



City of Grand Island

Tuesday, October 10, 2006

Council Session

Item G4

#2006-286 - Approving Final Plat and Subdivision Agreement for Dale Roush Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: October 10, 2006
Subject: Dale Roush Third Subdivision – Final Plat
Item #'s: G-4
Presenter(s): Chad Nabyt AICP, Regional Planning Director

Background

This final plat proposes to re-subdivide part of Lot 23 and all of Lot 24, Block 1, Dale Roush Second Subdivision in the City of Grand Island, Hall County, Nebraska into 1 lot. This land consists of approximately .660 acres.

Discussion

The Final Plat for Dale Roush Third Subdivision was considered by the Regional Planning Commission at their meeting on October 4, 2006. In order to approve this subdivision Council must waive the minimum lot size requirement for the lot to be created. The property is zoned LLR Large Lot Residential. The minimum lot size in the LLR district is 20,000 square feet. This lot is just over 14,000 square feet. The smaller lot size allows the city to retain the right-of-way necessary to connect Cherokee Avenue and Independence Avenue in the future. A motion was made by Brown and seconded by Miller to approve the Final Plat as presented waiving the minimum lot size requirement. A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, O'Neill, Ruge, Reynolds, Monter, Brown, Niemann, Snodgrass).

Alternatives

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

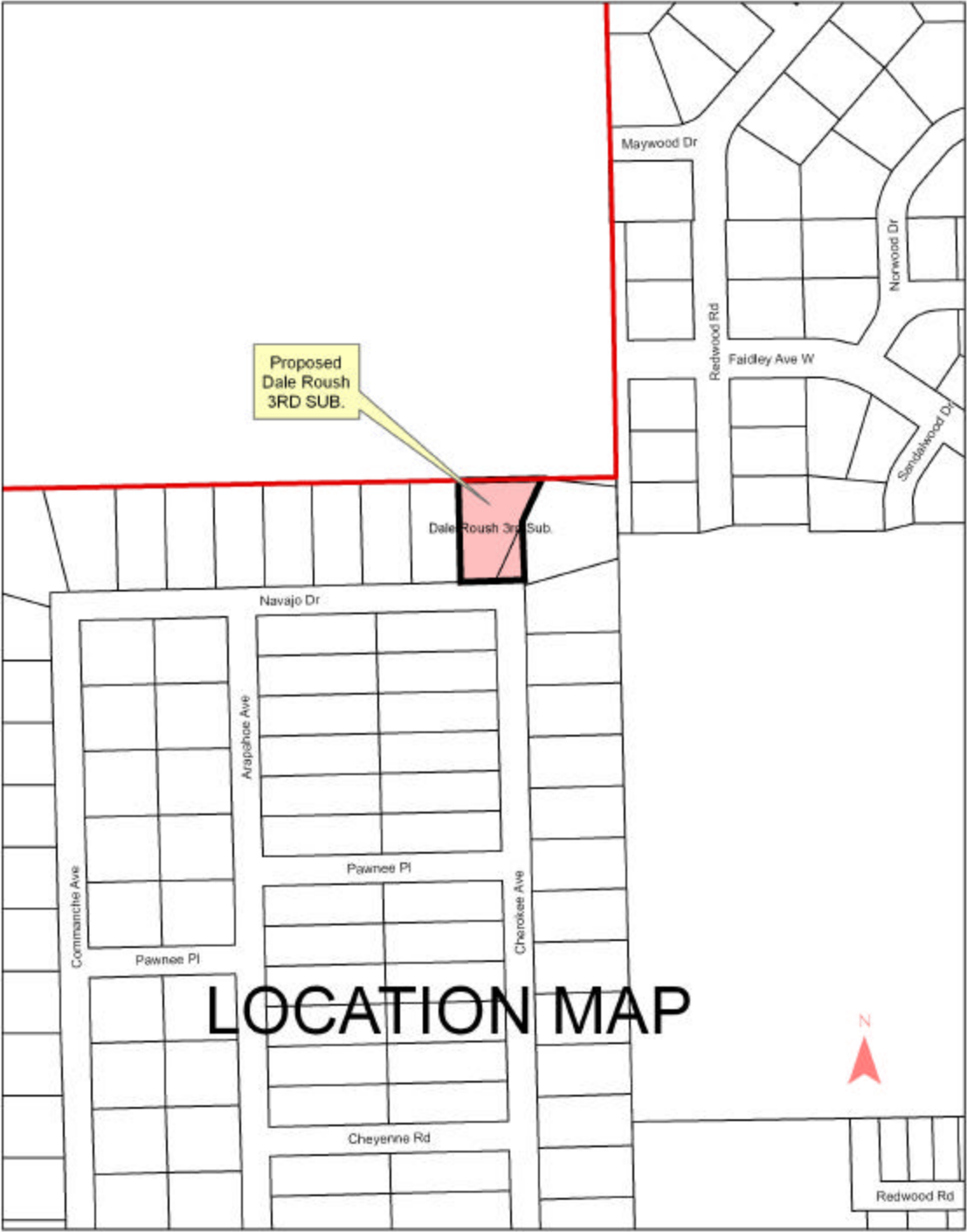
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented

Sample Motion

Motion to approve as recommended.



R E S O L U T I O N 2006-286

WHEREAS, The City of Grand Island, Nebraska, a municipal corporation, as owner, has caused to be laid out into a lot, a tract of land comprising a part of Lot Twenty Three (23) and all of Lot Twenty Four (24), Block One (1), Dale Roush Second Subdivision in the City of Grand Island, Hall County, Nebraska, under the name of DALE ROUSH THIRD SUBDIVISION, and has caused a plat thereof to be acknowledged by them; 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, the City of Grand Island approved the subdivision agreement to be filed with this subdivision; and

WHEREAS, as the City Council waives the minimum lot size requirement in the large lot residential/zoning district to preserve and retain future street right-of-way.

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 DALE ROUSH THIRD 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, October 10, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

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