



# City of Grand Island

Tuesday, March 07, 2006

Special/Council Session

## Item G5

**#2006-65 - Approving Final Plat and Subdivision Agreement for  
Copper Creek Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** March 7, 2006  
**Subject:** Copper Creek Subdivision - Final Plat  
**Item #'s:** G-5  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This subdivision proposes to create 97 lots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 25.993 acres.

## Discussion

This is the first phase of the Copper Creek Development. The preliminary plat was approved at council on January 10, 2006. The preliminary plat was approved pending rezoning of this property and subject to a drainage plan that shows no increase in the flows from this property based on the development to be approved.

The developer has submitted a drainage plan that limits the post development drainage from this property to the same levels as currently drain from the property. The Grand Island Public Works department has reviewed the plans and feels they are adequate to control runoff from this property.

Based on concerns for drainage on this property after the storms in May, staff has reviewed the photographs and video from after the storm and they show that on Friday May 13, there was very little water on this property but a substantial amount of water on the properties to the east that are not being considered for development at this time.

Council will consider the rezoning of this property at this same meeting prior to consideration of the final plat. If the rezoning is approved the plat should be approved.

## Alternatives

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

1. Approve the final plat as presented
2. Modify the final plat to meet the wishes of the Council
3. Table the issue

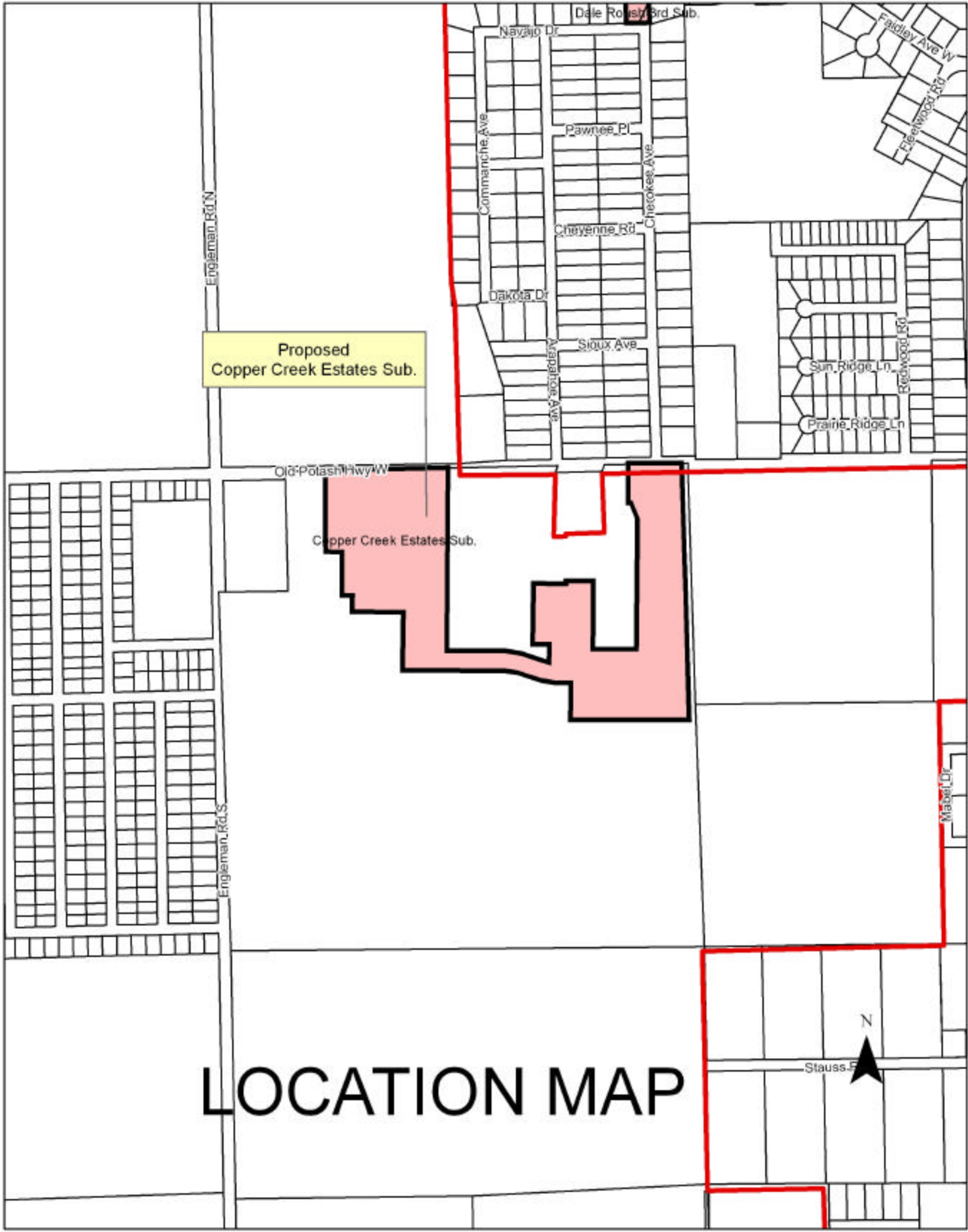
### **Recommendation**

A motion was made by Brown 2<sup>nd</sup> by Miller to approve the final plat as presented.

A roll call vote was taken on the motion to recommend approval with 5 members (O'Neill, Brown, Miller, Ruge, Hayes) voting in favor and 4 members (Amick, Reynolds, Niemann, Eriksen) voting against the motion.

### **Sample Motion**

Approve the Final Plat for Copper Creek Subdivision as presented.



# LOCATION MAP

RESOLUTION 2006-65

WHEREAS, Copper Creek Estates, L.L.C., a limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, under the name of COPPER CREEK ESTATES 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 COPPER CREEK ESTATES 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, March 7, 2006.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form    ☐ \_\_\_\_\_  
March 2, 2006            ☐ City Attorney