



# City of Grand Island

Tuesday, May 12, 2015

Council Session

## Item G-4

**#2015-123 - Approving Final Plat and Subdivision Agreement for Sterling Estates Fourth Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** May 12, 2015  
**Subject:** Sterling Estates 4<sup>th</sup> Sub – Final Plat  
**Item #'s:** G-4  
**Presenter(s):** Chad Nability 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 (17 Lots) and 13.30 acres.

## Discussion

The plat for Sterling Estates 4<sup>th</sup> Subdivision Plat was considered by the Regional Planning Commission at the May 6, 2015 meeting.

A motion was made by Bredthauer and seconded by Ruge 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, Kjar, Sears, Maurer, Reynolds, Heckman, Haskins and Bredthauer) and no members abstaining.

## Alternatives

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

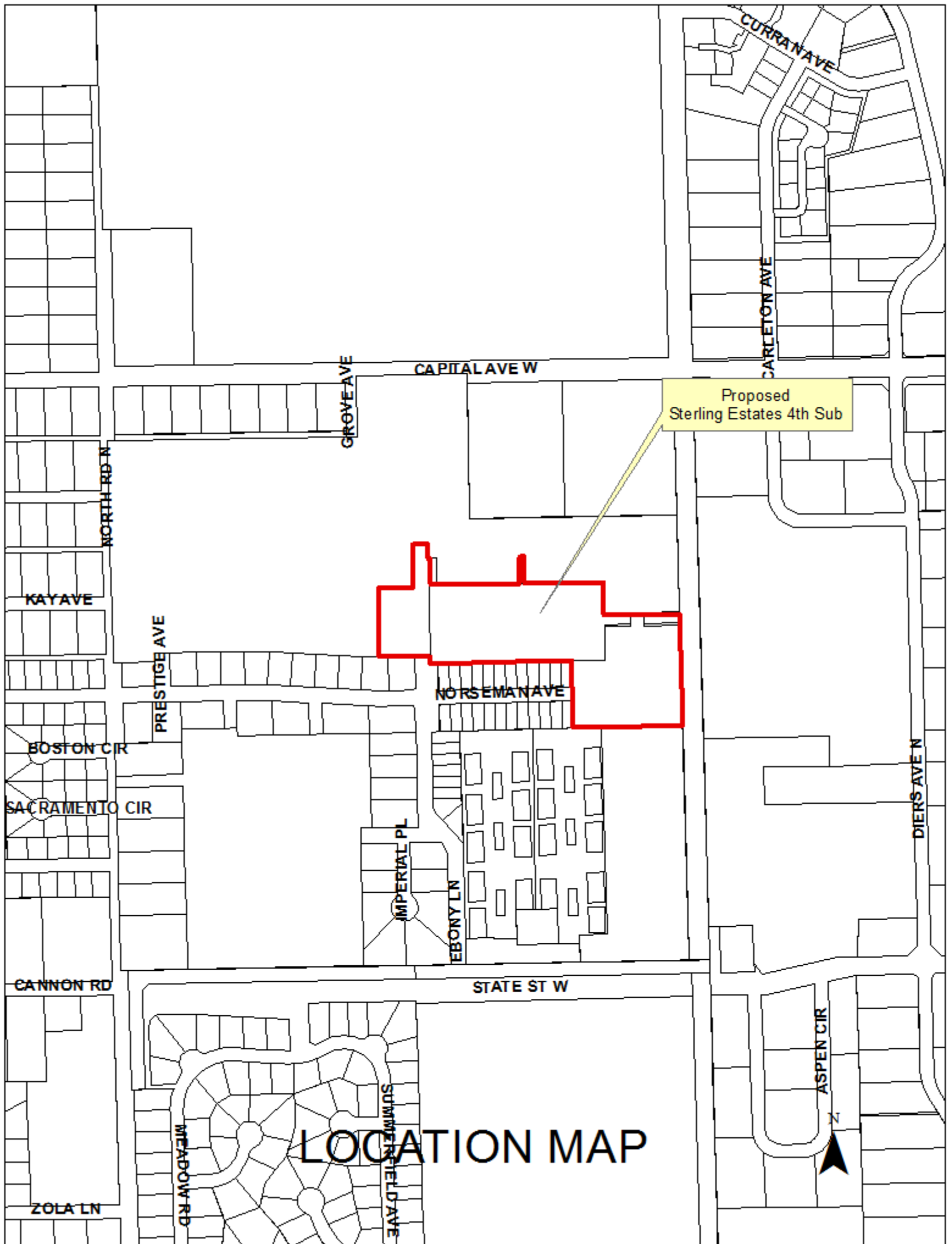
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **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 & City of Grand Island  
Developer/Owners**

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

City of Grand Island  
PO Box 1968  
Grand Island NE 68802

To create 27 lots located south of Capital and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska.

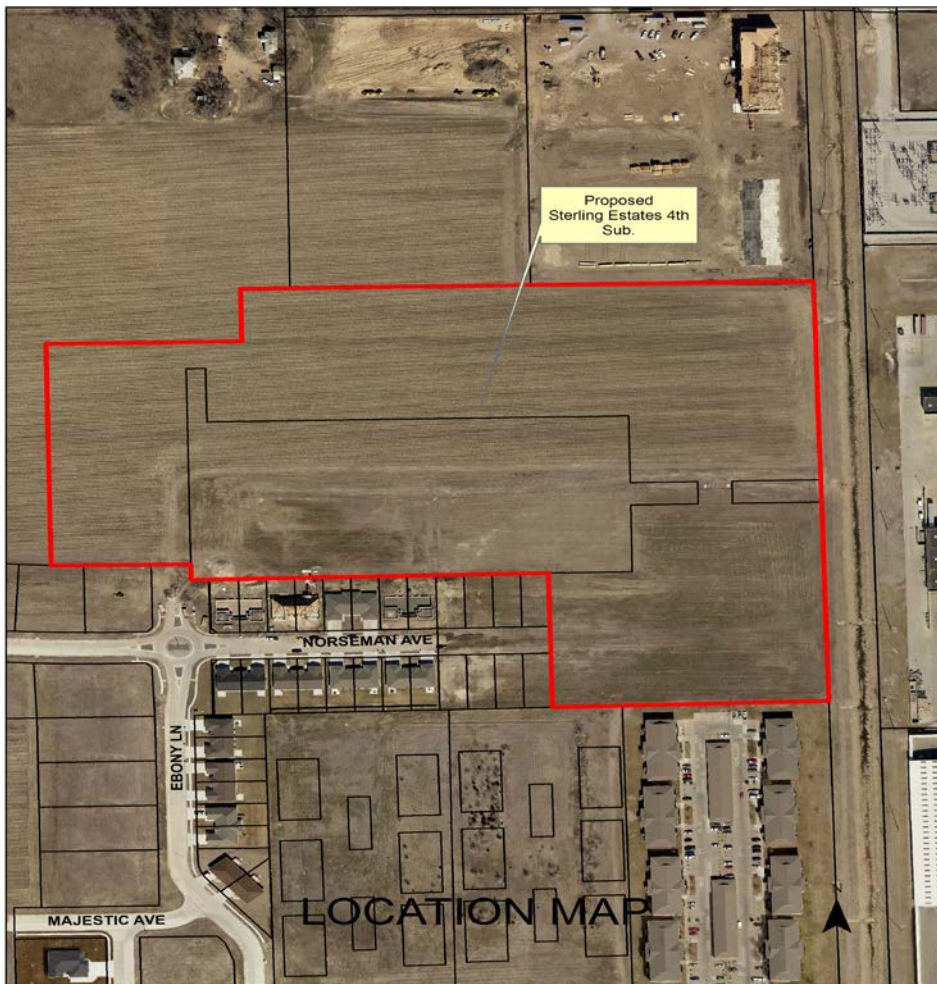
**Size:** 13.30 acres

**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.



April 22, 2015

Dear Members of the Board:

**RE: Final Plat – Sterling Estates Fourth Subdivision.**

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

This final plat proposes to create 27 lots, 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 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 13.30 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 May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

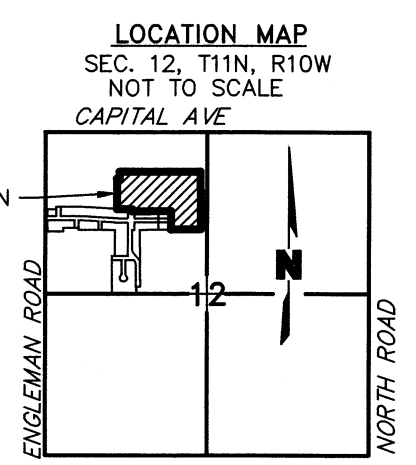
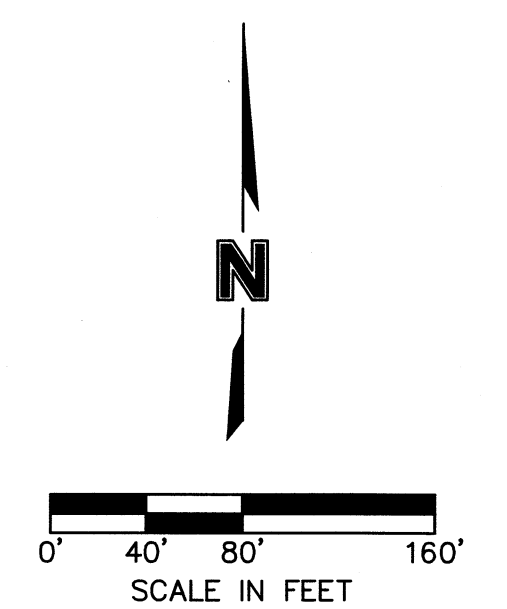
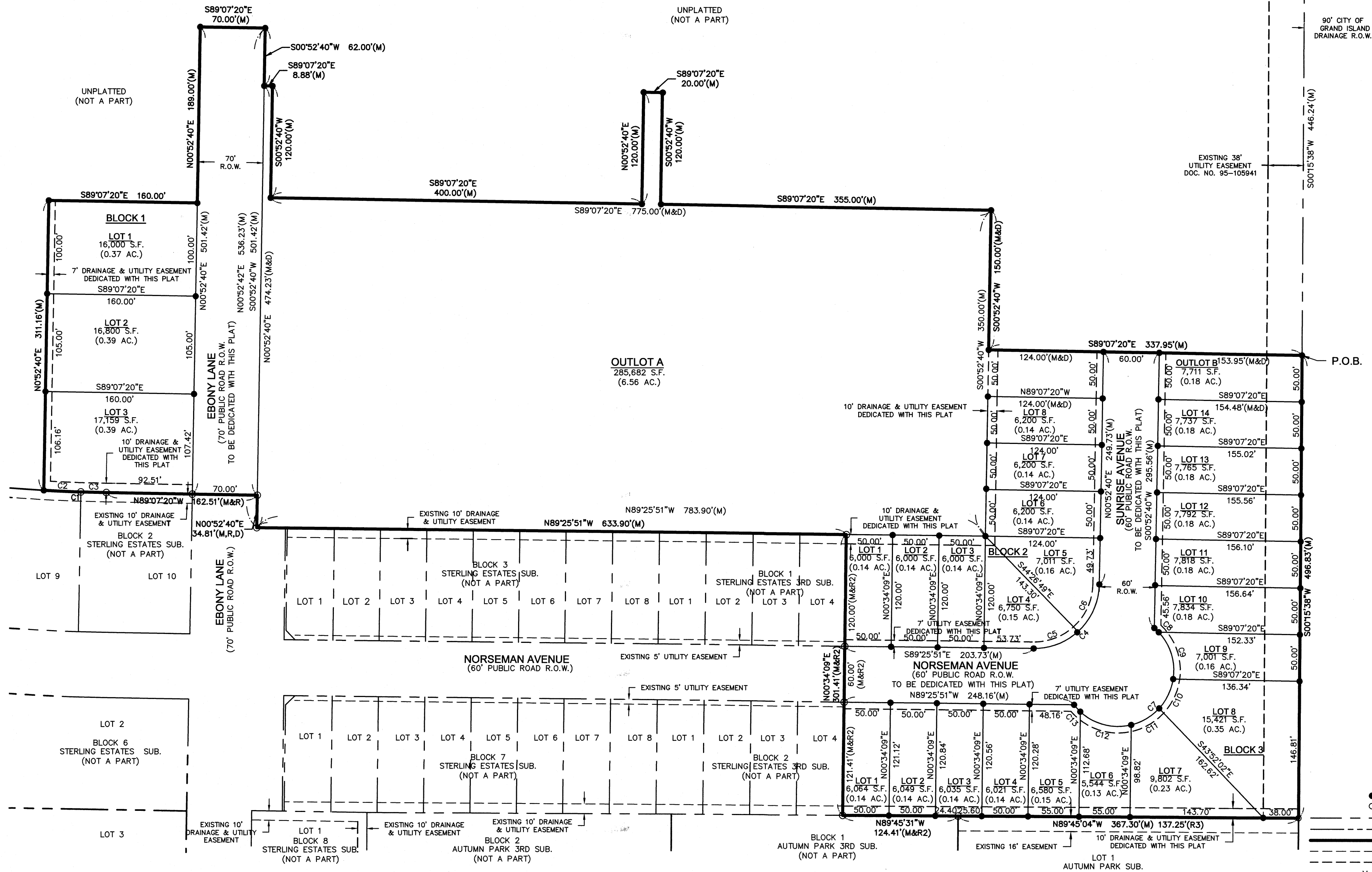
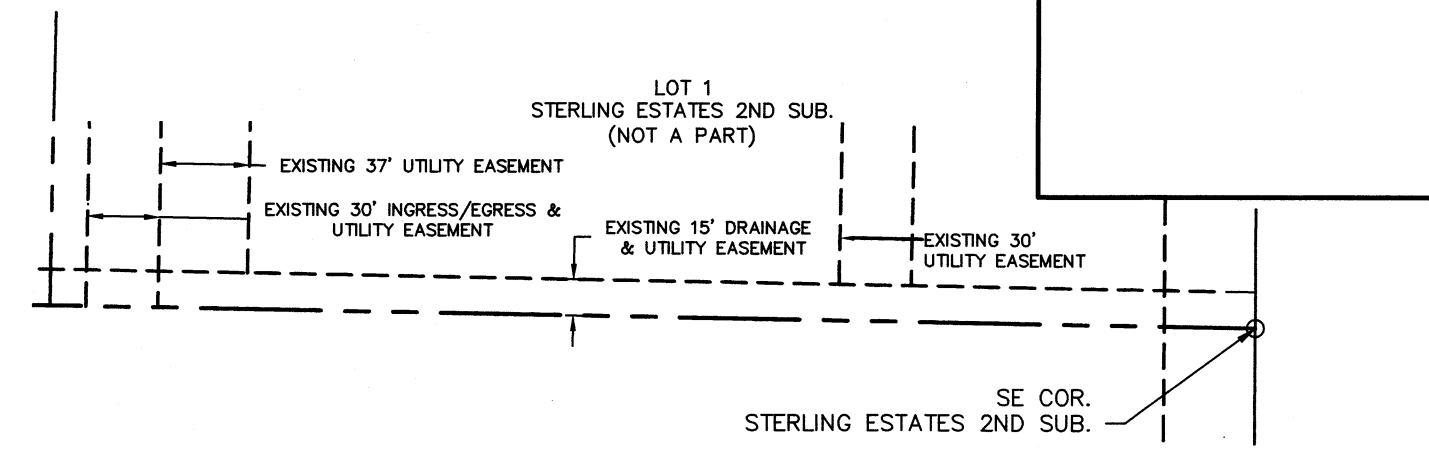
Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Olsson Associates

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

# 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.
  - D RECORDED DISTANCE DOC. NO. 0200905078

DWG: F:\projects\014-1966\SRV\Final\_Plat\Sterling Estates 4th Sub\_rev4.dwg USER: lwheeler  
 DATE: Apr 20, 2015 3:07pm 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: 27

SHEET 1 OF 2

RESOLUTION 2015-123

WHEREAS Niedfelt Property Management Preferred LLC, and the City of Grand Island., being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “STERLING ESTATES FOURTH SUBDIVISION”, to be laid out into 27 lots, in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> 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, May 12, 2015.

\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 8, 2015	☐ City Attorney