



City of Grand Island

Tuesday, December 02, 2008

Council Session

Item G3

**Approving Preliminary Plat for Fairway Crossing at Indianhead
Golf Club**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 2, 2008

Subject: Fairway Crossing at Indianhead Golf Club
Preliminary Plat

Item #'s: G-3

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

Background

This preliminary plat proposes to create 151 lots plus 2 outlots on a tract of land in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), South Half of the Northeast Quarter (S1/2NE1/4), and the South Half (S1/2) OF Section Twenty-Six (26), Township Eleven (11) North, Range Ten (10), all in Grand Island, Hall County Nebraska, West of the 6th P.M. This land consists of approximately 61.70 acres. This property is located east of Engleman Road and north of Husker Highway adjacent to Indian Head Golf Course.

Discussion

The property is zoned R1 and requires 9000 square foot lots with a minimum width of 70 feet. All of the proposed lots meet these minimums. Two outlots are proposed on the plat. Outlot A is a narrow band (approximately 21 feet wide) at the back of proposed lots 31-37. A row of trees is in this area and the golf course would like to maintain ownership of them. Outlot B is located at the intersection of Augusta Parkway and Belfry Boulevard. This is the location of a proposed sanitary sewer lift station, grinder pump and force main.

Water

Water is available to the entire subdivision and can be extended to serve all lots.

Electrical

A 3-phase electrical line is currently located on the property between Engleman Road and Indianhead Golf Course. This line will need to be relocated to facilitate the development

of the property as proposed. This will be done at the developer's expense. The City Utilities department will extend electrical service to the lots per city policy.

Streets and Sidewalks

The subdivider is proposing 37' wide concrete curb and gutter streets consistent with the city standards. The proposed Andrews Circle exceeds the suggested maximum length for a cul-de-sac according to the subdivision regulations. Given the development of the golf course it is not possible to loop this street. All of the other streets are of acceptable length.

Access to the lots with frontage on Husker Highway will be limited. These lots will not be allowed to have access onto Husker Highway. The subdivider is also proposing to limit access to various lots within the subdivision and these limitations will be included within the subdivision agreements for the final plats when the lots are developed. The subdivider has not indicated a preference for curb or conventional sidewalk. If conventional sidewalk is the preference, a 5' easement will be needed adjacent to and on each side of all road ROW. It is possible that easements will not be needed at the back of the lots if telephone lines located at the front of the lots.

Sewer

The subdivider is proposing to build a private lift station with a grinder pump and force main to hook into the existing sewer line at the end of Indianhead Road. This is a technique that has not been used in Grand Island but is commonly used to allow development prior to construction of permanent infrastructure in other Nebraska communities such as Columbus, LaVista, Fremont and Kearney. The lift station would be located on Outlot B at the intersection of Augusta Parkway and Belfry Boulevard. Provisions will be made for a permanent gravity flow sewer line connection at the intersection of Husker Highway and Belfry Boulevard.

Drainage

Most of the drainage would flow into storm sewer on the streets. Some drainage would be planned to flow into retention cells on the Indianhead Golf Course, similar to the cells along the eastern side of the golf course.

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

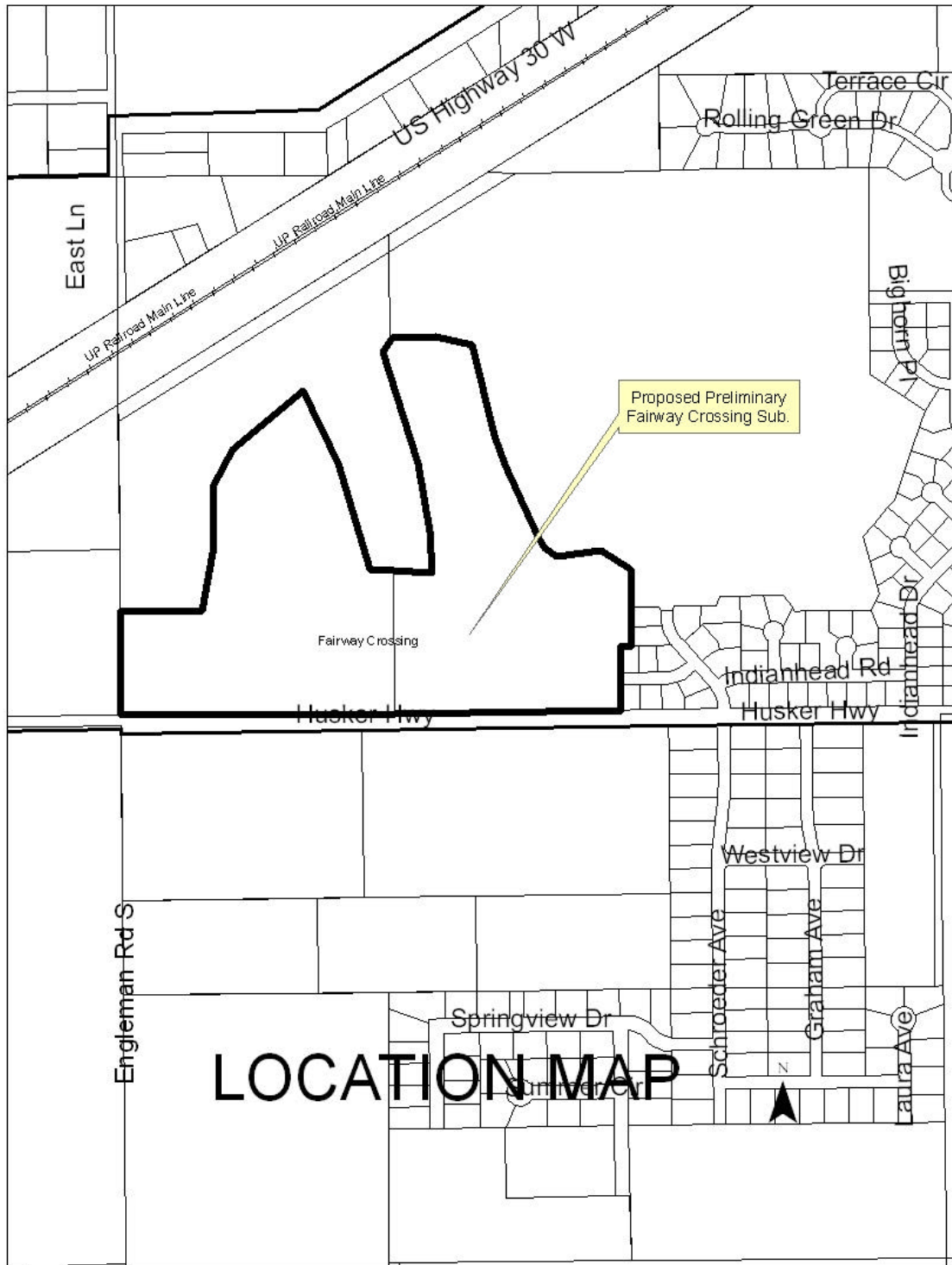
Recommendation

A motion was made by Eriksen and seconded by Amick to approve the preliminary plat as presented.

A roll call vote was taken on the motion to recommend approval with 10 members (Amick, Reynolds, O'Neill, Heineman, Hayes, Bredthauer, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

Sample Motion

Move to approve the Preliminary Plat for Fairway Crossing at Indianhead Golf Club as presented.



Fairway Crossing at Indianhead Golf Club Summary

Developer/Owner

Indian Head Golf Club Inc.
Jack Henry, Jr.
2928 E U.S. Highway 30
Grand Island NE 68801

151 Lots + 2 Outlots, North of Husker Highway, and East of Engleman Road

Size: 61.70 acres

Zoning: M1- Light Manufacturing Zone,
R1 – Suburban Residential Zone

Road Access: Public City Streets, new streets

Water Public: City Water **will be extended** to all lots.

Sewer Public: City Sewer **will be extended** to all lots. Lift station required for sewer.



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NOTES

DESIGNED BY:
GEP

CHECKED BY:
SWP

DRAWN BY:
GEP

SHEET NO. 1 of 5	PROJECT NO. 25068 DATE OCTOBER 16, 2008
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