



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

**Item .A1**

**Summary Page**

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**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
October 4, 2006**

- 4. Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting as Francis Second Subdivision located east of Carleton Avenue and south of Curran Avenue in Lot 7, and the N1/2 of Lot 8, Bosselman Second Subdivision from RO Residential Office to and RD Residential Development. (C-1-2007G) (See full recommendation.)

**Preliminary Plat** – Francis Second Subdivision located east of Carleton Ave. and south of Curran Ave. (16 lots)

**Final Plat** – Francis Second Subdivision located east of Carleton Ave. And south of Curran Ave. (16 lots)

- 5. Public Hearing** – Concerning change of zoning for a replat of a tract of land proposed as Cedar Ridge Third Subdivision located west of Highway 281 and south of 13<sup>th</sup> Street in part of Lot 4, all of Lot 5, all of Lot 6, and part of outlot A in the City of Grand Island. (C-2-2007G) (See full recommendation.)

**Preliminary Plat** – Cedar Ridge Third Subdivision located west of Hwy. 281 and south of 13<sup>th</sup> St. (15 lots)

**Final Plat** – Cedar Ridge Third Subdivision located west of Hwy. 281 and south of 13<sup>th</sup> St. (15 lots)

- 6. Preliminary Plat** – Prairie Acres Subdivision located west of U.S. Hwy 281 between 13<sup>th</sup> Street and State Street, east of Summerfield Estates Subdivision. Shafer Properties L.L.C. is proposing to develop this property (70 acres) with 190 lots in two phases. The property is zoned R4 High Density Residential. Four lots along 13<sup>th</sup> and State Streets are large lots that would be appropriate for apartment development under the current zoning or possible office uses with a zoning change. Approximately 4 acres of park space is planned in the interior of the development on the east side. At this time it appears that this would be a private park supported by the development. There are 185 residential lots that range between 6000 and 7000 square feet per lot. These lots would be suitable for single family or duplex structures and both would be permitted in the R4 zone. Sewer, water and electric are available to the subdivision and can be extended to serve the development. Sewer, water, streets and storm sewer will all be public infrastructure built to city standards.

## CONSENT AGENDA

7. **Final Plat** – Erickson Subdivision located east of 80th Road between Abbott Rd. and White Cloud Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 200 acres or more. (1 lot)
8. **Final Plat** – Bellairs Estate Subdivision located north of Husker Hwy., between 110<sup>th</sup> Rd. and Schauppsville Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 200 acres or more. (1 lot)
9. **Final Plat** - CJL Subdivision located north of 13<sup>th</sup> St. between Burwick Rd. and 110<sup>th</sup> Rd., Hall County, Nebraska. This is a one time split from a tract of 80 acres or more. (1 lot)
10. **Final Plat** – Sterling Estates Subdivision, located east of North Road and north of West State St. This subdivision creates lots in the R1 Suburban Density Residential and R4 High Density Residential zoning districts consistent with the approved preliminary plat for Sterling Estates Subdivision.(54 lots)
11. **Final Plat** – Summerfield Estates Seventh Subdivision located east of North Rd. and north of 13<sup>th</sup> St. This subdivision creates lots in the R1 Suburban Density Residential zoning districts consistent with the approved preliminary plat for Summerfield Estates Subdivision. All streets shown on the plat will be improved to minimum city standards. The developer will be required to grade and gravel Summerfield Avenue as it extends for future development between the north end of this subdivision and State Street to provide emergency access to the property and mitigate the length of the street without access. A water line will also have to be extended from the north end of the subdivision to connect with the water line in State Street at this time to provide proper water pressure throughout the development.(35 lots)
12. **Final Plat** – Dale Roush Third Subdivision, located north of Navajo Drive and west of Cherokee Avenue. This subdivision proposes to create one lot and retain right-of-way at the north end of Cherokee Avenue for the eventual connection of Cherokee and Independence. This property is owned by the City of Grand Island and was acquired to facilitate the installation of sewer lines into the Indian Acres area. The property is zoned LLR. The minimum lot size in the LLR district is 20,000 square feet. The proposed lot is only 14,000 square feet so the planning commission and council are being asked to waive the minimum size regulations. This lot is served by both sewer and water so a well and septic system are not needed. (1 lot)

**It is recommended the Planning Commission Approve the consent agenda items as presented.**