



City of Grand Island

Tuesday, December 20, 2011

Council Session

Item G6

#2011-365 - Approving Final Plat and Subdivision Agreement for Ponderosa Village Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: December 20, 2011
Subject: Ponderosa Village Subdivision – Final Plat
Item #'s: G-6
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located west of US Hwy 281 and south of Rae Road, this final plat proposes to create 4 lots on a tract of land consisting of part of Outlot B and part of Outlot C4 of Ponderosa Lake Estates Subdivision, all of Block 4 and all of Block 5 of Ponderosa Lake Estates Fourth Subdivision and vacated James Road Right of Way as described in Ordinance number 9093 all located in the southeast Quarter (SE1/4) of Section Thirty Six (36), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the city of Grand Island in Hall County, Nebraska, said tract containing 4.49 acres.

Discussion

The revised final plat for Ponderosa Village Subdivision was considered by the Regional Planning Commission at the December 2, 2011 meeting. A motion was made by Ruge and seconded by Reynolds to approve the plat as presented. A roll call vote was taken and the motion passed with 8 members present (McCarty, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Haskins, Snodgrass) 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:

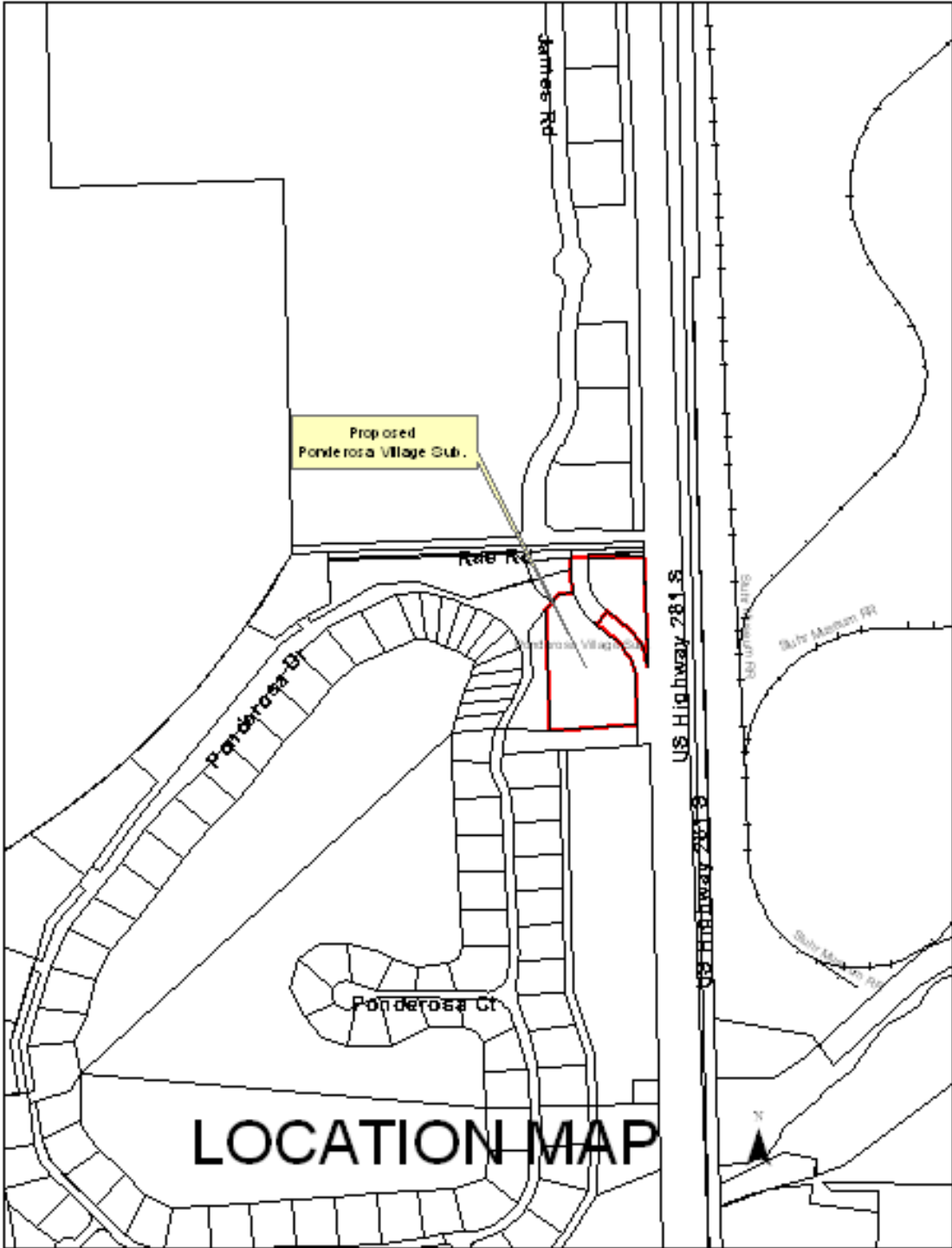
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Ponderosa Village Subdivision Summary

Developer/Owner

Husker Retail Group LLC
Roger Bullington, Manager
3730 South 14th Street
Lincoln, NE 68502
(402) 380-2689

Four commercial lots west of U.S. Highway 281 and south of Rae Road.

Size: 4.49 Acres

Zoning B2 General Business Zone

Road Access: Public Streets will be built throughout the subdivision. All proposed streets are 41' wide concrete curb and gutter.

Water: City water will be extended throughout the subdivision.

Sewer: City sewer will be extended throughout the subdivision.



RESOLUTION 2011-365

WHEREAS, Husker Retail Development L.L.C., being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as PONDEROSA VILLAGE SUBDIVISION, to be laid out into 4 lots, on a tract of land consisting of part of Outlot B and part of Outlot C4 of Ponderosa Lake Estates Subdivision, all of Block 4 and all of Block 5 of Ponderosa Lake Estates Fourth Subdivision and vacated James Road Right of Way as described in Ordinance Number 9093 all located in the Southeast Quarter (SE1/4) of Section Thirty Six (36), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the city of Grand Island in Hall County, Nebraska, said tract containing 4.49, 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 PONDEROSA VILLAGE 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, December 20, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ☐ _____
December 14, 2011 ☐ City Attorney