



# City of Grand Island

Tuesday, December 15, 2009

Council Session

## Item G8

**#2009-312 - Approving Final Plat and Subdivision Agreement for  
281 Retail Second Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** December 15, 2009  
**Subject:** 281 Retail Second Subdivision – Final Plat  
**Item #'s:** G-8  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This property is located north of 13<sup>th</sup> Street and west of Diers Avenue, this final plat proposes to create 2 lots on a tract of land comprising a replat of Lot 1, 281 Retail Subdivision, to the City of Grand Island, located in the Southwest Quarter (SW1/4) 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, Nebraska. This is approximately 21.944 acres.

## Discussion

The final plat for 281 Retail Second Subdivision was considered by the Regional Planning Commission at the November 2, 2009 meeting. Ruge stated there have been drainage issues with this property, during heavy rains the original subdivision was designed to overflow into the parking lot including an area of the proposed lot 2. Who ever buys or leases this property needs to be aware of this limitation. A motion was made by Ruge and seconded by Haskins to approve the plat as presented with the knowledge this property has drainage issues. A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, and Snodgrass) voting in favor and no member present abstaining.

## Alternatives

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

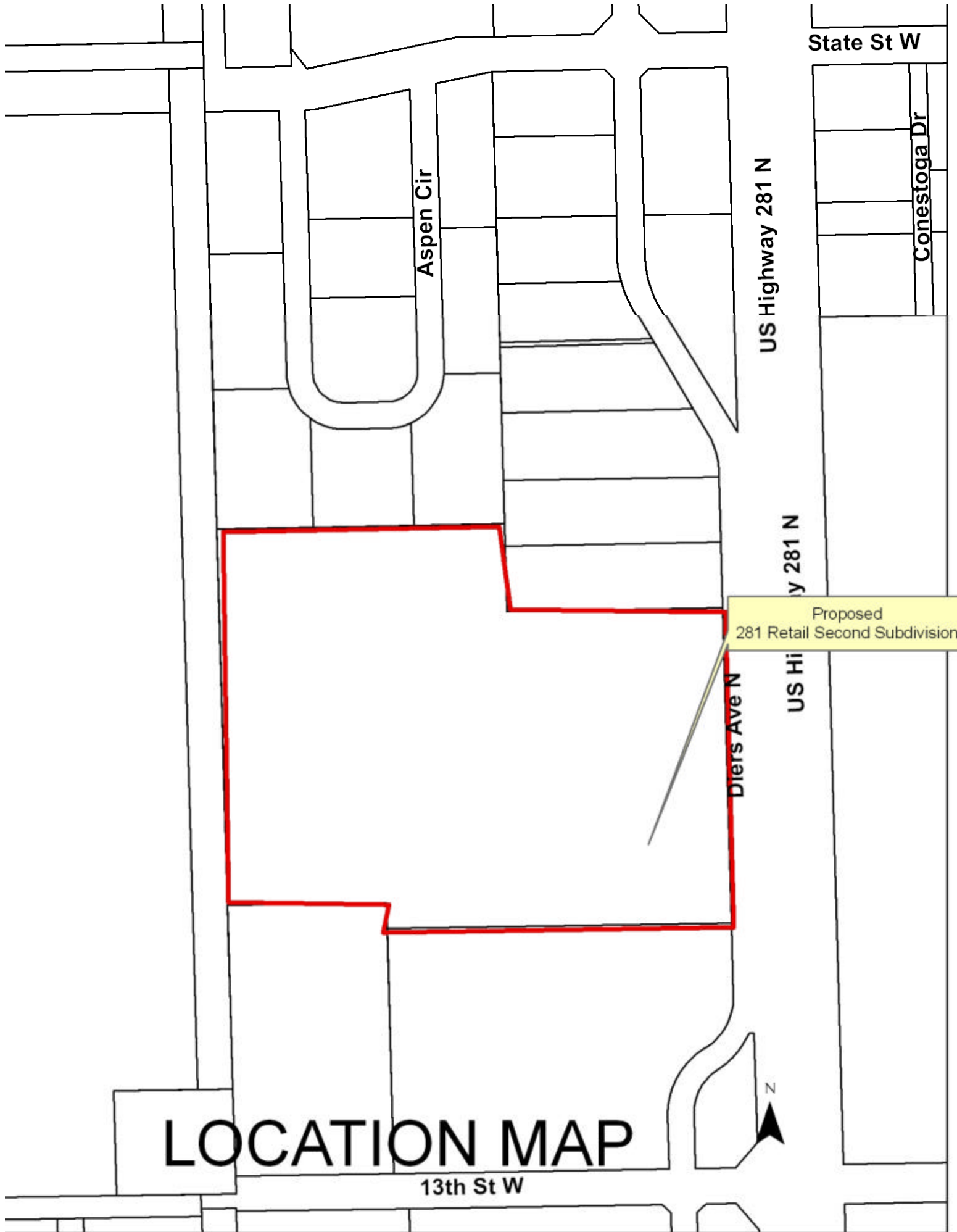
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



# LOCATION MAP

Proposed  
281 Retail Second Subdivision

13th St W

State St W

Aspen Cir

US Highway 281 N

Conestoga Dr

y 281 N

Diers Ave N

US Hi



## 281 Retail Second Subdivision

### Developer/Owner

Sams Real Estate Business Trust  
Jo Kaye Bandy – Owner Representative  
2001 SE 10<sup>th</sup> St  
Bentonville AR 72716-0550

To create 2 lots north of 13<sup>th</sup> Street and west of Diers Ave., in the city of Grand Island, in Hall County, Nebraska.

**Size:** 21.944 acres

**Zoning:** B2 General Business

**Road Access:** Existing City Streets

**Water Public:** City water is available

**Sewer Public:** City sewer is available





RESOLUTION 2009-312

WHEREAS, Sam's Real Estate Business Trust, being the owner of the land described hereon, have caused to be laid out into 2 lots, a Replat of Lot One (1), 281 Retail Subdivision, located in the Southwest Quarter (SW1/4) 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, in Hall County, Nebraska, under the name of 281 RETAIL SECOND SUBDIVISION, 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 281 RETAIL SECOND 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, December 15, 2009.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form    ☐ \_\_\_\_\_  
December 10, 2009     ☐ City Attorney