



City of Grand Island

Tuesday, April 11, 2006

Council Session

Item G5

Approving Preliminary Plat for Springdale Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 11, 2006
Subject: Springdale Subdivision - Preliminary Plat
Item #'s: G-5
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This subdivision proposes to create 36 lots on a parcel of land in the SE ¼ NE ¼ 23-11-10. This land consists of approximately 14.229 acres.

Discussion

This property is located west of North Road and south of Lilly Drive. Sewer and water are available to the property and will be extended to serve the planned lots. The property is currently zoned LLR Large Lot Residential. The proposed plat would require that the property be rezoned to R1 Suburban Density Residential at the time of final platting. The availability of sewer and water supports the R1 lot sizes.

The developer is including property for a detention cell required by the Moore's Creek Drainway plan. They will excavate the cell to provide fill material for the lots on the site.

Greg Baxter expressed concern about the drainage in this area.

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

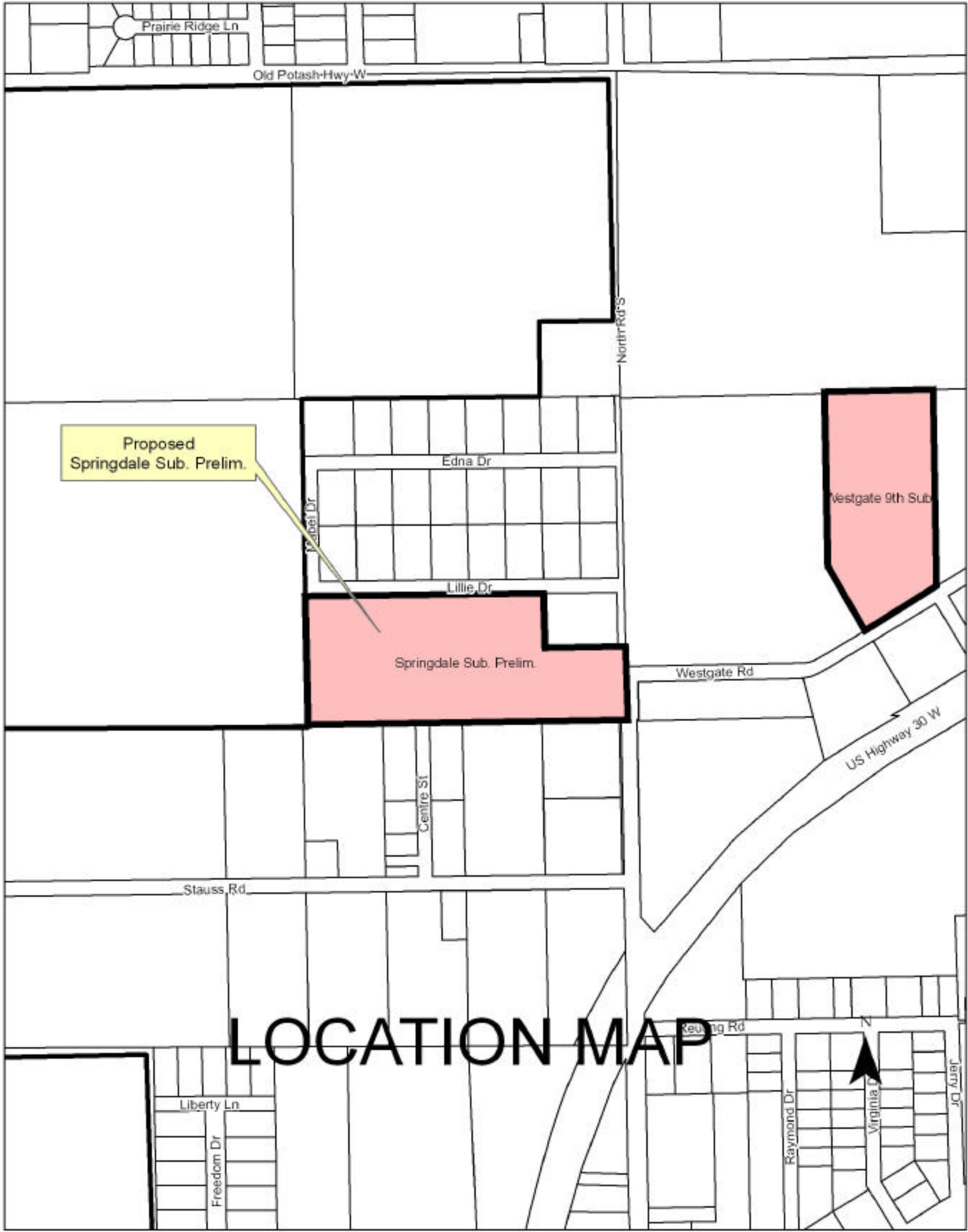
Recommendation

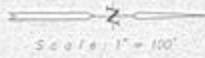
A motion was made by Ruge 2nd by Eriksen to approve the preliminary plat as presented.

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

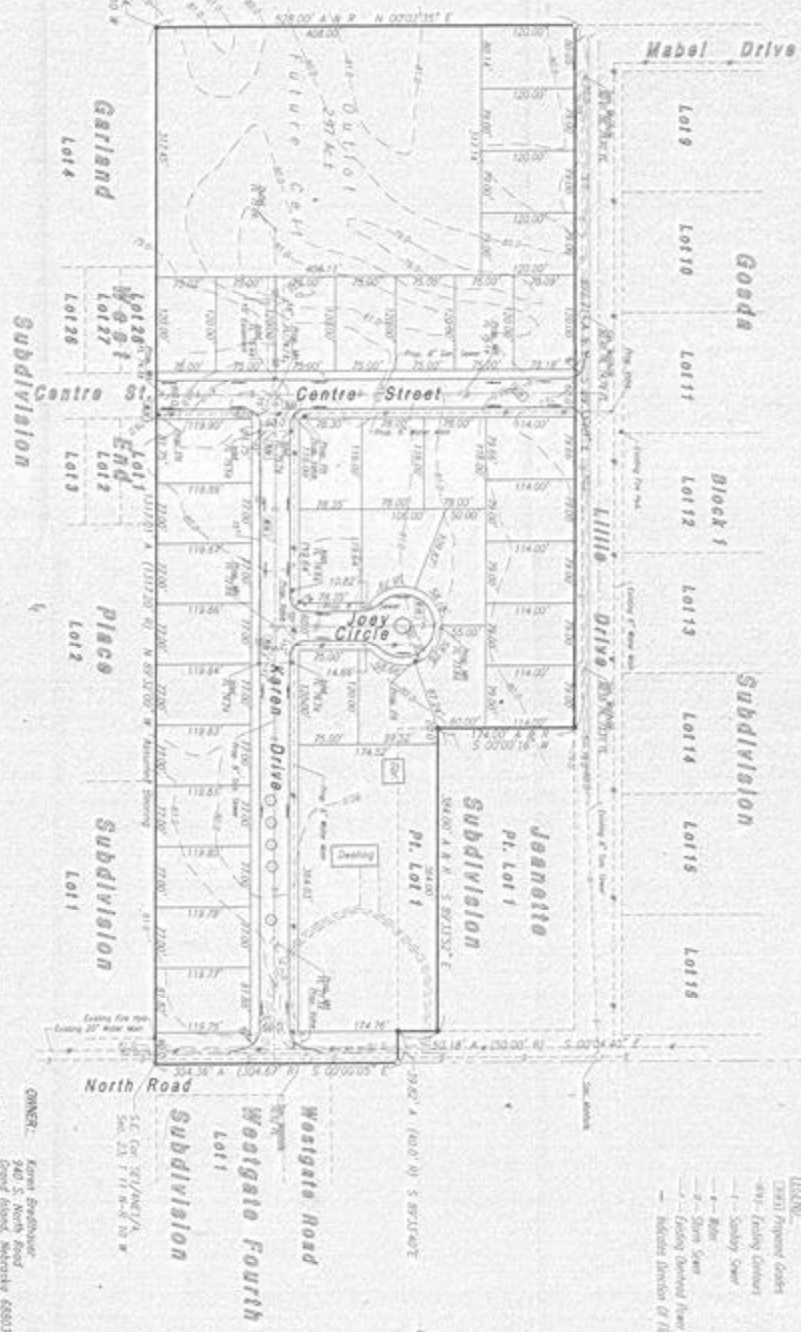
Sample Motion

Approve the Preliminary Plat for Springdale Subdivision as presented.





SW 1/4 NE 1/4, Section 23, T11N-R10W
Unplatted



Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), and a part of Lot One (1), Jenette Subdivision, and in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning of the southeast corner of said Southeast Quarter (SE 1/4 NE 1/4), on an assumed bearing of N89°32'00"W, a distance of One Thousand Three Hundred Seventeen and One Hundredths (1317.01) feet, to the southwest corner of said Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), on an assumed bearing of N89°32'00"W, a distance of One Thousand Three Hundred Twenty Eight (1328.00) feet, to the southwest corner of Goeds Subdivision, and to a point on the southeast right of way line of Lily Drive, thence running S89°33'10"E, along the southern right of way line of Lily Drive, a distance of Eight Hundred Thirty Two and Seventy One Hundredths (832.71) feet, to the northwest corner of Lot One (1), Jenette Subdivision, thence running S00°00'15"W, along the western line of Lot One (1), Jenette Subdivision, a distance of One Hundred Seventy Four (174.00) feet, thence running S89°33'32"E, a distance of Three Hundred Eighty Four (384.00) feet, to a point on the western right of way line of North Road, thence running S89°33'10"E, along the western right of way line of North Road, a distance of Fifty and Eighteen Hundredths (50.18) feet, to the southeast corner of Lot One (1), Jenette Subdivision, thence running S89°33'40"E, along the southern line of Jenette Subdivision, a distance of Thirty Nine and Eighty Two Hundredths (39.82) feet, to the southeast corner of Jenette Subdivision, and to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), a distance of Three Hundred Four and Thirty Six Hundredths (304.36) feet, to the point of beginning and containing 14.229 acres more or less.

OWNER: Kegan Breakwater 940 S. North Road Grand Island, Nebraska 68801	
PROPOSED LAND USE: Residential Development	
TOTAL: 25 Lots	
ENGINEER: Dave L. Peterson, E 10401	
ENGINEER: Bruce Kaddick, E 5759	
SURVEYOR: Dave A. Sargent, Reg. Land Surveyor No. 378	
DATE: March, 2008	
PROJECT NO.:	

PROPOSED SPRINGDALE SUBDIVISION	OWNER: Dave L. Peterson, E 10401
PROPOSED LAND USE: Residential Development	ENGINEER: Bruce Kaddick, E 5759
TOTAL: 14.229 Acres	SURVEYOR: Dave A. Sargent, Reg. Land Surveyor No. 378
DATE: March, 2008	PROJECT NO.:

- LEGEND**
- Dashed line: Utility
 - Solid line: Easement
 - Solid line: Right-of-Way
 - Solid line: Boundary
 - Solid line: Section Boundary
 - Solid line: Survey Boundary
 - Solid line: Section Boundary
 - Solid line: Section Boundary