



City of Grand Island

Tuesday, February 14, 2006

Council Session

Item G6

Approving Preliminary Plat for LaRue Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 14, 2006
Subject: Larue Subdivision - Preliminary Plat
Item #'s: G-6
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 202 lots on a parcel of land located in the E ½ NW ¼ 36-11-10. This land consists of approximately 56.292 acres. This property is zoned R4-High Density Residential.

Discussion

The proposed subdivision is an infill development west of the Moore's Creek Drainway north of Faidley Avenue as it will extend to the west of the Drainway . This project will provide a combination of low income elderly housing, market rate townhouse rentals and moderately priced single family owner occupied housing.

The developer Housing Plus L.L.C. is expecting to use low income housing tax credits to finance the low income elderly rental housing. They will be paving Windridge Avenue in the southeast portion of the development to city standards (37' wide concrete curb and gutter) but are requesting the ability to maintain this street as a private street for the 15 year period of the low income housing tax credits. The tax credits cannot be used to pay for public infrastructure but they can be used for private infrastructure. At the end of the 15 year period, the improvements can be turned over to the city.

The developers would turn the street over to the City at that point in time if the City wishes to accept it. The developers would also be willing to contract with the city to perform routine maintenance and snow removal on this property in a manner similar to that performed on City streets.

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 as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Ruge, Hayes) voting in favor and 1 member voting in opposition (Eriksen).

Sample Motion

Approve the Preliminary Plat for Larue Subdivision as presented.



