



City of Grand Island

Tuesday, January 23, 2007

Council Session

Item G5

Approving Preliminary Plat for Good Samaritan Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 23, 2007

Subject: Good Samaritan Subdivision – Preliminary and Final Plat

Item #'s: G-5 & G-6

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This final plat proposes to create 31 lots and 1 outlot on a tract of land in Lots 5-10, Lots 26-29, Lots 42-59 and a part of the SW 1/4 of the NE 1/4 of 26-11-10 in the City of Grand Island, Nebraska. This land consists of approximately 32.96 acres. This plat is developing lots along an existing right of way. The developer is proposing 26' private streets within the campus, with public streets along the exterior edges. A new city standard 37' street will connect Enterprise Ave. and Trust Street along the eastern side of this project. Enterprise Ave. and Trust St. are both 24' rural section asphalt city streets. No improvements to these streets is planned or required at this time. Sewer and Water are available to serve this property. A 12" water main needs to be constructed from North Road to the eastern edge of this property to fulfill the needs for water that this development will have. The water line will need to be extended in front of the adjoining properties between the eastern edge of this development and North Road. Approval of this plat is contingent upon approval of the rezoning request on this property.

Discussion

A motion was made by Amick 2nd by Miller to recommend approval of the project as presented.

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Reynolds, Snodgrass) voting in favor.

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 and final plats as presented

Sample Motion

Motion to approve as recommended.

Good Samaritan Society Grand Island Subdivision Summary

Developer/Owner

The Evangelical Lutheran Good Samaritan Society
5700 W. 57th Street
P.O. Box 5038
Sioux Falls, SD 57117
(605) 362-3100

31 Lots north and east of Indianhead Golf Course 212 to 256 Units Elderly Housing

Size: 33 Acres

Zoning RD Residential Development

Road Access: Public with a new 37' City Street and Private 26' streets to access interior buildings, existing 24' asphalt city streets will continue as 24' city streets.

Water Public: City Water

Sewer Public: City Sewer

