



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item .A1

Summary

Staff Recommendation Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 13, 2006**

4. **Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting Lot 1 of Back Home Subdivision located in part of the W1/2 (half SW1/4 (quarter) Section 5, Township 9, Range 9, North of Pine Street, and east of Highway 281 from R3 Residential to HC Highway Commercial. (C-6 -2007D)

Final Plat – Back Home Subdivision located east of U.S. Highway 281 and north of Pine Street. (2 Lots) **(See full recommendation.)**

5. **Public Hearing** – Concerning a change of zoning on a tract of land from TA & AG2 to M2. This property is located east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street in Grand Island. (C-5-2007G1) **(See full recommendation.)**

6. **Final Plat** – Platte Valley Industrial Park 5th Subdivision, located between Juergen Rd. and Gold Core Dr., Grand Island, Hall County, Nebraska. (2 lots) The subdivision of this property meets all the requirements for a legal subdivision; however the landscaping has not been completed along with the building on Lot 1 of this subdivision. Staff is recommending that this subdivision be **denied** until such time as the landscaping is completed for the existing building per the plans for landscaping submitted when the building permit for this structure was issued.

CONSENT AGENDA

7. **Final Plat** – Hulme Subdivision, located west of 190th Rd. and north of Airport Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 20 acres or more. (1 lot)
8. **Final Plat** - Pleasant View 15th Subdivision, located south of E. Sunset Ave., between Pleasant View Dr. and Sun Valley Dr., Grand Island, Hall County, Nebraska. (20 lots) The lots along Sun Valley Place are proposed for platting exactly as it was proposed in the original preliminary plat for Pleasant View Subdivision. The property is zoned R1-Suburban Density Residential.

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