



City of Grand Island

Tuesday, August 09, 2011

Council Session

Item F14

**#9313 - Consideration of Vacation of Cedar Ridge Third
Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 9, 2011
Subject: Cedar Ridge Third – Vacation
Item #'s: F-14
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located east of Sagewood Ave., and south of 13th St., in the City of Grand Island, in Hall County, Nebraska. Consisting of (10 Lots) and 9.016 acres. Cedar Ridge Third Subdivision was platted by Joel Shafer representing GILD Investments LLC in 2007. The sanitary sewer, water and storm sewer were constructed but no further action development occurred on the site. Ryan B. O'Connor with RBO LLC has recently acquired the property and is proposing to redevelop it in a slightly different configuration, utilizing the exiting utilities. To simplify the redevelopment process staff has suggested that Mr. O'Connor vacate the existing subdivision concurrent with replatting the new Oak Pointe Subdivision so that lot lines, easements and rights-of-way can be placed in the correct location with minimal confusion.

Discussion

Council will be considering both the request to vacate the existing subdivision and to approve new subdivision at this meeting on August 9, 2011. The ordinance to vacate this subdivision is subject to a requirement that the developer of Oak Pointe Subdivision files the new plat within 60 days of approval of this ordinance and dedicates new rights-of-way and easements as needed.

The request to vacate the final plat for Cedar Ridge Subdivision was considered by the Regional Planning Commission at the August 3rd, 2011 meeting. A motion was made by Haskins and seconded by Ruge to approve the request. A roll call vote was taken and the motion passed with 7 members present (Amick, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen) voting in favor no member present abstaining.

Alternatives

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

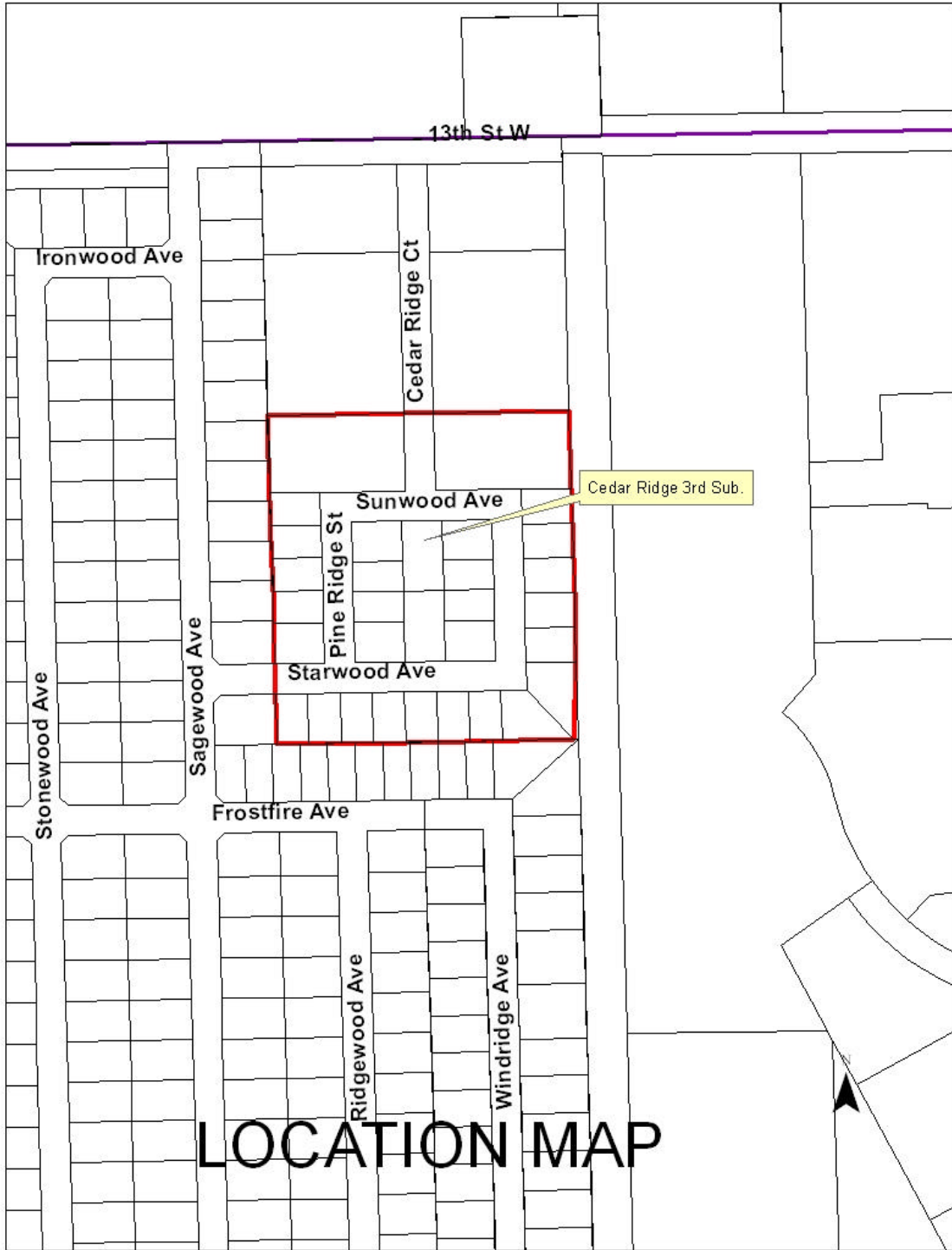
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.





LOCATION MAP

ORDINANCE NO. 9313

An ordinance to vacate all of Cedar Ridge Third Subdivision including all rights-of-way and easements as shown on the plat of Cedar Ridge Third Subdivision in the City of Grand Island, Hall County, Nebraska; to provide for filing this ordinance in the office of the Hall County Register of Deeds; and to provide for publication and the effective date of this ordinance.

WHEREAS, the current owner of all of the property included in Cedar Ridge Third Subdivision has requested that the City consider vacating the subdivision plat for Cedar Ridge Third Subdivision; and

WHEREAS, a plat for Oak Pointe Subdivision on this same property has been filed by the current owner and recommended for approval by the Hall County Regional Planning Commission; and

WHEREAS, the Oak Pointe Subdivision dedicates rights-of-way and easements as necessary for the development of said property; and

WHEREAS; development of this property as proposed will provide needed housing units in an effective and efficient manner;

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That the plat for Cedar Ridge Third Subdivision including all easements and rights-of-way shown on said plat is hereby vacated conditioned upon;

Approval of Oak Pointe Subdivision by the Grand Island City Council; and

Filing of Oak Pointe Subdivision at the office of the Hall County Register of Deeds within 60 days approval of this ordinance.

ORDINANCE NO. 9313 (Cont.)

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the property platted as Cedar Ridge Third Subdivision in the City of Grand Island, Hall County, Nebraska and to be replatted as Oak Pointe Subdivision in the City of Grand Island, Hall County, Nebraska.

SECTION 3. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, without the plat, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: August 9, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk