



City of Grand Island

Tuesday, April 11, 2006

Council Session

Item G10

**#2006-106 - Approving Final Plat and Subdivision Agreement for
Larue Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 11, 2006
Subject: Larue Subdivision - Final Plat
Item #'s: G-10
Presenter(s): Chad Naby AICP, Regional Planning Director

Background

This subdivision proposes to create 142 lots on a parcel of land in the E ½ NW ¼ 13-11-10. This land consists of approximately 35.922 acres.

Discussion

This property is zoned R4-High Density Residential. Sewer and water are available and will be extended with the development. The developers are proposing to make the easternmost street, Windridge Avenue, a private street. They have presented plans and intend to build this street to city standard of 37 feet. They will be able to use different financing that will make the project feasible if they can maintain this as a private street. Council changed the regulations to allow private streets in residential subdivisions 2 months ago in anticipation of this application.

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

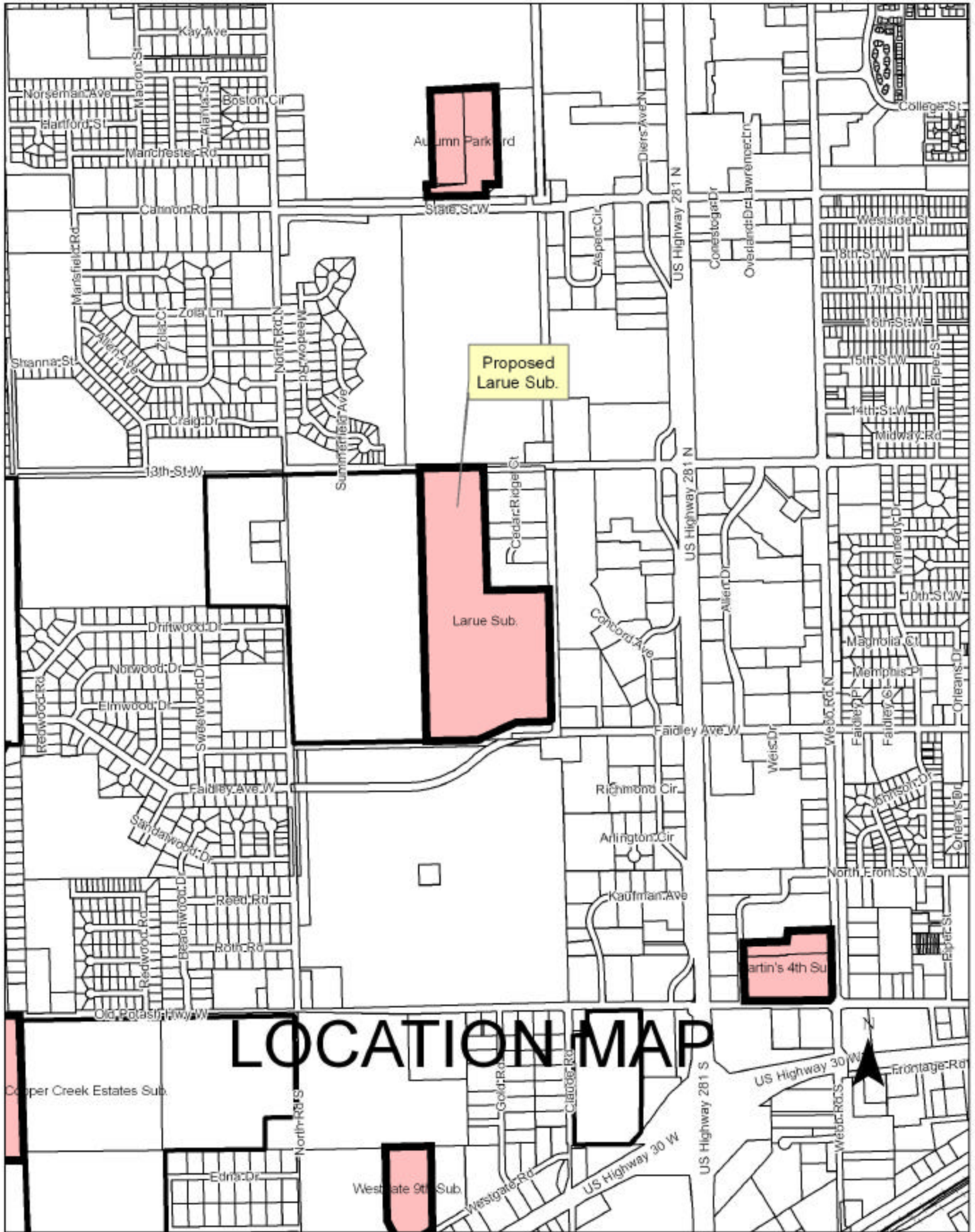
Recommendation

A motion was made by Miller 2nd by Haskings to approve the final plat as presented.

A roll call vote was taken on the motion to recommend approval with 9 members (Haskings, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

Sample Motion

Approve the Final Plat for Larue Subdivision as presented.



Alumni Park Sub.

Proposed Larue Sub.

Larue Sub.

Martin's 4th Sub.

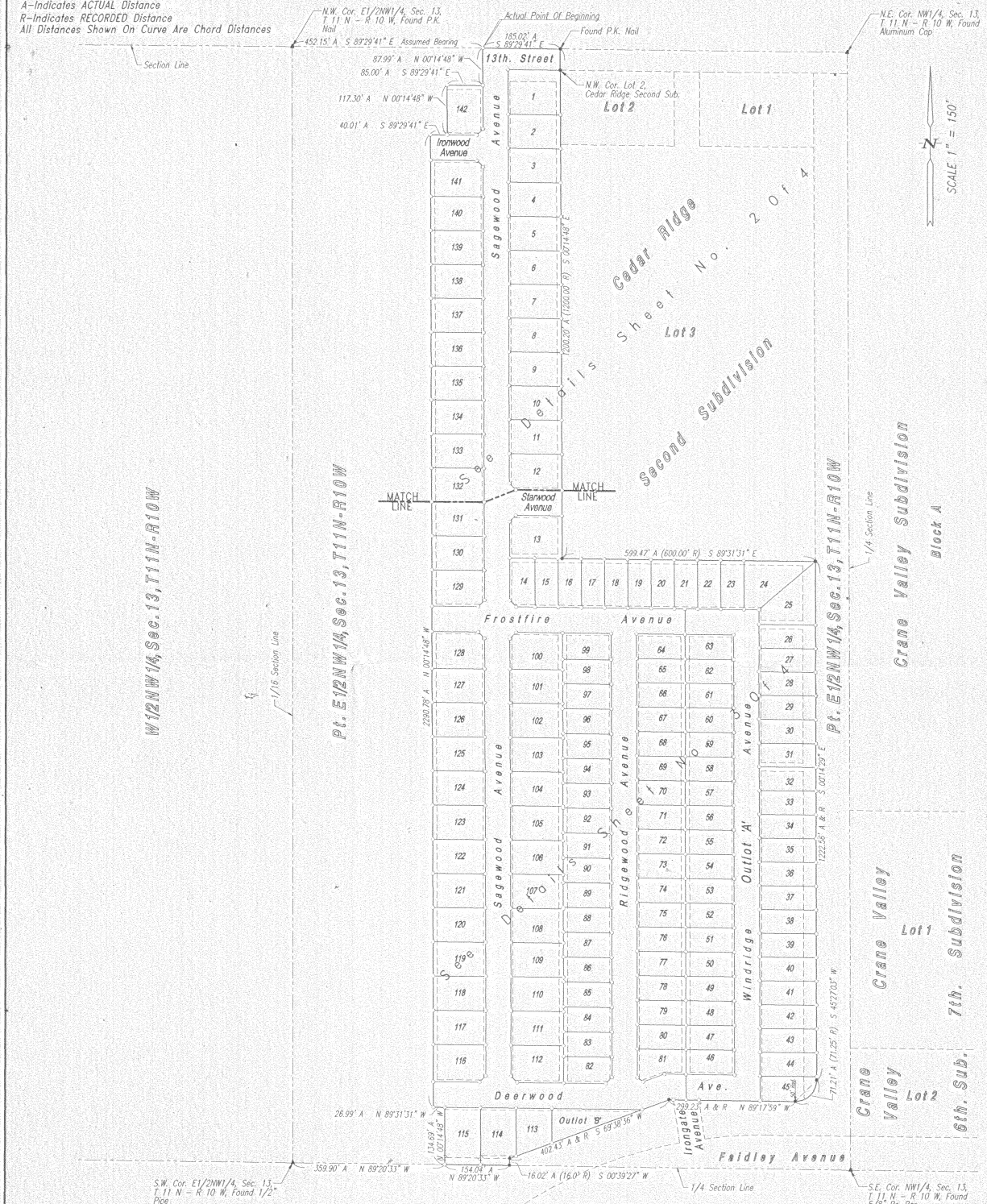
Westgate 9th Sub.

LOCATION MAP



LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 - - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 - A - Indicates ACTUAL Distance
 - R - Indicates RECORDED Distance
- All Distances Shown On Curve Are Chord Distances



W12NW1/4, Sec. 13, T11N-R10W

Pt. E12NW1/4, Sec. 13, T11N-R10W

Pt. E12NW1/4, Sec. 13, T11N-R10W

SW1/4, Sec. 13, T11N-R10W

LARUE SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2006-106

WHEREAS, Housing Plus L.L.C., a Nebraska limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising a part of the East Half of the Northwest Quarter (E1/2, NW1/4) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, under the name of LARUE SUBDIVISION, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of LARUE SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 11, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 6, 2006	☐ City Attorney