



# Hall County Regional Planning Commission

**Wednesday, November 07, 2007**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	<b>Vice Chairperson</b>
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Lisa Heineman</b>	<b>Grand Island</b>	
<b>Dianne Miller</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Barbara Quandt**

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**6:00:00 PM**

**Council Chambers - City Hall  
100 East First Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

Item .A1

## Summary Page

*Summary to the Agenda*

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
November 7, 2007**

- 4. Public Hearing** – Concerning a change of zoning for Lots 21 and 22, of Nottingham Estates Subdivision from RD Zone to Amended RD Zone. This land is located north of Church Street and east of Hope Street. The proposed change would permit the construction of a duplex unit on the property. (C-4-2008GI) (See full recommendation.)
- 5. Public Hearing** - Concerning proposed amendments to section 36.101 and 36.106 regarding performance standard for Salvage Yards and 36.68, 36.70, and 36.74 regarding the addition of parking lots as a permitted principal use in the B2, B3 and M3 Zoning Districts of the Grand Island City Code. (C-1-2008C) (See full recommendation.)
- 6. Final Plat** – Hwy 281 Estates Subdivision located south of Old Highway 30, between U.S. Highway 281 and Webb Road, in the City of Grand Island, Hall County, Nebraska. This included the Grand Island Soccer Fields and Lumberman's properties. This plat will correct the property boundaries between the two owners. (2 lots)
- 7. Final Plat** – Deadwood Second Subdivision located south of W. Old Highway 30, between Johnstown Road and Claude Road, Grand Island, Hall County, Nebraska. Water is available to the subdivision. Sewer is not available and the Nebraska Department of Environmental Quality has approved the use of on-site treatment systems for these lots. (2 lots)
- 8. Final Plat** - Nottingham Estates Second Subdivision located on the east side of Hope Street, between W. Hedde Street and Church Road, Grand Island, Hall County, Nebraska. (1 lot)



# Hall County Regional Planning Commission

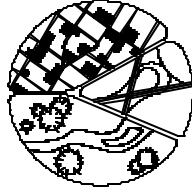
Wednesday, November 07, 2007  
Regular Meeting

## Item E1

**Minutes - October 10, 2007 Meeting**

*Minutes for October 10, 2007 RPC Meeting.*

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
October 10, 2007

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The meeting of the Regional Planning Commission was held Wednesday, July 11, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 30, 2007.

Present:	Pat O'Neill	Leslie Ruge
	Debra Reynolds	Mark Haskins
	Scott Eriksen	Karen Bredthauer
	John Amick	Dianne Miller
	Bill Hayes	Lisa Heineman

Absent: Don Snodgrass, Jaye Monter

Other: Steve Riehle, Joyce Haase

Staff: Chad Nabity, Barbara Quandt

Press: Grand Island Independent, Tracy Overstreet

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of September 5, 2007 meeting.**

A motion was made by Miller, and seconded by Hayes to approve the Minutes of the September 5, 2007 meeting as corrected.

The motion carried with 9 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer).

## **2a. Proclamation of October as Community Planning Month**

Nabity reported that it has been proclaimed that October 2007 is recognized as Community Planning Month in the jurisdiction of the Hall County Regional Planning Commission in conjunction with the celebration of National Community Planning Month. Nabity read aloud the official Community Planning Month Proclamation, a copy of which is attached to this document.

## **2b. Recognition of the 40<sup>th</sup> Anniversary of the Hall County Regional Planning Commission**

Nabity announced that October 2007 marks the 40<sup>th</sup> Anniversary of the Hall County Regional Planning Commission. There have been three Directors of the Commission, those being Nelson Helms, Dave Barber Chad Nabity.

Lisa Heineman joins the meeting.

## **3. Request time to speak.**

Marlan Ferguson requested a time to speak concerning Agenda Item #4.

## **3a. Presentation of the 2007 Community Beautification Award.**

Nabity thanked the community supporters for sponsoring this award. Those sponsors are Five Points Bank, Home Federal Bank, Pathway Bank, Bank of Doniphan and Heritage Bank. The contributions from these sponsors cover the cost of the plaque. The nominees were Tom Ziller Building, Sundance Feed and Seed (Diers location), Head Start Project (N. Piper St.), Olsson Associates, City Solid Waste Division Transfer Station, St. Francis Medical Center, Grand Island Family Church And Maudies Stained Glass. Nabity announced that St. Francis Medical Center is the 2007 award winner. Dan McElligott was present to accept the award. Several comments were made regarding the wonderful contribution to the community and the sky line improvement that the St. Francis Medical Center addition has made.

## **4. Public Hearing – Concerning a generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. The property is generally located between Schimmer Driver and Wildwood Drive one half mile east of U.S.**

Highway 281 and one half mile west of South Locust Street. (C-2-2008GI)

Chairman O'Neill opened the above mentioned public meeting. Nabity presented. Nabity explained that this plan is based on the one prepared by Hanna:Keelan Associates as part of the blight study. Changes were made to the plan by the CRA staff due to changes in zoning of the property approved by the City Council in March of 2007. Updates were also made by the CRA staff to the generalized costs for public improvements based on estimates provided by city staff. Nabity stated that this study does not specifically approve any TIF projects but does outline the types of activities that could be considered for Tax Increment Financing in this redevelopment area. These activities focus on public improvements to utility, drainage and transportation infrastructure. Any applications for TIF on these properties would be subject to specific approval by the CRA and City Council and recommendation of the Planning Commission. The Planning Commission will be examining this Redevelopment Plan for conformance to the Comprehensive Plan for the City. The current zoning for the majority of the property included within the plan is for manufacturing uses and the future land use show that this property is expected to develop with manufacturing uses. Nabity went on to explain the process for the approval of the redevelopment plan as follows:

- 1) CRA sends the plan to the Planning Commission for Review and Recommendation
- 2) Planning Commission has 30 days to hold a public hearing and review the plan for consistency with the City's comprehensive plan and make a recommendation back to the CRA
- 3) CRA approves/adopts the plan by Resolution and forwards the plan to Council for final approval
- 4) City Council holds a Public Hearing and approves the plan by resolution

Nabity stated that the staff is recommending that the Hall County Regional Planning Commission recommend approval of this redevelopment plan. Findings relative to conformance with the Grand Island Comprehensive Plan should be included in the recommendation.

A brief discussion was held regarding being consistent with the Comprehensive Plan, funding sources and the relocation of residents.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge, and seconded by Hayes, to recommend the approval of the generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska as presented. Findings, relative to conformance with the Grand Island Comprehensive Plan, are as follows: 1)Consistency with Comprehensive Plan 2)Consistency with Future Land Use Map 3)Meeting the qualifications as defined by State Statute.



A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

- 5. Public Hearing** – Concerning a change of zoning for Lots 9 – 12, Block 1, of Centura Hills East Subdivision from R9 Single Family Residential to R6 Multiple Family Residential. This land is located north of Birdie Boulevard and West of 130<sup>th</sup> Road. (C-3-2008C)

Chairman O'Neill opened the above mentioned Public Meeting. Nabity reported that this change of zoning is largely consistent with the City's Comprehensive Land Use Plan. The property is designated for single family development and recreational uses. This change would allow duplex type development and some mixed housing types at this edge of the development. He stated that water and sewer services are available to service the area. This development will provide additional residential opportunities in the Village of Cairo. The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. This property has been annexed into the Cairo Village limits. Nabity stated that staff would recommend that the Regional Planning Commission recommend that the Village Board of Cairo change the zoning on this site from R9 Single Family Residential to R6 Multiple Family Residential.

Chairman O'Neill closed the public meeting.

A motion was made by Hayes and seconded by Bredthauer, to recommend that the Village Board of Cairo approve the zoning change on this site from R9 Single Family Residential to R6 Multiple Family Residential, to the official Zoning Map for the Village of Cairo.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

### **Consent Agenda**

- 6. Final Plat** – Westwood Park Eleventh Subdivision located south of Faidley Avenue and west of Sandalwood Drive in the City of Grand Island, Hall County, Nebraska. (21 lots)
- 7. Final Plat** - Livermore Subdivision located north of Rosemont Avenue and east of Riverview Drive, Grand Island, Hall County, Nebraska (2 lots)

The Consent Agenda was considered by the Commissioners. Nabity stated that

Westwood Park Eleventh would finish the Westwood Park Subdivision that was started in 1978.

A motion was made by Miller, and seconded by Haskins, to recommend approval as presented.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

## **8. Planning Director's Report**

Nabity reported that the students from UNL are progressing with their project. He stated he anticipates that a draft of the Hazard Mitigation Plan should be ready in about six weeks. Nabity continued stating the Corps of Engineers will be out to do additional elevation measurements the last week of this month. In answer to a concern raised by Amick, Nabity stated that if a property has previously been taken out of the flood plane by letter, that determination should be reinstated. A community meeting regarding the proposed new flood maps will be held on October 24, 2007 at 3:00 p.m. in the Council Chambers. This will be both a presentation and comment meeting. Most likely the adoption of these much improved flood maps will need to take place in April or May of 2008. Nabity reported that he had submitted a proposal to do a session at the APA/NPZA conference and that his proposal had been accepted. He will be speaking at the national conference, which is being held in May, 2008 in Las Vegas.

## **9. Next meeting is November 7, 2007**

## **10. Adjourn**

Chairman O'Neill adjourned the meeting at 6:45 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt



# Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

Item F1

## Public Hearing C-4-2008GI

*Concerning a change of zoning for Lots 21 and 22, of Nottingham Estates Subdivision from RD Zone to Amended RD Zone. This land is located north of Church Street and east of Hope Street.*

Staff Contact: Chad Nabity

## Agenda Item 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 19, 2007

**SUBJECT:** *Amendment Request C-4-2008GI*

**PROPOSAL:** To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 21 and 22 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

#### OVERVIEW:

##### Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Vacant Property
<i>Site constraints:</i>	None.

##### Adjacent Properties Analysis

<i>Current zoning designations:</i>	<b>North:</b> RD-Residential Development Zone <b>South:</b> RD-Residential Development Zone, <b>East:</b> R1-Suburban Family Residential <b>West:</b> R3-Medium Density Residential
<i>Comprehensive Plan Designation:</i>	<b>North:</b> Low to Medium Density Residential <b>South:</b> Low to Medium Density Residential <b>East:</b> Public <b>West:</b> Low to Medium Density Residential
<i>Existing land uses:</i>	<b>North:</b> Town House Development <b>South:</b> Vacant, Town House Development <b>East:</b> School Athletic Field <b>West:</b> Vacant

#### OVERVIEW:

- This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property.
- The original plat approval would have the building on lot 22 connected with the buildings on the lots to the north and the building on lot 21 connected with buildings to the south.
- Changes to the development plan were approved in 1992 to build the existing units to the north. No changes were made at that time to the plan for Lot 22.
- The property is not currently being used or maintained in a residential manner. Splitting this lot would encourage a more residential type use of the property.
- Sewer and Water are available

**Positive Implications:**

- *Complementary Use:* The additional residential lots will encourage a more finished residential look and feel in this area.
- *Consistent with the Comprehensive Plan:* Development in the proposed manner is consistent with the comprehensive plan.
- *Promotes infill development:* These lots have existed since 1981 and have not been built upon. The amended development plan would permit building on these lots.

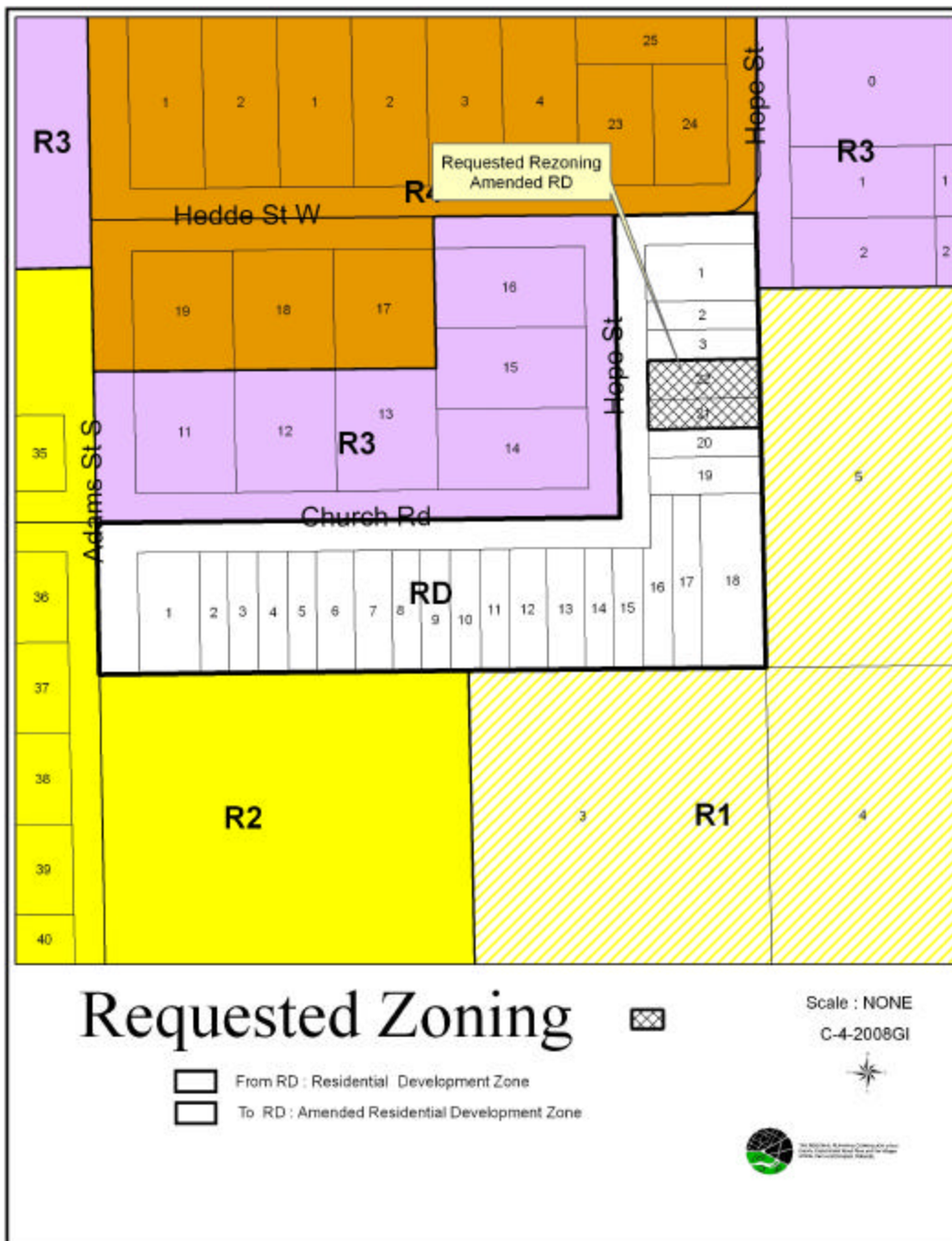
**Negative Implications:**

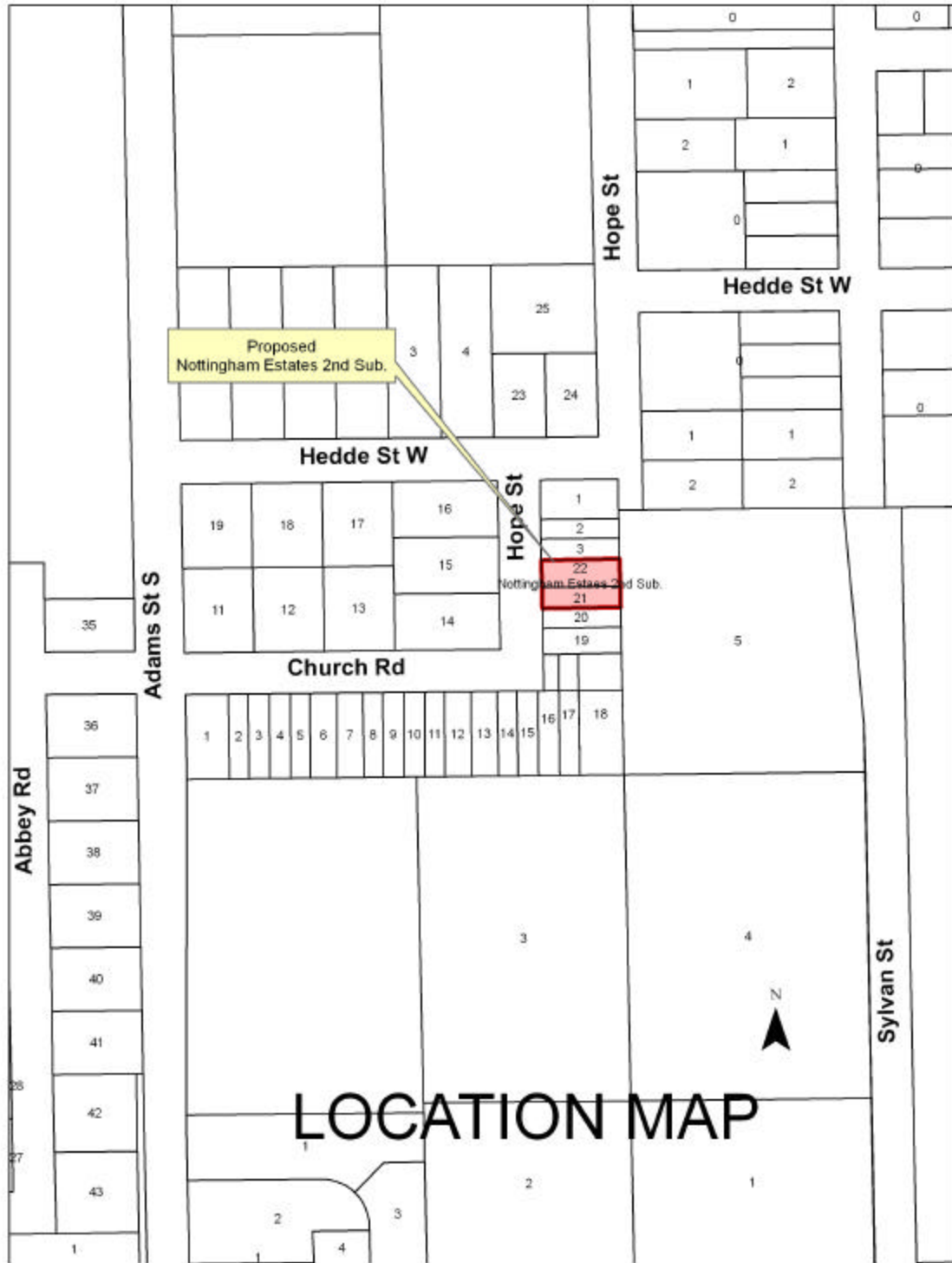
- *None*

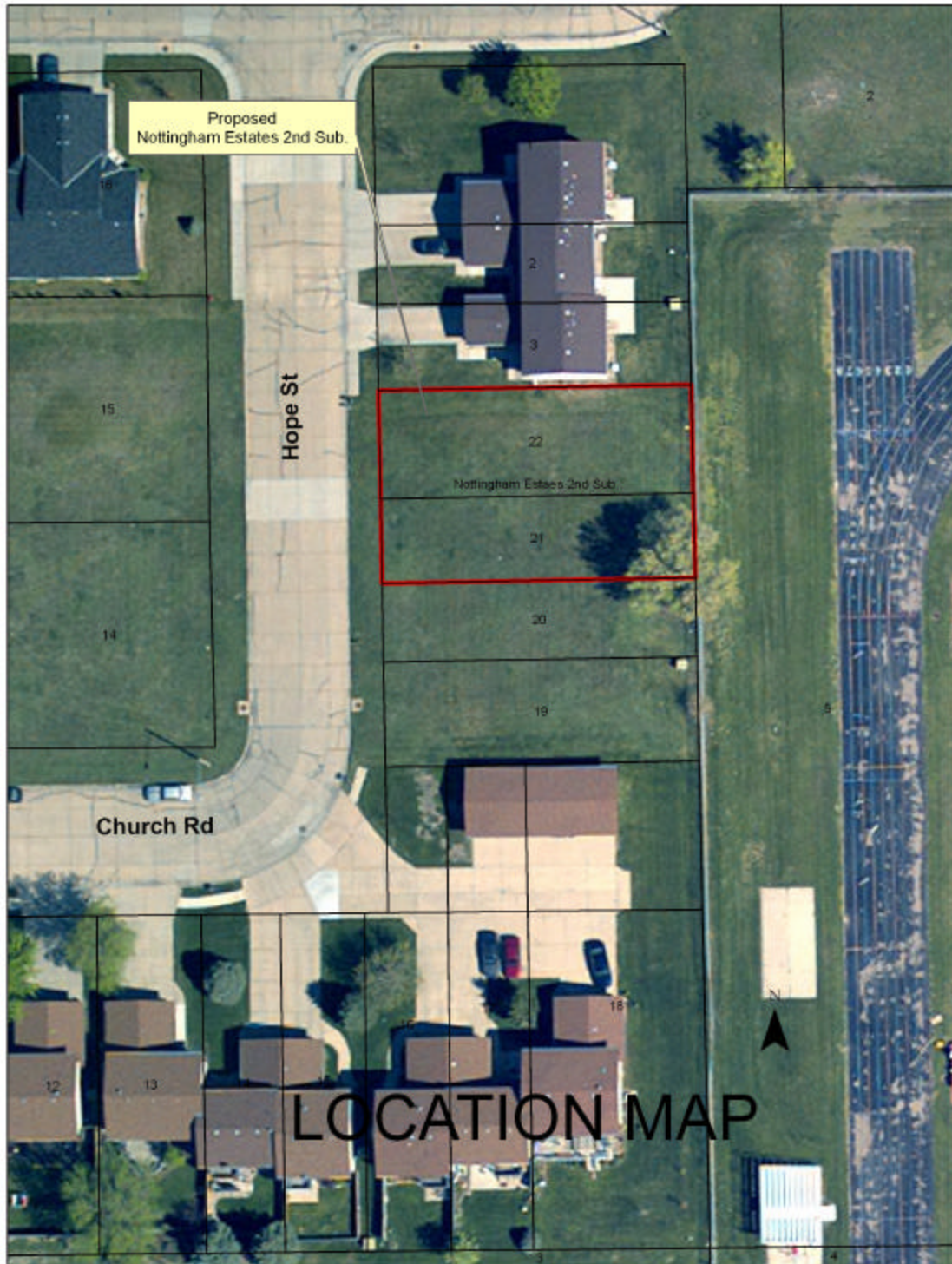
**RECOMMENDATION:**

That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Nottingham Estates Second Subdivision in the City of Grand Island.

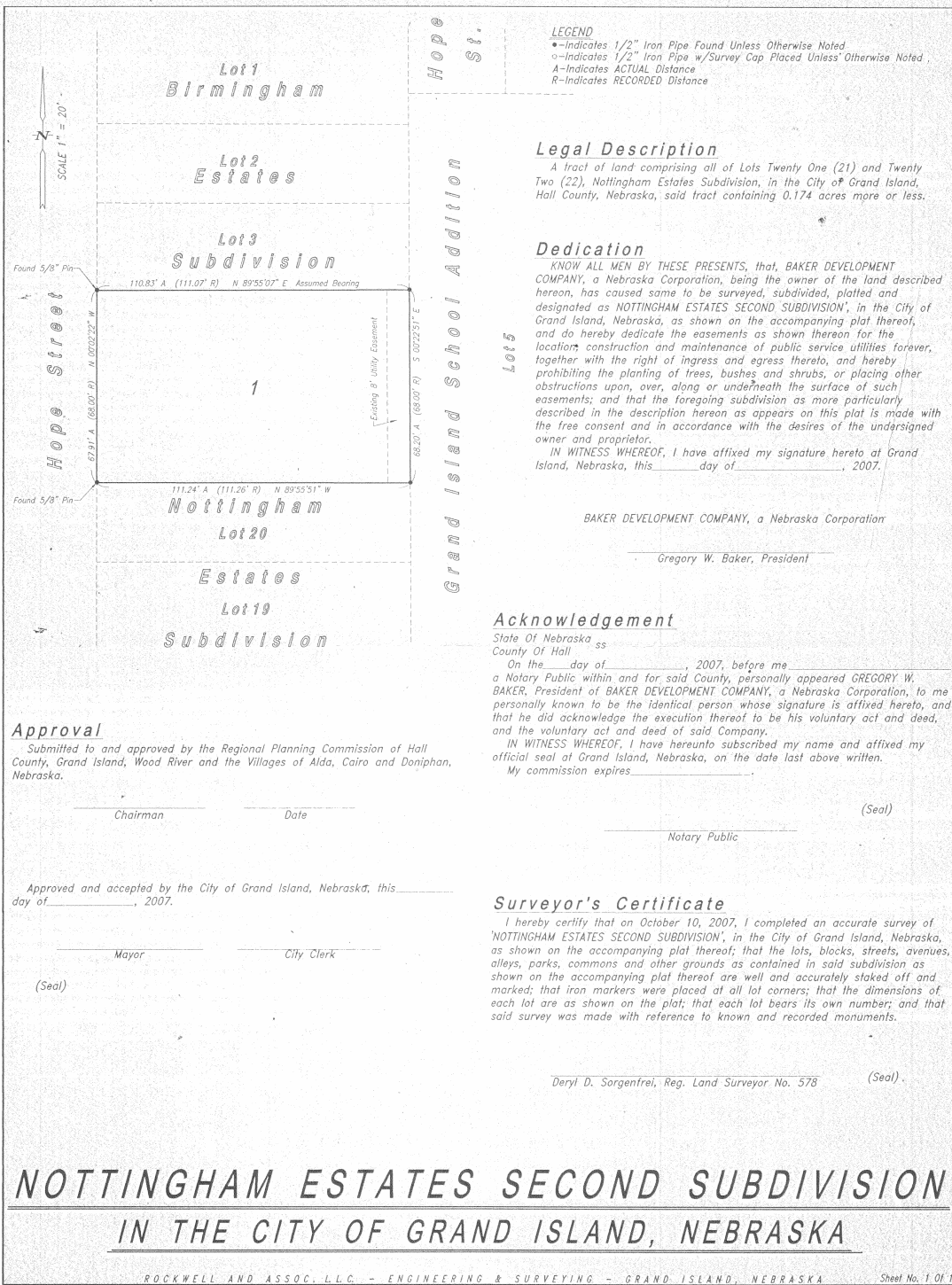
\_\_\_\_\_ Chad Nabity AICP, Planning Director











October 25, 2007  
C-4-2008GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday November 7, 2007 concerning the following changes:

An amendment to the Grand Island Zoning Map from RD Residential Development District to Amended RD Residential Development District, located on a tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision. This property is located on the east side of Hope Street, between W. Hedde Street and Church Road, as shown on the enclosed map.

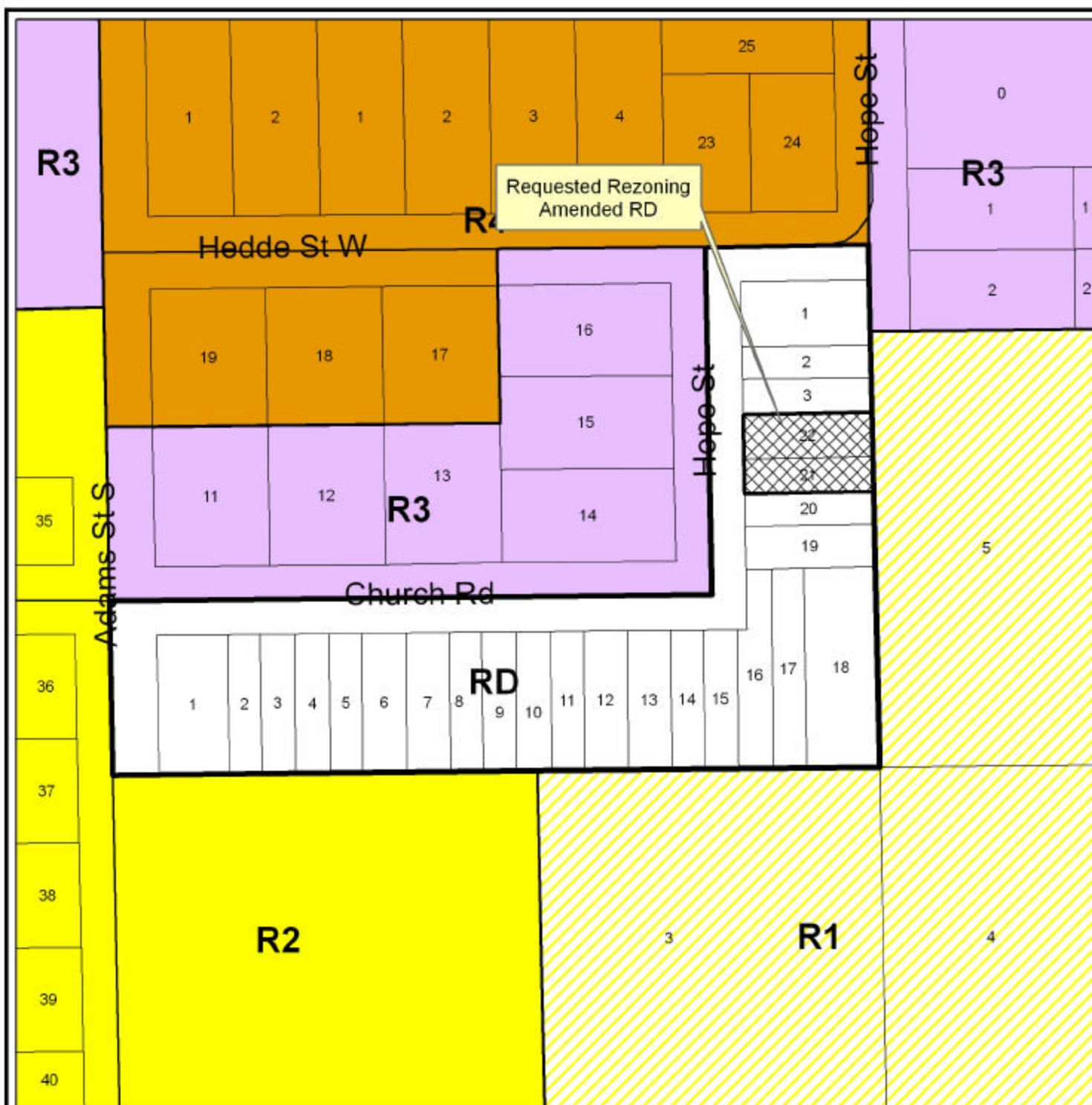
You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP  
Planning Director





# Requested Zoning



From RD : Residential Development Zone

To RD : Amended Residential Development Zone

Scale : NONE

C-4-2008GI



THE PLANNING DEPARTMENT, CITY OF PORTLAND, OREGON  
1200 NE OREGON STREET, PORTLAND, OREGON 97232-4000  
503.944.3000



# Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

Item F2

## Public Hearing - C1-2008GI

*Concerning proposed amendments to section 36.101 and 36.106 regarding performance standard for Salvage Yards and 36.68, 36.70, and 36.74 regarding the addition of parking lots as a permitted principal use in the B2, B3 and M3 Zoning Districts of the Grand Island City Code. (C-1-2008GI)*

Staff Contact: Chad Nabity

## **Agenda Item #5**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

October 29, 2007

### **SUBJECT:**

*Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to section 36.101 and 36.106 regarding performance standard for Salvage Yards and 36.68, 36.70, and 36.74 regarding the addition of parking lots as a permitted principal use in the B2, B3 and M3 Zoning Districts of the Grand Island City Code. (C-26-2007GI)*

### **PROPOSAL:**

City staff is suggesting additions to the Grand Island Zoning regulations pertaining to performance standards for salvage operations that are shown in this manner ~~deletions~~ or additions.

The suggested changes to sections 36-101 and 36-104 were approved by the City Council in November of 2002. The changes did not, however, get transferred to the zoning ordinance adopted in July of 2004. Adoption of these changes will correct that issue.

#### **§36-101. Performance Standards for Industrial Uses**

The following standards shall be met unless there are greater standards required by the United States Environmental Protection Agency or the Nebraska Department of Environmental Quality.

(A) Physical Appearance: All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this section shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, manufactured homes, or similar equipment when in operable condition.

(B) Fire Hazard: No operation shall involve the use of highly flammable gasses, acid, liquids, grinding processes, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gasses when handled in accordance with other regulations of the City of Grand Island.

(C) Noise: No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.

(D) Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, liquid waste of any radioactive or poisonous nature or chemical waste which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

(E) Air Contaminants:

(1) Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four minute period in each one-half hour. Light colored contaminants of such a capacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.

(2) Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths (0.2) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.

(3) Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause, or have a natural tendency to cause injury or damage to business, vegetation, or property.

(4) Odor: The emission of odors that are generally agreed to be obnoxious to any considerable numbers of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this regulation.

(5) Gasses: The gasses sulphur dioxide and hydrogen sulphide shall not exceed five (5) parts per million, carbon monoxide shall not exceed five (5) parts per million. All measurements shall be taken at the zoning lot line.

(6) Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousandths (0.003) of an inch measured at the zoning lot line. The use of steam or broad hammers shall not be permitted in this zone.

(7) Glare and heat: All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the zoning lot line. No heat from furnaces or processing equipment shall be sensed at the zoning lot line to the extent of raising the temperature of air or materials more than five (5) degrees Fahrenheit.

**(F) Physical Appearance: Salvage yards and other similar operations shall be effectively enclosed or shielded from adjacent properties on all sides by means of a sight-obscuring fence at least eight (8) feet in height, in good repair, and constructed of conventional fence building materials and techniques as approved by the chief building official. No inventory or salvage materials of any nature may be stacked within fifty (50.0) feet of the fence to a height greater than said fence.**

#### **§36-106. Conditional Uses; Salvage Yards**

All salvage yards shall be subject to the following conditions as part of their permitted conditional use:

(A) In addition to the information required pursuant to §36-88, an application for a conditional use for a salvage yard shall include a site plan for the premises showing the layout of the proposed operation, building and infrastructure locations, property dimensions, drainage and landscaping.

(B) All structures located or constructed on the salvage yard premises shall comply with the Grand Island City Code and all applicable building, electrical, plumbing and fire codes.

(C) All hazardous materials and regulated waste shall be received, stored, and disposed of in accordance with state and federal laws and the rules and regulations of the U.S. Environmental Protection Agency and the Nebraska Department of Environmental Quality.

(D) All operations of a salvage yard, including those which are ancillary and indirectly related to the salvage yard such as administration, parking, equipment and/or container storage shall be conducted on the premises subject to the permitted conditional use.

(E) All premises on a salvage yard shall be kept and maintained in a clean and orderly manner, using the best practices of the industry, with no loose garbage, litter, refuse or waste materials on the premises except those kept in short term storage for processing. The persons operating the salvage yard shall on a regular and routine basis inspect all areas adjacent to the salvage yard and clean up any materials which originated from the salvage yard.

**(F) Physical Appearance: Salvage yards and other similar operations shall be effectively enclosed or shielded from adjacent properties on all sides by means of a sight-obscuring fence at least eight (8) feet in height, in good repair, and constructed of conventional fence building materials and techniques as approved by the chief building official. No inventory or salvage materials of any nature may be stacked within fifty (50.0) feet of the fence to a height greater than said fence.**

Under the current zoning regulations parking lots are only permitted as an accessory use to principal use. These parking lots can be as far as 300 feet away from the principal use they are accessory to but they are still an accessory use. It would make sense to allow parking lots, especially in the downtown area a principal use. Under the current regulations there is no way to permit someone to own and operate a "pay for parking" parking lot.

#### **§36-68. (B-2) General Business Zone**

*Intent:* The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-2) General Business Zoning District.

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes



- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used

**(26) Parking Lots**

(26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) **Conditional Uses:** The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

- (1) Recycling business
- (2) Towers
- (3) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) **Permitted Accessory Uses:**

- (1) Building and uses accessory to the permitted principal use.

(D) **Space Limitations:**

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
<b>Permitted Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55
<b>Conditional Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55

<sup>1</sup> No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) **Miscellaneous Provisions:**

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Amended by Ord. No. 8947, effective 1-5-2005

**§36-70. (B-3) Heavy Business Zone**

*Intent:* The intent of this zoning district is to provide for the multiple uses within the central business district. Residential uses are permitted at the density of the (RO) Residential Office Zone.

(A) **Permitted Principal Uses:** The following principal uses are permitted in the (B-3) Heavy Business Zoning District.

- (1) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (2) Boarding and lodging houses, fraternity and sorority houses
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature

- (4) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (5) Country clubs
- (6) Dwelling units
- (7) Elderly Home, Assisted Living
- (8) Group Care Home with less than eight (8) individuals
- (9) Hospitals, nursing homes, convalescent or rest homes
- (10) Hotel and motel uses
- (11) Mortuaries, funeral homes, and funeral chapels
- (12) Nonprofit community buildings and social welfare establishments
- (13) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
- (14) Parking Lots**
- (14) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (15) Public parks and recreational areas
- (16) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (17) Public and quasi-public buildings for cultural use
- (18) Radio and television stations (no antennae), private clubs and meeting halls
- (19) Railway right-of-way but not including railway yards or facilities
- (20) Retail activities of a prescriptive service provided it is limited to being secondary to said use. Retail space is limited to 25% of the total floor area
- (21) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (22) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (23) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (24) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (25) Other uses as indicated in the Zoning Matrix [Attachment A hereto]
- (B) Conditional Uses:** The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-3) Heavy Business Zoning District as approved by City Council.
  - (1) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used
  - (2) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
  - (3) Stores and shops for the conduct of wholesale business, including sale of used merchandise.
  - (4) Towers
  - (5) Other uses as indicated in the Zoning Matrix [Attachment A hereto]
- (C) Permitted Accessory Uses:**
  - (1) Buildings and uses accessory to the permitted principal use.
- (D) Space Limitations:**

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
<b>Permitted Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	
<b>Conditional Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	

<sup>1</sup> No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than five feet or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein.
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided  
Amended by Ord. No. 8947, effective 1-5-2005

**§36-74. (M-3) Mixed Use Manufacturing Zone**

*Intent:* To provide for a mix of light manufacturing, warehousing, wholesaling, retail, and residential uses. This zoning district is reflective of the mix of uses historically present along the Union Pacific Railroad tracks through the central city.

(A) Permitted Principal Uses:

- (1) Churches
- (2) Residential dwellings at the same density as the (R-4) High Density Residential
- (3) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (4) Animal hospital and veterinary clinic
- (5) Arena or athletic field or track
- (6) Automobile body repair
- (7) Automobile service station
- (8) Bakery
- (9) Bottling plant
- (10) Blueprinting
- (11) Brewery or distillery
- (12) Café or restaurant
- (13) Cannery
- (14) Carpenter or woodworking shop
- (15) Carpet cleaning
- (16) Casting of lightweight or nonferrous metals
- (17) Crating and hauling depot
- (18) Dairy products distribution
- (19) Dry cleaning and laundry plant
- (20) Feed and seed processing and storage
- (21) Furniture repair and warehousing
- (22) Garage
- (23) Laboratories
- (24) Lapidary
- (25) Parking Lot**
- (25) Printer
- (26) Publisher or lithographer
- (27) Sign painting or manufacture
- (28) Stone and monument works

- (29) Storage yards or buildings for lumber, gas, oil and similar materials; but not explosives, vitreous ware, pottery and porcelain manufacture
- (30) Warehouse
- (31) Manufacture, processing, assembly, fabrication or storage of products and materials similar to the above
- (32) Railway right-of-way, including yards and facilities
- (33) Other uses as permitted in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses may be permitted, if approved by the city council, in accordance with procedures set forth in Article VI of this chapter.

- (1) Salvage yards except those dealing primarily with hazardous or regulated waste
- (2) Towers

(C) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses

(D) Specifically Excluded Uses:

- (1) Manufactured home parks

(E) Space Limitations:

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
<b>Permitted Uses</b>	6,000	50	10 <sup>1</sup>	0 <sup>2</sup>	0 <sup>3</sup>	10	65%	-
<b>Conditional Uses</b>	6,000	50	10 <sup>1</sup>	0 <sup>2</sup>	0 <sup>3</sup>	10	65%	-

<sup>1</sup> Shall be zero when located in Central Business District and Fourth Street Business District

<sup>2</sup> None when bounded by an alley, otherwise 10 feet

<sup>3</sup> No required Side Yard Setback, but if provided, not less than 5 feet or unless adjacent to a parcel whose zone requires a side yard setback, then 5 feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(F) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one (1) principal building shall be permitted on each zoning lot except as otherwise provided herein.

Amended by Ord. No. 8947, effective 1-5-2005

## OVERVIEW:

The addition of subparagraph F to both 36-101 and 36-106 will clarify the requirement for salvage yards and return those requirements to the intent as expressed by a previous planning commission and city council.

The addition of parking lot to the B2, B3 and M3 zoning districts will allow this as a principal use. The B3 and M3 zones are primarily downtown where parking districts allow for the expansion of uses and new uses without the addition of new parking spaces.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Hall County Regional Planning Commission

**Wednesday, November 07, 2007**

**Regular Meeting**

## **Item J1**

### **Final Plat - Hwy 281 Estates Subdivision**

*Hwy 281 Estates Subdivision located south of Old Highway 30, between U.S. Highway 281  
ad Webb Road, in the City of Grand Island, Hall County, Nebraska (2 lots)*

Staff Contact: Chad Nabity

October 25, 2007

Dear Members of the Board:

**RE: Final Plat – Hwy 281 Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hwy 281 Subdivision, located south of Old Highway 30, between U.S. Highway 281 and Webb Road, Grand Island, Hall County, Nebraska.

This final plat proposes to plat 2 lots on a tract of land comprising a part of the East Half of the Southeast Quarter (E1/2, SE1/4), Section 24, Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 34.442 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 7, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

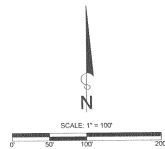
Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Katt Surveying

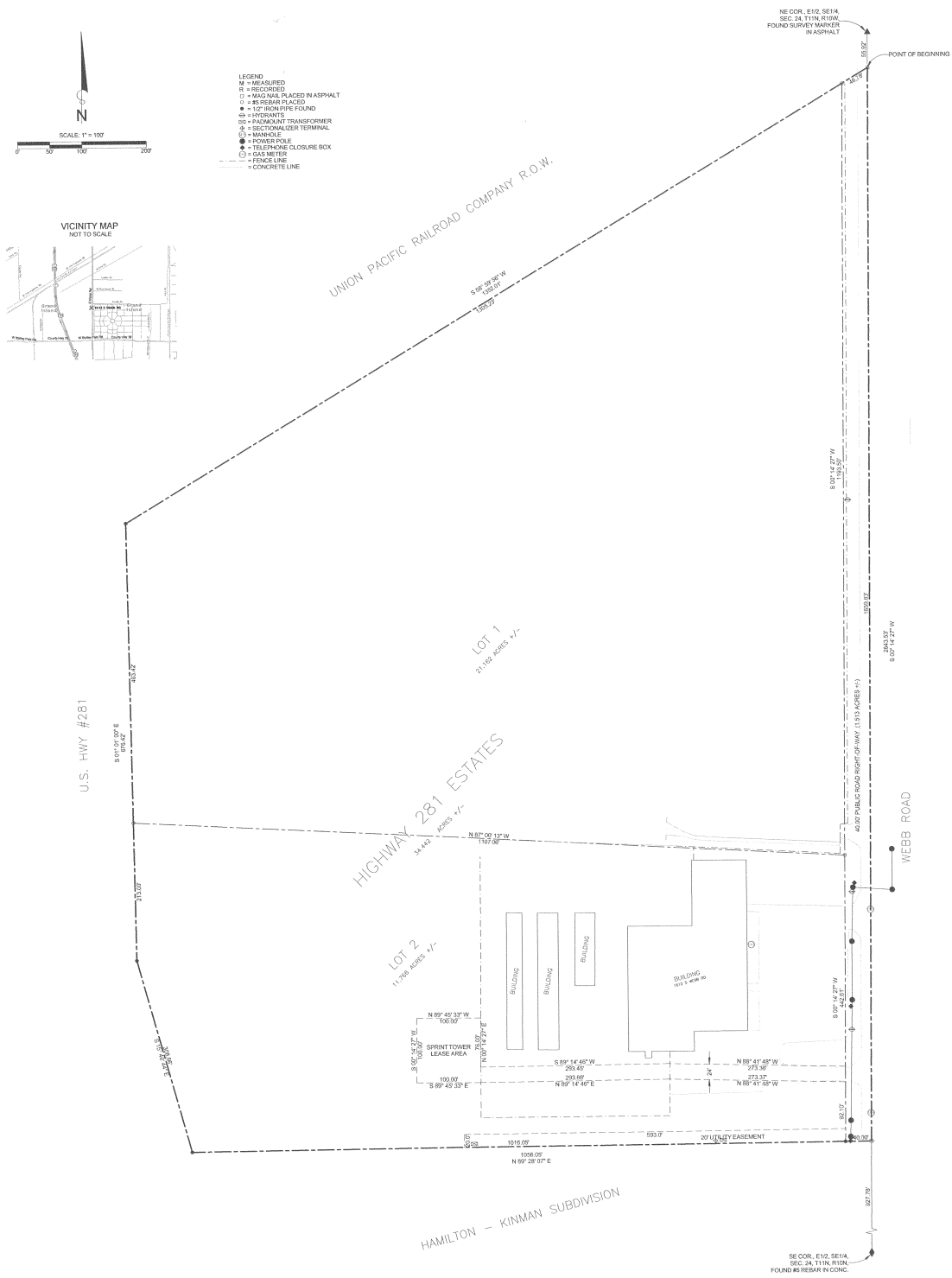
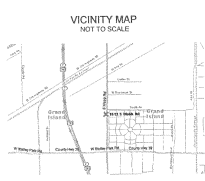
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.







- LEGEND
- M = MEASURED
  - R = RECORDED
  - = MAGNAIL PLACED IN ASPHALT
  - = REBAR PLACED
  - = 1/2" IRON PIPE FOUND
  - ⊕ = HYDRANT
  - ⊞ = SECTIONALIZER TRANSFORMER
  - ⊗ = MANHOLE
  - ⊙ = POWER POLE
  - ⊠ = TELEPHONE CLOSURE BOX
  - = GAS METER
  - = FENCE LINE
  - - - = CONCRETE LINE



# HIGHWAY 281 ESTATES

A PART OF THE E1/2, SE1/4, SEC. 24, T11N, R10W,  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

KATT SURVEYING - 1008 S. 1<sup>ST</sup> ST., AURORA, NE 68818 - 402-866-2229 - KATT.SURVEYING@GMAIL.COM  
PROJECT NUMBER 07-LS-908 - DATE 10/18/2007 - DRAWN BY DAF - CHECKED BY DAF



# Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

## Item J2

### **Final Plat - Deadwood Second Subdivision**

*Deadwood Second Subdivision located, south of W. Old Highway 30, between Johnstown Road and Claude Road, Grand Island, Hall County, Nebraska. (2 lots)*

Staff Contact: Chad Nabity

October 25, 2007

Dear Members of the Board:

**RE: Final Plat – Deadwood Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Deadwood Second Subdivision, located south of W. Old Highway 30, between Johnstown Road and Claude Road, Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Six (6), Deadwood Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 4.652 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 7, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.







# Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

## Item J3

### Final Plat - Nottingham Estates Second Subdivision

*Nottingham Estates Second Subdivision located on the east side of Hope Street, between W. Hedde Street and Church Road, Grand Island, Hall County, Nebraska. (1 lot)*

Staff Contact: Chad Nabity

October 25, 2007

Dear Members of the Board:

**RE: Final Plat – Nottingham Estates Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nottingham Estates Second Subdivision, located on the east side of Hope Street, between W. Hedde Street and Church Road, Grand Island Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately .0174 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 7, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

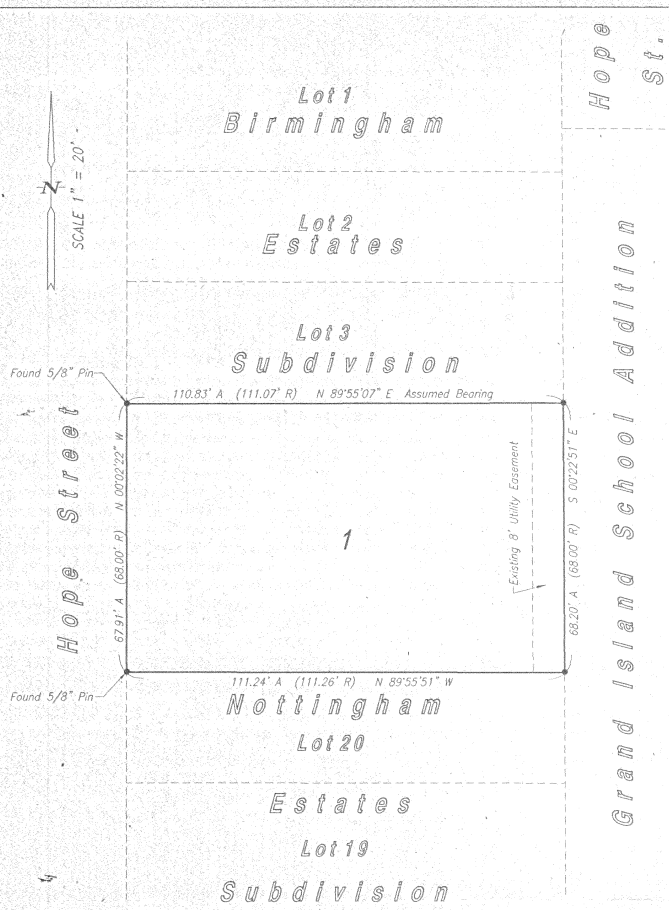
Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.







**LEGEND**  
 •-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 ○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted  
 A-Indicates ACTUAL Distance  
 R-Indicates RECORDED Distance

**Legal Description**  
 A tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.174 acres more or less.

**Dedication**  
 KNOW ALL MEN BY THESE PRESENTS, that, BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as NOTTINGHAM ESTATES SECOND SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.  
 IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

BAKER DEVELOPMENT COMPANY, a Nebraska Corporation  
 \_\_\_\_\_  
 Gregory W. Baker, President

**Acknowledgement**  
 State Of Nebraska ss  
 County Of Hall  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared GREGORY W. BAKER, President of BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said Company.  
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_

**Approval**  
 Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

\_\_\_\_\_  
 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 Mayor City Clerk

(Seal)

\_\_\_\_\_  
 Notary Public (Seal)

**Surveyor's Certificate**  
 I hereby certify that on October 10, 2007, I completed an accurate survey of 'NOTTINGHAM ESTATES SECOND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578 (Seal)

# NOTTINGHAM ESTATES SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA