



City of Grand Island

Tuesday, July 27, 2010

Council Session

Item G7

Approving Preliminary Plat for Lake Heritage 2nd Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 27, 2010

Subject: Lake Heritage 2nd Sub-Preliminary Plat

Item #'s: G-7

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

Background

This property is located east of Blaine Street and south of US Hwy 34, the Preliminary Plat proposes to create 11 lots on a tract of land comprising part of the NW1/4 of the NW1/4 of Section 33, Township 11, North Range 9, West of the 6th P.M., in the City of Grand Island in Hall County Nebraska. This is approximately 38 acres.

Discussion

The Preliminary Plat for Lake Heritage 2nd Subdivision was considered by the Regional Planning Commission at the July 7, 2010 meeting. The plat proposes 10 lots (9 building lot and 1 lake lot) on a 38 acre tract of ground adjacent to city limits. Five estate lots (3 acre +) are planned to front onto Blaine and U.S. 34. Driveway access on U.S. Highway 34 is limited to the 1 existing access to the property. Driveways on Blaine will be permitted across from the existing driveways on west side of the street. Water is available or will be extended to all lots in the subdivision by the developer. Sewer is available to the 4 lots on Bass Road planned in the second phase of this development through a line owned and maintained by the Rainbow Lake Homeowners Association. The homeowners association has indicated that they are in favor of the development and will agree to let these 4 lots hook up to the sewer line. The home owners in Rainbow Lake on the south of this subdivision will get access to the water line the developer will install along the north side of Bass Road.

A motion was made by Ruge and seconded by Haskins to approve the plats as presented. A roll call vote was taken and the motion passed with 9 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Eriksen, Haskins) 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:

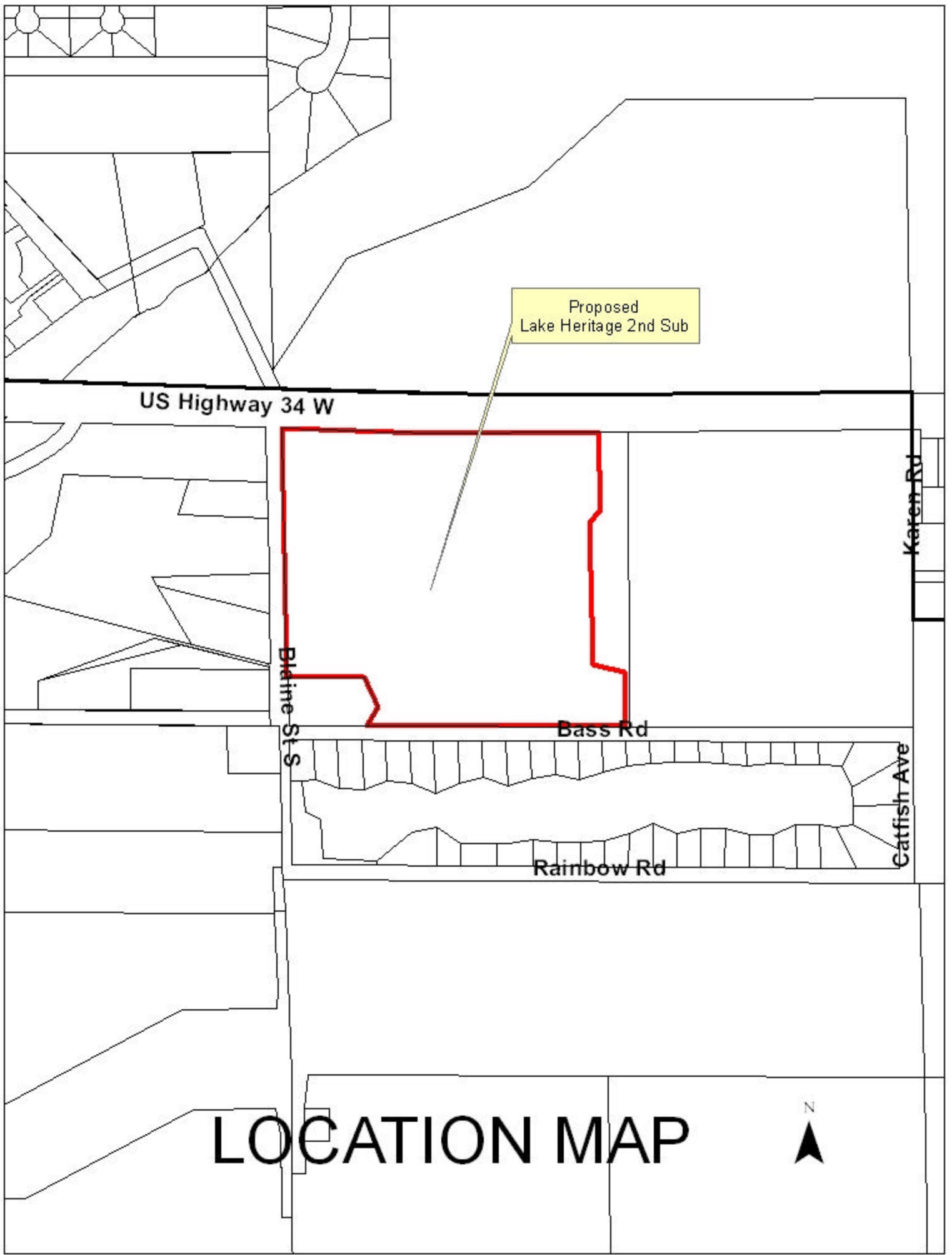
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Proposed
Lake Heritage 2nd Sub

US Highway 34 W

Karen Rd

Blaine St S

Bass Rd

Catfish Ave

Rainbow Rd

LOCATION MAP



Lake Heritage 2nd Preliminary and Final Plat Summary

Developer/Owner

Doralene Niedfelt

1515 W Husker Hwy

Grand Island NE 68801

To create 5 lots east of Blaine St and south of US Hwy 34, in the City of Grand Island, in Hall County, Nebraska.

Size: 38 acres

Zoning: LLR – Large Lot Residential Zone

Road Access: Public City Roads

Water Public: Public water is available

Sewer Public: Public sewer is available



any of the money in the bank.



Preliminary Plat

Chad Nabity

From: Pamela Gallagher [pamgolfsalot@charter.net]
Sent: Saturday, July 03, 2010 5:15 PM
To: Chad Nabity
Subject: Rainbow Lake

The Rainbow Lake Homeowners' Association executive board met with Bass Road homeowners on June 30th to discuss the proposed housing development on the north of Bass Road. Discussion centered how the city's demand for city water, the tie-in to Rainbow Lake's sewer system, and the possibility of later paving the west end of Bass Road will affect the Rainbow Lake homeowners to the south of this proposed project. The board and those homeowners present agreed that we are willing to go forward in working with John Neitfeldt and Platte Valley Construction in order to insure that the best interests of both parties are properly served.

Pam Gallagher
President, Rainbow Lake Homeowners Association