

Town Board of the Town of Grand Island
Resolution Denying the Preliminary Plat
Application for Lighthouse Pointe Development

Whereas, the Town Board has received an application from Lighthouse Pointe Development for a subdivision on property on Whitehaven Rd.,

Whereas, the Town Board has not completed the State Environmental Quality Review for the subdivision, and therefore the application is incomplete.

Now therefore be it resolved by the Town Board of the Town of Grand Island as follows:

1. The Preliminary Plat Application for Lighthouse Pointe Development is hereby denied. The matter is referred to the Planning Board for further action.

2. The Town Board has taken this action because

a) there is no buffer proposed between existing development and the subdivision to create the proper transition between zones;

b) the overall density proposed is too high for the parcel size, creates an inappropriate drain on community resources, is inappropriate for the transitory zone type of zoning in the particular situation where this subdivision is located;

c) the density and layout proposed clashes significantly with the community character of the area;

d) there is insufficient open space, particularly as this development may attract families;

e) the layout does not recognize the transition between the subdivision and the neighboring business parcel and does not support the creation of a walkable area;

f) the traffic layout does not present sufficient traffic calming and other techniques to provide a safe subdivision; and

g) the subdivision plat does not reflect architectural concerns and aesthetics that require consideration of impacts on existing developments in transition zones;

3. The Town Board calls on the developer and local residents to work with the Planning Board to address the above concerns.

4. This Resolution is effective immediately.