



City of Grand Island

Tuesday, November 28, 2006

Council Session

Item G3

Approving Preliminary Plat for Prairie Acres Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 28, 2006
Subject: Prairie Acres Subdivision - Preliminary Plat
Item #'s: G-3
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This preliminary plat proposes to create 190 lots on a tract of land comprising a part of the E1/2 SW1/4 12-T 11N-R10W in the city of Grand Island, Hall County, Nebraska. This land consists of approximately 69.4 acres. This subdivision appears to meet all of the requirements for a legal subdivision in the City of Grand Island. Sewer and water are available to the property. This property is zoned R4 High Density Residential. Residential development with up to 43 units per acre is allowed in the zone. The development as proposed would be between 4.5 and 9 units per acre. The developer is proposing to include a 4 acre park within the development and will be building standard city streets, sewer and water lines throughout the subdivision. The drainage from this property has been accounted for in the Moore's Creek Drainway project and that project is adjacent to the property on its east side.

Discussion

Planning Commission opened this topic for public discussion at the meetings on October 4th and November 1st. Several members of the public voiced concerns about the quality of construction and timeliness of progress of other projects undertaken by the developer. Mr. Shafer stated that he would not be building the roads or other infrastructure in the subdivision but would be hiring qualified firms to perform that work to city standards. Council for the lenders funding this project stated that they had worked with Mr. Shafer on other projects and that he had completed those projects in a timely manner. Council also stated that the lenders would be providing oversight on this project.

Chairman O'Neill stated that this project meets a need in the community; is consistent with the comprehensive plan and future land use map; and appears to meet all of the standards set by the City of Grand Island. The preliminary plat for Prairie Acres Subdivision was considered. A motion was made by Hayes and seconded by Monter to approve the preliminary plat as presented. A roll call vote was taken and the motion

carried with 10 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Eriksen, Brown, Haskins) and 2 members present voting against (Niemann, Snodgrass).

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the preliminary plat as presented.

Sample Motion

Motion to approve as recommended.

Prairie Acres Subdivision Summary

Developer/Owner

Shafer Commercial Properties LLC
Joel Shafer, Member Manager
920 Diers Avenue
Grand Island, NE 68803
(308) 398-1722

190 Lots including 4 large lots for apartment or office use along 13 and State Streets and 1 large lot 4 acres proposed in the interior of the subdivision.

Size: 69.4 Acres

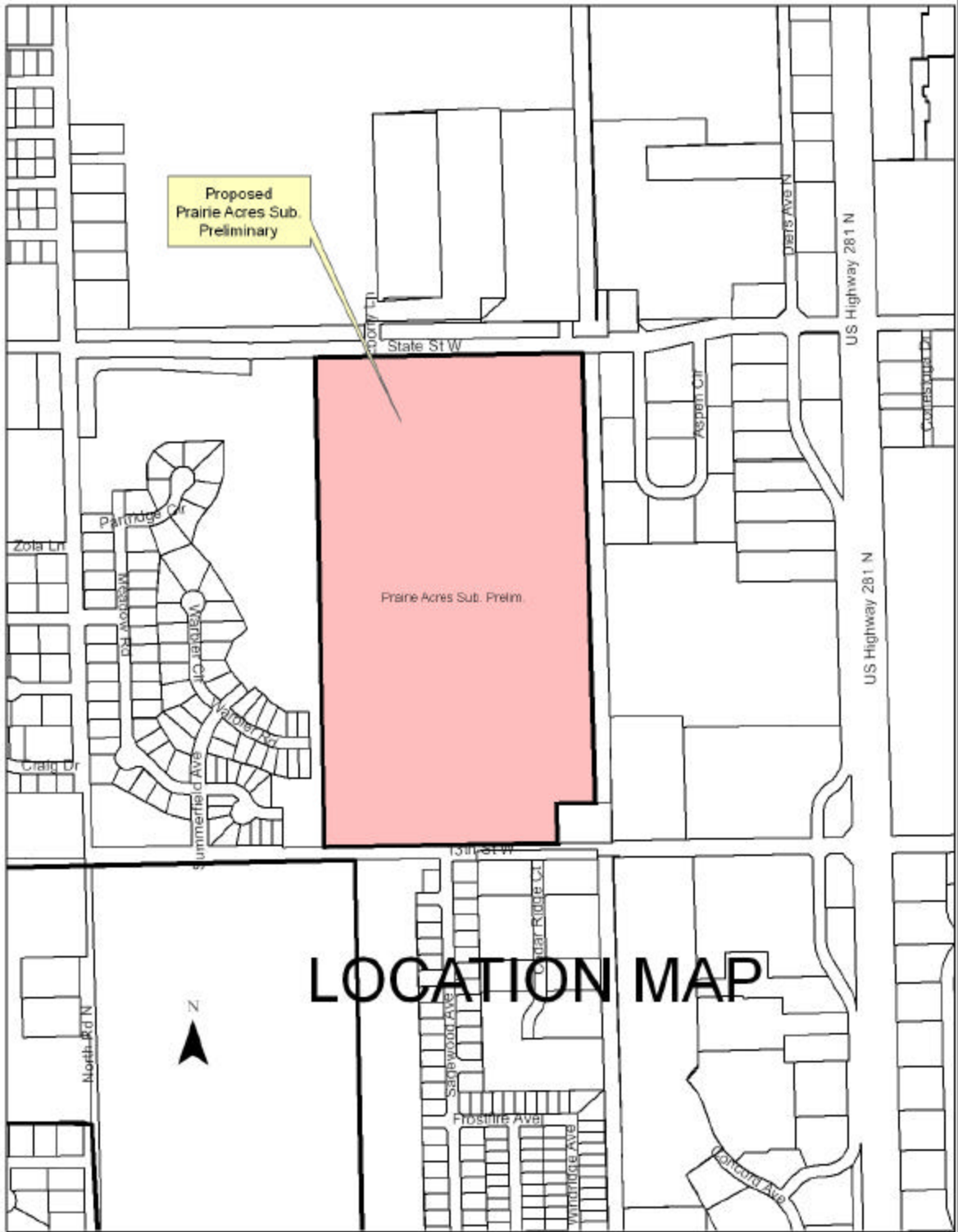
Zoning R4 High Density Residential

Road Access: Public Streets will be built throughout the subdivision. All proposed streets are 37' wide concrete curb and gutter.

Water: City water will be extended throughout the subdivision.

Sewer: City sewer will be extended throughout the subdivision.





LOCATION MAP

