



City of Grand Island

Tuesday, April 14, 2015

Council Session

Item G-5

#2015-85 - Approving Final Plat and Subdivision Agreement for Sterling Estates 4th Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 14, 2015
Subject: Sterling Estates 4th Sub – Final Plat
Item #'s: G-5
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located south of Capital Ave and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska. Consisting of (47 Lots including 3 Outlots) and 22.65 acres.

Discussion

The plat for Sterling Estates 4th Subdivision Plat was considered by the Regional Planning Commission at the April 1, 2015 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Maurer, Connick, Kjar, Robb, Ruge, Huisman, Heckman, Haskins 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:

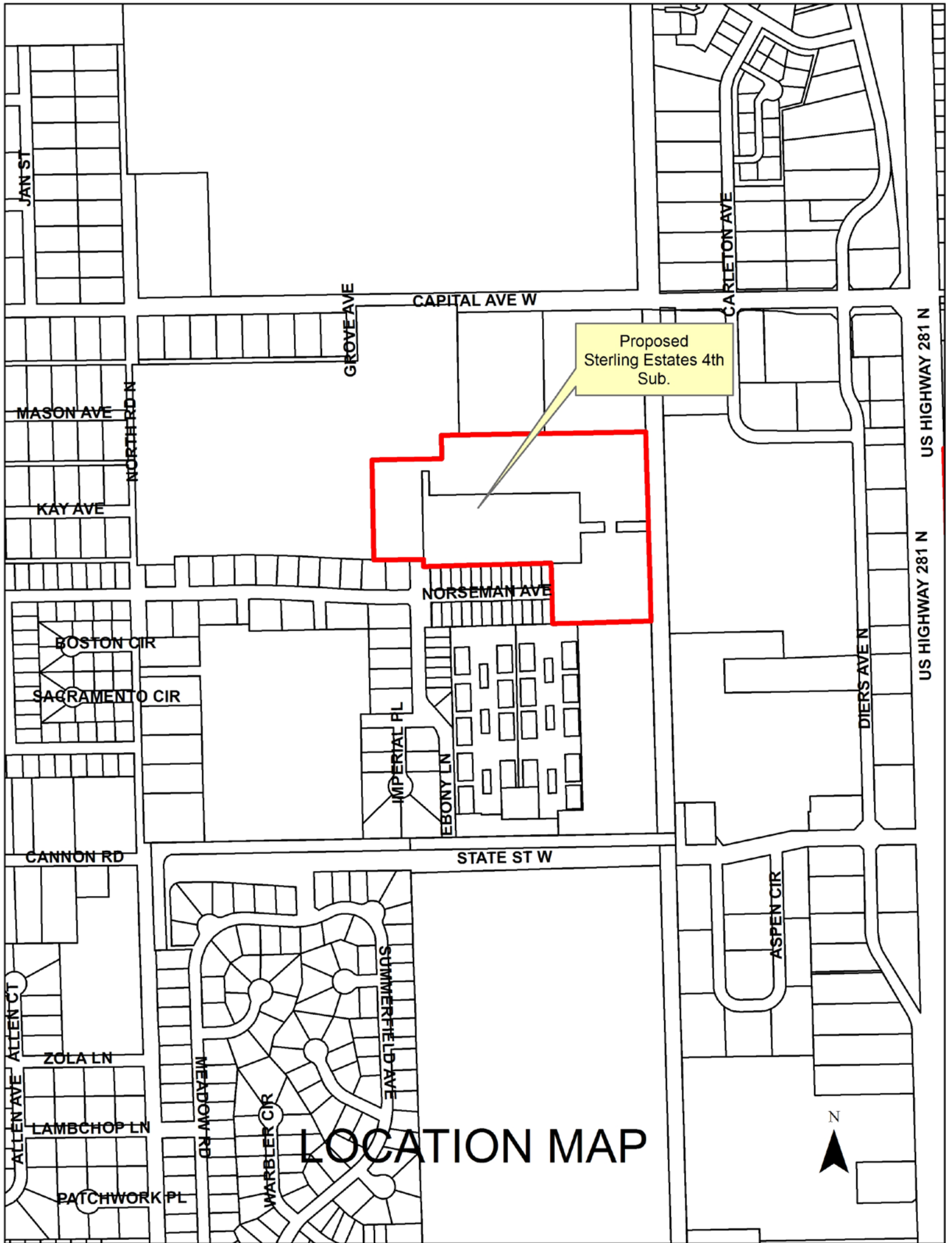
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Niedfelt Property Management Preferred LLC
Developer/Owner**

Niedfelt Property Management Preferred LLC
John Niedfelt
PO Box 1445
Grand Island NE 68802

To create 47 lots located south of Capital and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska.

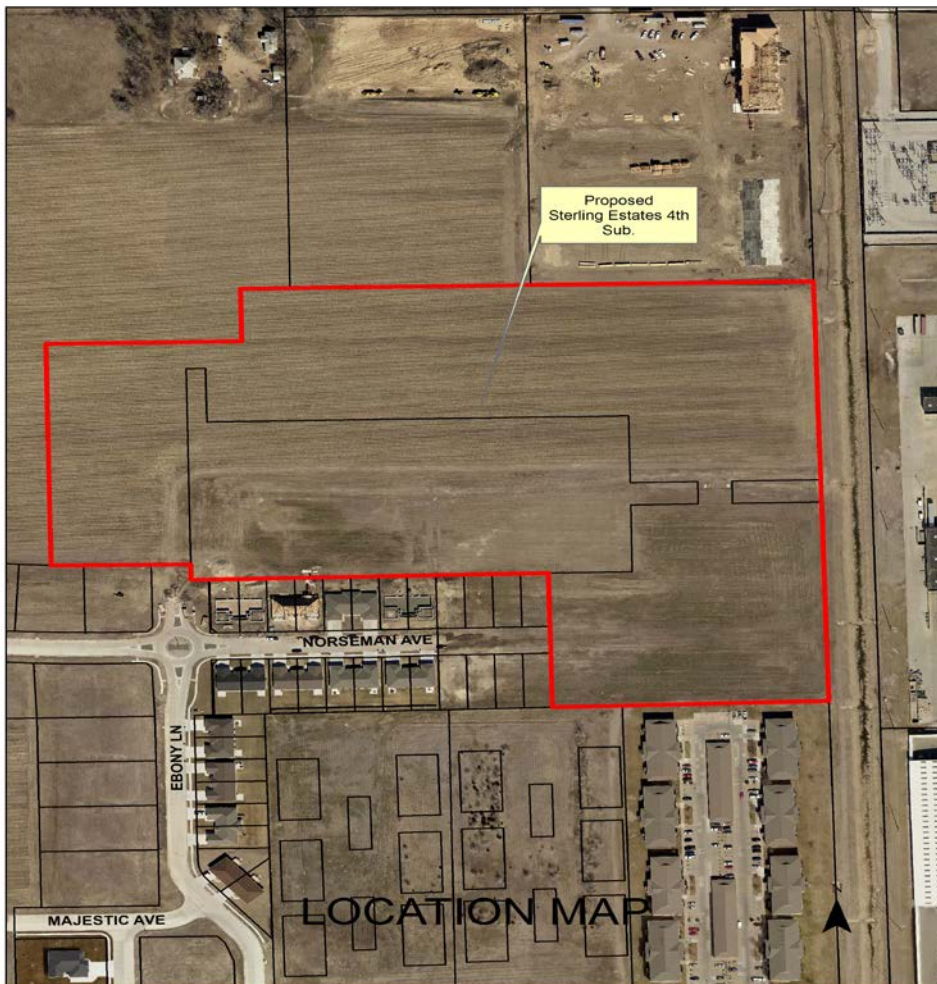
Size: 22.65 acres

Zoning: R4 – High Density Residential Zone

Road Access: City roads will be available

Water Public: City water will be available

Sewer Public: City sewer is available.



February 18, 2015

Dear Members of the Board:

RE: Final Plat – Sterling Estates 4th Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates 4th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 34 lots, on a tract of land located in part of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, said tract containing 22.65 acres.

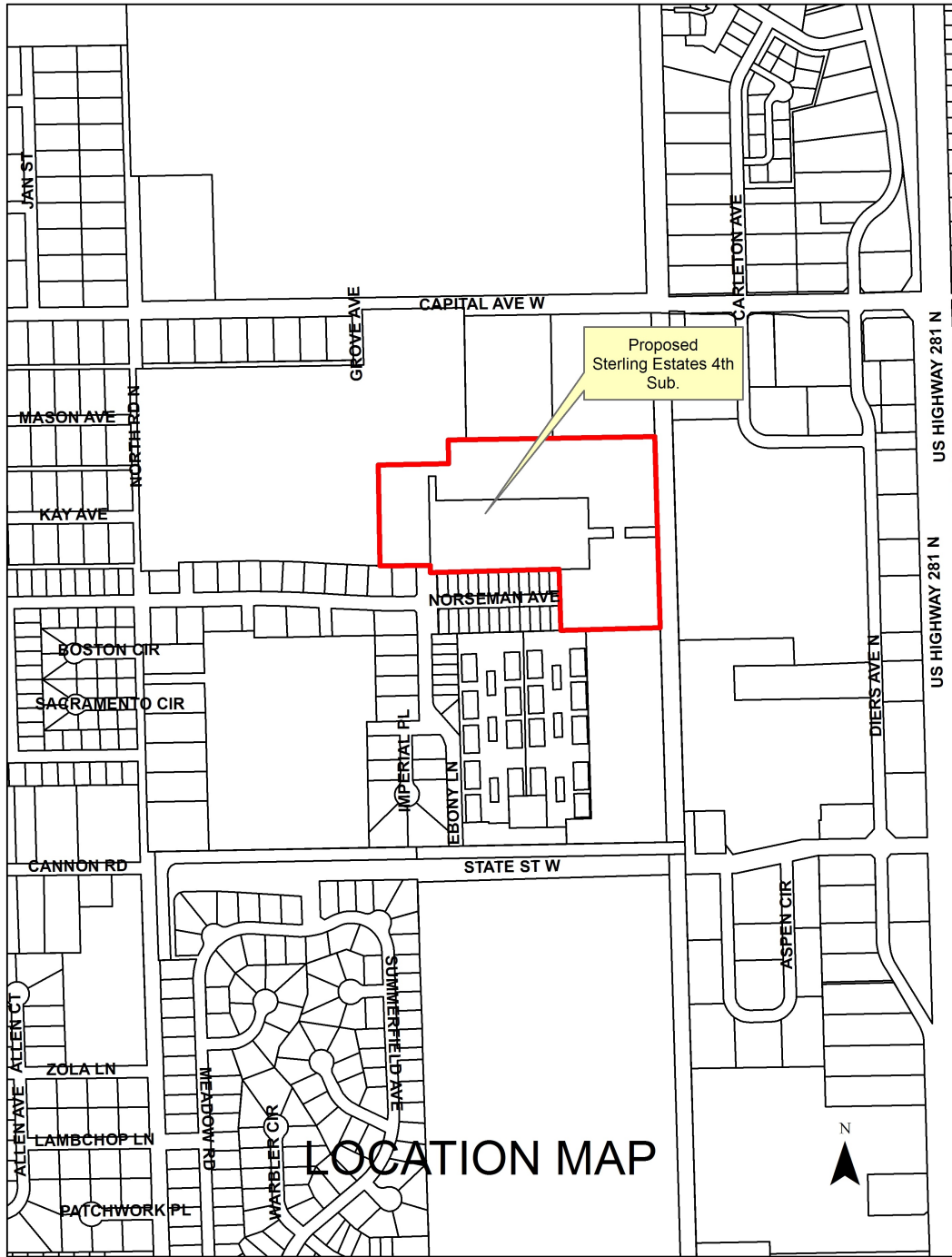
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2015 in the Council Chambers located in Grand Island's City Hall.

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.

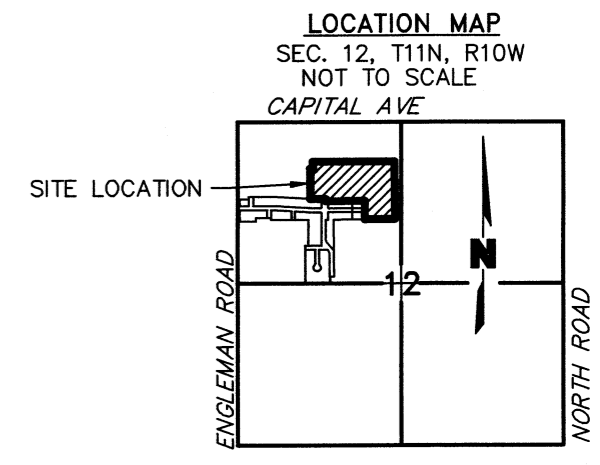
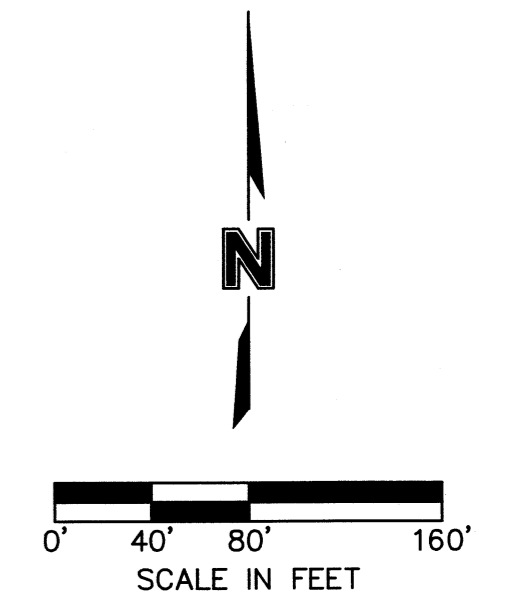
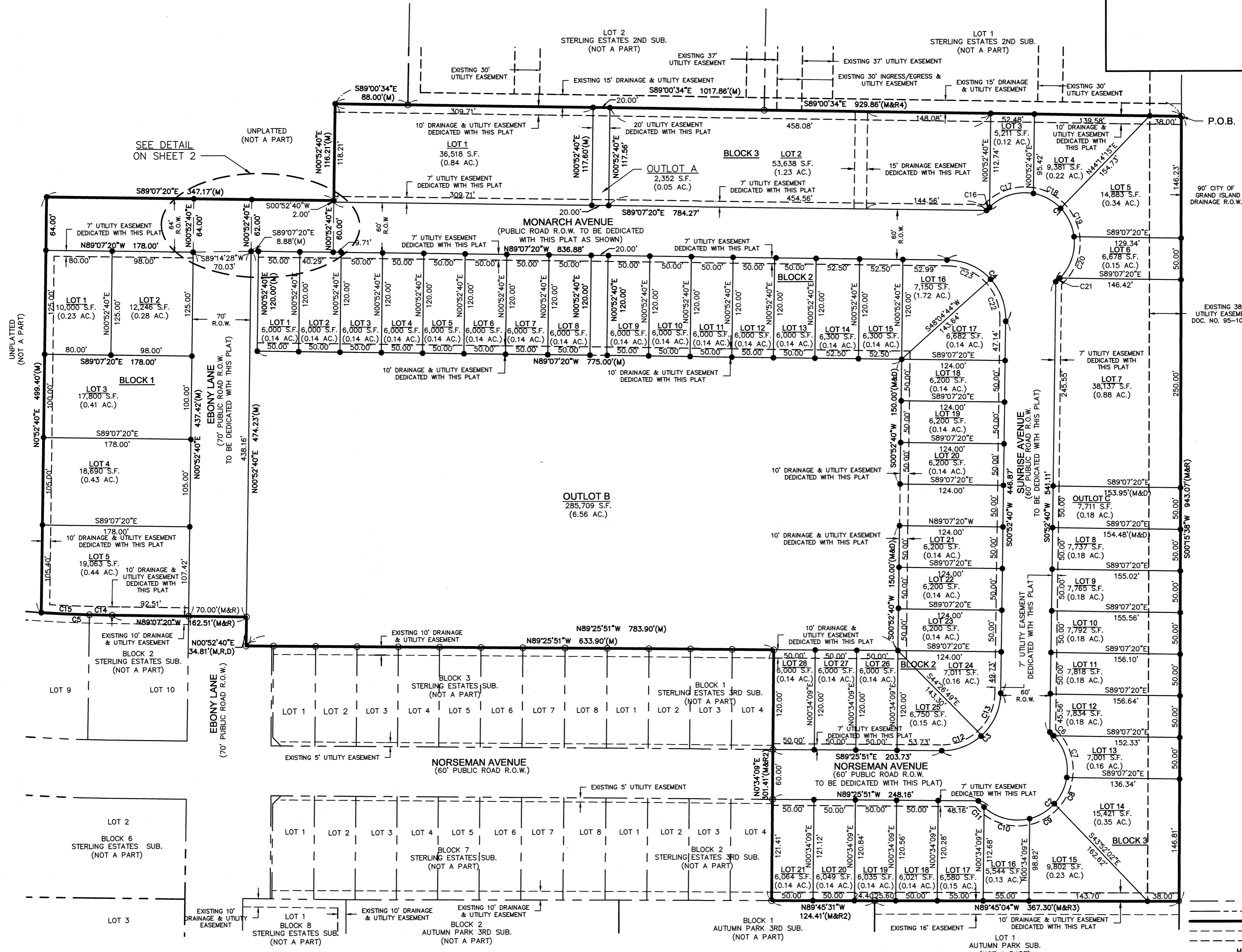


LOCATION MAP

STERLING ESTATES FOURTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - ⊙ FOUND CORNER (5/8" REBAR W/CAP)
 - SECTION LINE
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - EASEMENT LINE TO BE DEDICATED WITH THIS PLAT
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE STERLING ESTATES SUB.
 - R2 RECORDED DISTANCE STERLING ESTATES THIRD SUB.
 - R3 RECORDED DISTANCE AUTUMN PARK SUB.
 - R4 RECORDED DISTANCE STERLING ESTATES SECOND SUB.
 - D RECORDED DISTANCE DOC. NO. 0200905078

DWG: F:\projects\014-1966\SRV\Final_Plat\Final_Plat_Sterling Estates 4th Sub_rev.3.dwg
 DATE: Mar 23, 2015 2:52pm
 USER: lwheeler
 XREFS: 014-1966_ROW

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. 2014-1966
NIEDFELT SURVEY
FB

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 57

SHEET 1 OF 2

RESOLUTION 2015-85

WHEREAS Niedfelt Property Management Preferred LLC, A Nebraska Limited Liability Company, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "STERLING ESTATES FOURTH SUBDIVISION", to be laid out into 47 Lots including 3 Outlots, on a Tract of Land Located in Part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, 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 STERLING ESTATES FOURTH 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, April 14, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
April 13, 2015	☒ City Attorney