and no increase in the rate of drainage leaving the property.

A roll call vote was taken and the motion passed with 7 members present (Amick, Haskins, Reynolds, O'Neill, Ruge, Monter, Hayes) voting in favor and one member (Eriksen) voting against.

Sample Motion

Approve the Preliminary Plat for Copper Creek Estates as presented.

