



City of Grand Island

Tuesday, March 28, 2006

Council Session

Item G5

Approving Preliminary Plat for Ewoldt Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 28, 2006
Subject: Ewoldt Subdivision - Preliminary Plat
Item #'s: G-5
Presenter(s): Chad Naby AICP, Regional Planning Director

Background

This subdivision proposes to create 10 lots and 3 outlots on a parcel of land located in the NE ¼ 36-11-10. This land consists of approximately 96.32 acres.

Discussion

The developers have requested that the zoning on this property be changed from TA-Transitional Agriculture to CD-Commercial Development. As part of the CD zone they are submitting preliminary and final plats for approval. The approval of the final plat and subdivision agreement will constitute the Development Plan for this property as required by the CD zoning district.

If the change to zoning is approved the preliminary and final plats should also be approved.

The developers are proposing 10 lots adjacent to Husker Highway and U.S. Highway 281. They are also proposing 3 outlots. Outlot A is reserved for future development. The developers will ask for approval of an amended development plan and plat for Outlot A as some future date. Outlots B and C are reserved for drainage and will be used to accommodate storm waters.

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 Amick 2nd by Hayes to approve the preliminary plat as presented.

A roll call vote was taken and the motion passed with 9 members present (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes) voting in favor.

Sample Motion

Approve the Preliminary Plat for Ewoldt Subdivision as presented.

