



# Hall County Regional Planning Commission

Wednesday, November 01, 2006  
Regular Meeting

## Item .A1

### Summary Page

*Summary*

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
November 1, 2006**

4. **Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting as Ponderosa Village Subdivision located in Part of Outlots B and C4, Ponderosa Lake Estates Subdivision from RD Residential Development to B2 General Business. This property is located west of Highway 281 and south of Rae Road. (C-3-2006GI)  
**Final Plat** – Ponderosa Village Subdivision located west of Highway 281 and south of Rae Road. (4 Lots) (See full recommendation.)
5. **Public Hearing** – Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #2 for Southeast Crossings LLC for a commercial center to be located at 939 S. Locust Street in Grand Island. (C-04-2007GI) (See full recommendation.)
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. This plat has been amended to line Sagewood Avenue up north and south of 13<sup>th</sup> Street as requested by the Regional Planning Commission at their October meeting.

**CONSENT AGENDA**

7. **Final Plat** – Sundance Subdivision, located south of Highway 30, between Shady Bend Rd. and Gunbarrel Rd., Hall County, Nebraska. (2 lots)
8. **Resolution** recommending approval of redevelopment plan and contracts for TIF – F. William Shellpepper, attorney for the City of Wood River, is requesting approval of a resolution supporting the use of TIF for the development of the planned ethanol plant in Wood River. (See full recommendation.)

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