



City of Grand Island

Tuesday, February 24, 2015

Council Session

Item G-3

**#2015-42 - Approving Final Plat and Subdivision Agreement for
Grand Island Public Schools Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 24, 2015

Subject: Grand Island Public Schools Subdivision - Final Plat

Item #'s: G-3

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

Background

This property is located east of Adams Street and north of Stolley Park Road in the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 30.71 acres.

Discussion

The final plat for the Grand Island Public Schools Subdivision Final Plat was considered by the Regional Planning Commission at the February 18, 2015 meeting.

This site will be the location of the new Starr School. The Grand Island Public School system has owned the property since 2004 and bought it with the intention of using it as a school site. Planning Commission and Council are also being asked to consider vacating the Regents Park Subdivision on this property prior to approval of this plat to accommodate the development of this site as an elementary school.

A motion was made by Ruge and seconded by Haskins to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Maurer, Robb, Heckman, Haskins, Sears, Connelly and Bredthauer) and no one voting against.

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

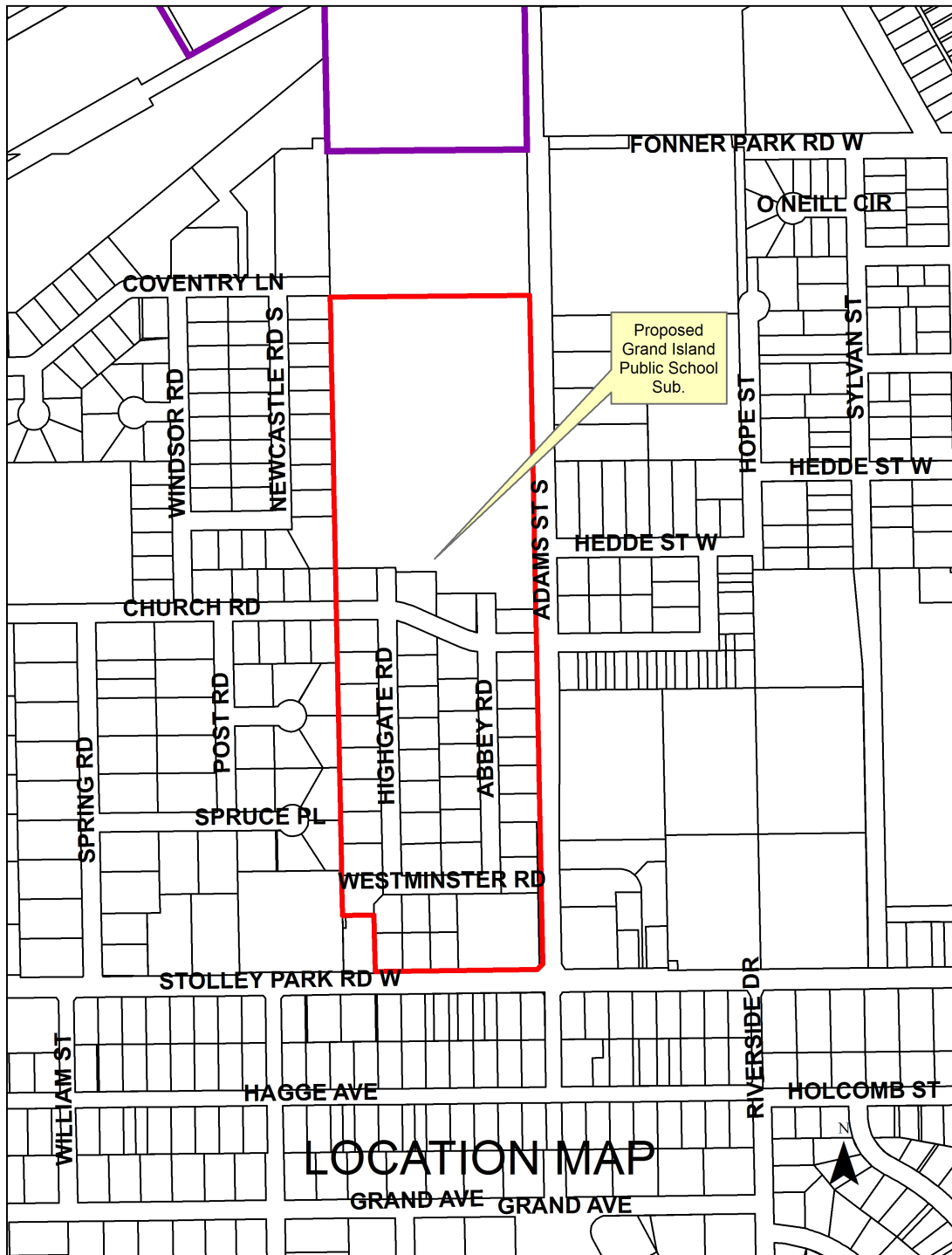
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Hall County School District 2
Developer/Owner

Grand Island Public Schools
P.O. Box 4904
Grand Island NE 68802

To create 1 lots located west of Adams Street and north of Stolley Park Road in the City of Grand Island, in Hall County, Nebraska.

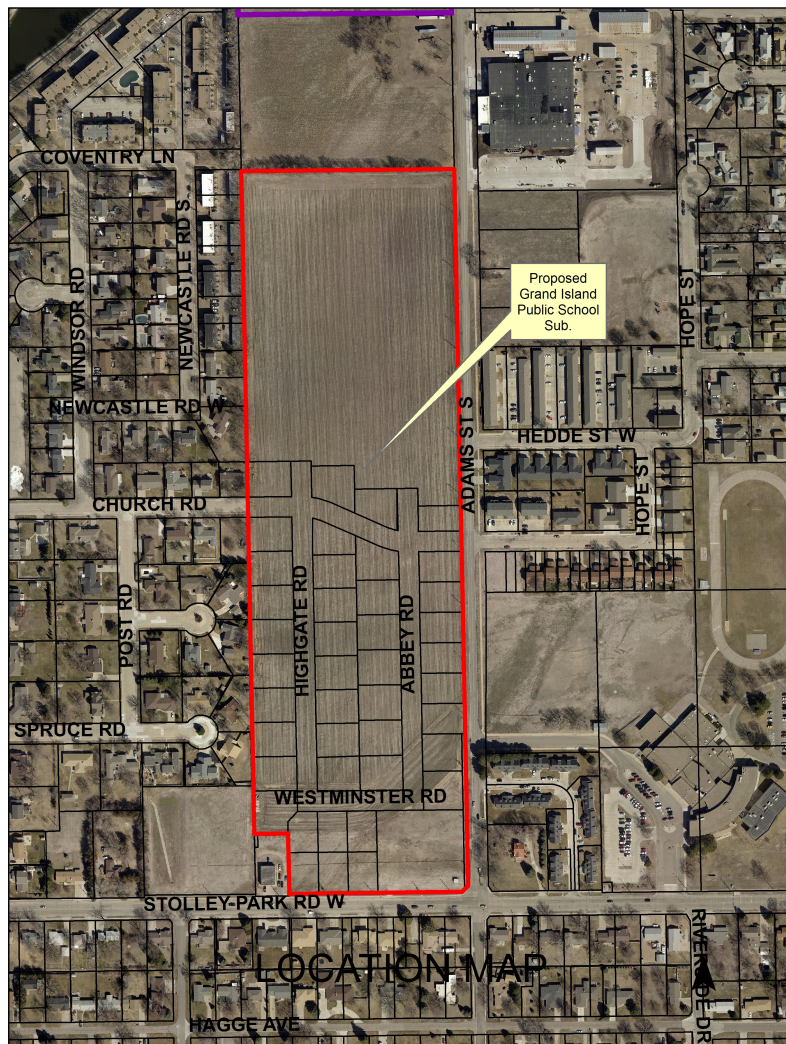
Size: 30.71 acres

Zoning: R2 – Low Density Residential Zone and R3 - Medium Density Residential Zone

Road Access: City Streets

Water Public: City water is available.

Sewer Public: City sewer is available.



January 27, 2015

Dear Members of the Board:

RE: Final Plat – Grand Island Public Schools Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Public Schools Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land located in Part of the West Half of the Southeast Quarter (W1/2, SE1/4), of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. all in the City Of Grand Island, Hall County, Nebraska, said tract containing 30.71 acres.

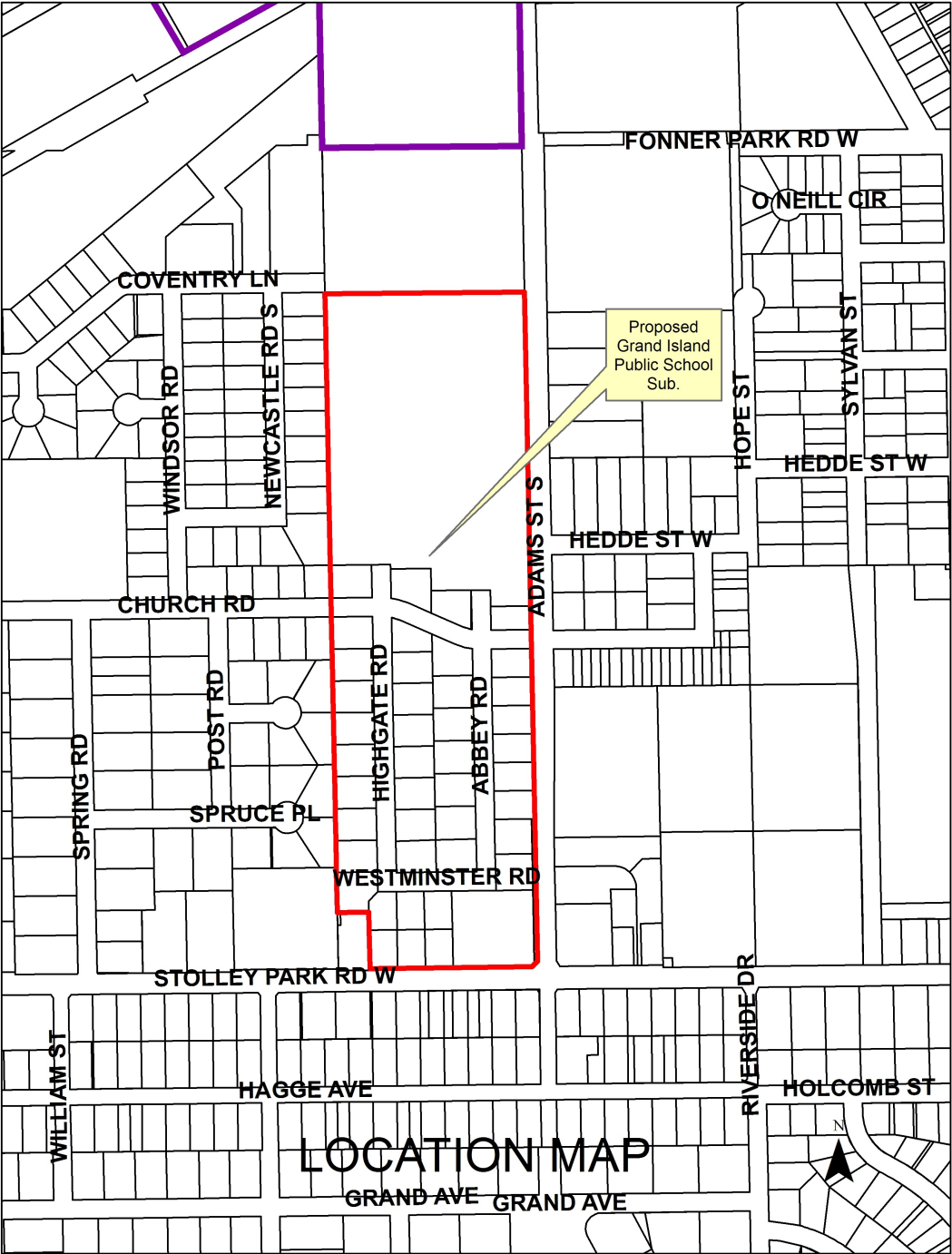
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 4, 2015, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



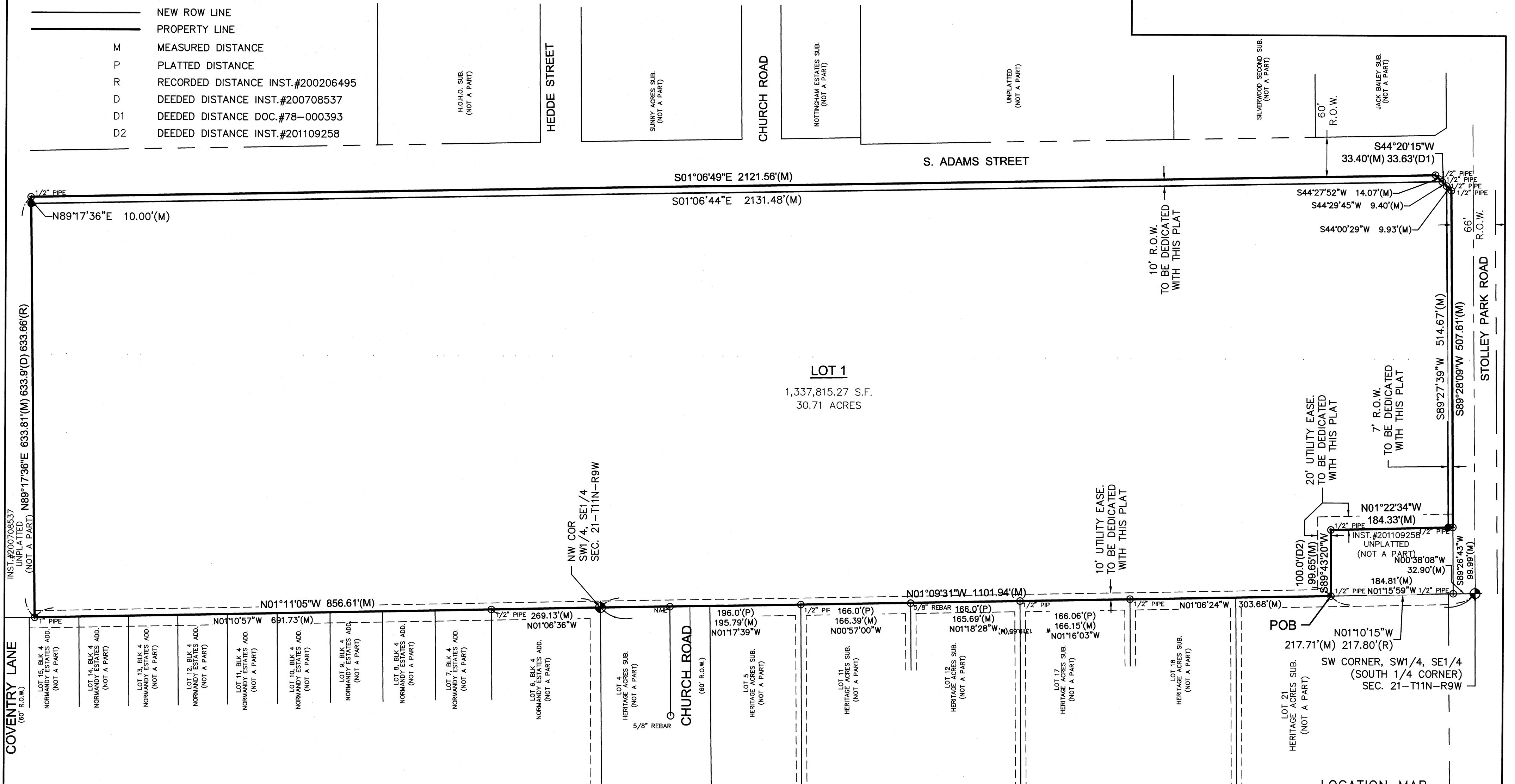
GRAND ISLAND PUBLIC SCHOOLS SUBDIVISION

to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

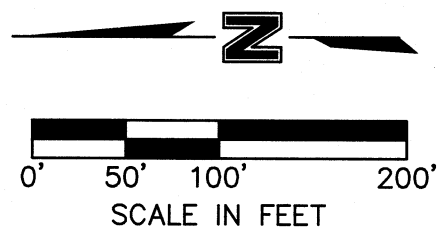
FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
- NEW ROW LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE INST.#200206495
- D DEEDED DISTANCE INST.#200708537
- D1 DEEDED DISTANCE DOC.#78-000393
- D2 DEEDED DISTANCE INST.#201109258



LOT 1
1,337,815.27 S.F.
30.71 ACRES

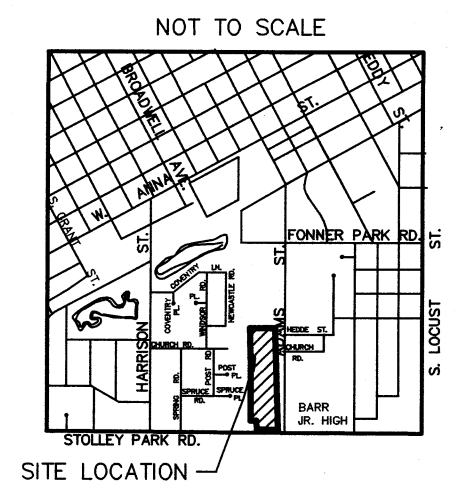


SECTION TIES
SOUTH 1/4 CORNER, SEC. 21-T11N-R9W
FOUND SPIKE
N 32.90' TO 1/2" PIPE
NNE 65.44' TO SW CORNER OF BUILDING
NE 105.22' TO 1/2" PIPE
NE 78.82' TO POWER POLE
ENE 220.35' TO POWER POLE w/LIGHT

NORTHEAST CORNER, SE1/4, SW1/4, SEC. 21-T11N-R9W
FOUND 1/2" PIPE
N 164.88' TO 1/2" PIPE
NE 15.20' TO NAIL
S 104.24' TO NAIL
SW 194.31' TO 5/8" REBAR

OWNERS: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

LOCATION MAP



OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2014-2905
GIPS 2014
STARR SCHOOL SURVEY
FB

SHEET 1 OF 2

RESOLUTION 2015-42

WHEREAS, Hall County District 2, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as GRAND ISLAND PUBLIC SCHOOLS SUBDIVISION, to be laid out into 1 lot on a tract of land in part of the West Half of the Southeast Quarter (W1/2, SE1/4), of Section Twenty One (21), Township Eleven (11) North, Range (9) West of the 6th P.M., all in the City Of Grand Island, in Hall County, Nebraska, said tract containing 30.71 acres, and has caused a plat thereof to be acknowledged by it; 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, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

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 GRANS ISLAND PUBLIC SCHOOLS 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, February 24, 2015.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 20, 2015	☐ City Attorney