



# City of Grand Island

Tuesday, April 11, 2006

Council Session

## Item G6

**Approving Preliminary Plat for Sterling Estates Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** April 11, 2006  
**Subject:** Sterling Estates Subdivision - Preliminary Plat  
**Item #'s:** G-6  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This subdivision proposes to create 241 lots on a parcel of land in the NW ¼ 12-11-10. This land consists of approximately 116.13 acres. This development is proposing 235 residential lots and 6 office lots, along with a 7 acre public park connected to the hike-bike trail along the Moore's Creek Drainway.

## **Discussion**

This property is currently zone R1 Suburban Density Residential and R4 High Density Residential. Sewer and water are available to the property. It will drain into the Moore's Creek Drainway immediately to the east of the property. An application to rezone the property will need to accompany the final plat to adjust zoning district boundaries to line up with the proposed streets.

Planning commission members expressed concern about Imperial Lane as it changes from an east/west street to a north/south street at the east end of the subdivision. The developers agreed to change the name of the north/south section of the street.

## **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

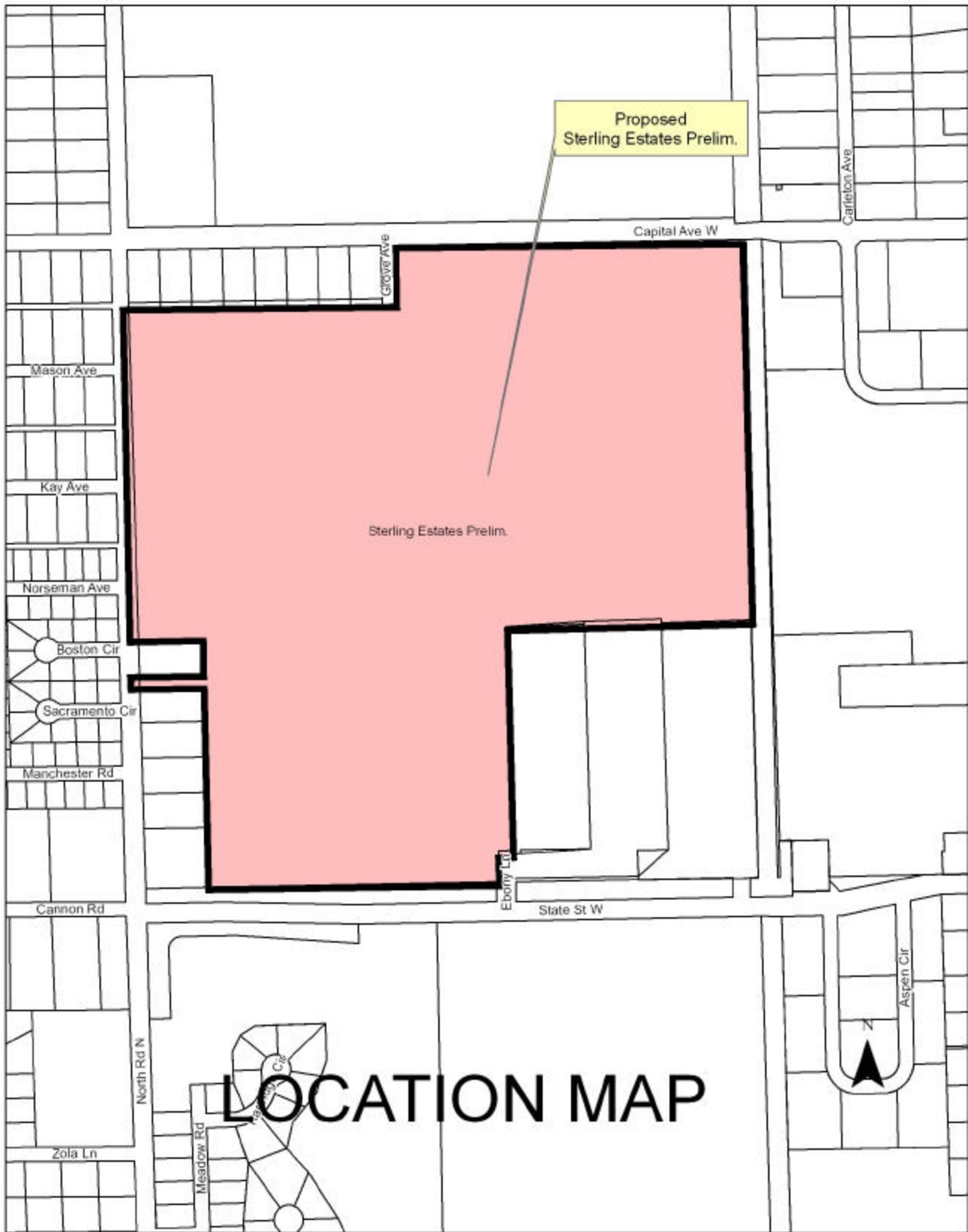
## **Recommendation**

A motion was made by Snodgrass 2<sup>nd</sup> by Haskins to approve the preliminary plat with a new name for the north/south portion of Imperial Lane.

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 Sterling Estates Subdivision as presented.



**STERLING ESTATES  
SUBDIVISION  
PRELIMINARY PLAT**  
MARCH 2008

2008-03-01  
10:01

STERLING ESTATES  
SUBDIVISION  
PRELIMINARY PLAT  
MARCH 2008

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MARCH 2008

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MARCH 2008



OLSSON ASSOCIATES

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