



Hall County Regional Planning Commission

Wednesday, May 2, 2012
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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.

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, May 2, 2012
Regular Meeting

Item A1

May Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, May 2, 2012

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

2. Minutes of April 4, 2012.

3. Request Time to Speak

4. Public Hearing – Rezone - A request to rezone properties located west of Jay Street and north of Capital Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island. (C-14-2012GI)

5. Public Hearing – Rezone - A request to rezone properties located north of Texas Ave and south of Arizona Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island. (C-15-2012GI)

6. Final Plat - Woodland Park 12th, located north of Capital Ave., and west of Jay St., in Grand Island, Hall County, Nebraska. Consisting of 8.63 acres and (32 Lots).

7. Preliminary Plat – Woodland Park 13th, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

Final Plat – Woodland Park 13th, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

8. Final Plat – Westwood Park 12th, located west of Sandalwood Drive and north of Potash Hwy., in Grand Island, Hall County, Nebraska. Consisting of 8.765 acres and (26 Lots).

9. Vacate - Bellamy 2nd Subdivision.

10. Final Plat - Bellamy 3rd Subdivision, located south of U.S. Hwy 2 and west of West Bella Vista in Hall County, Nebraska, consisting of 3.74 acres and (1

Lot).

11. Planning Director's Report

12. Next Meeting June 6, 2012

13. Adjourn

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



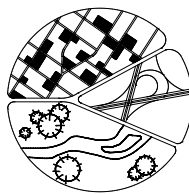
Hall County Regional Planning Commission

**Wednesday, May 2, 2012
Regular Meeting**

Item E1

April Meeting Minutes

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
April 4, 2012

The meeting of the Regional Planning Commission was held Wednesday, April 4, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 24, 2012.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Mark Haskins
	Scott Eriksen	Dennis McCarty

Absent: John Amick, Julie Connelly, Don Snodgrass

Other:

Staff: Chad Nabity, Rose Woods

Press:

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 March 7, 2012 meeting.

A motion was made by Bredthauer to approve the meeting minutes and seconded by Reynolds to approve the Minutes of the March 7, 2012 meeting as mailed.

The motion carried with 8 members present and 8 voting in favor (McCarty, O'Neill, Ruge, Bredthauer, Hayes, Eriksen, Reynolds and Haskins) and no member present abstaining.

3. Request Time to Speak.

Ron Depue, 308 N Locust, Grand Island.
Keith Marvin, PO Box 410, David City.
Kelly Rafferty, 717 W Anna, Grand Island.

4. Public Hearing - Concerning adoption of a blight and substandard Area No. 9. This property is located between Capital Avenue and State Street and US Hwy 281 and Webb Road in the City of Grand Island. (C-13-2012GI)

O'Neill opened the Public Hearing.

Nabity explained, Gordman Grand Island LLC commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 9 to be prepared by Marvin Planning Consultants of David City, Nebraska. The study area includes approximately 72 acres referred to as CRA Area No. 9. The study focused on property bounded by Capital Avenue on the north, Webb Road on the east, State Street to the south and U.S. Highway 281 on the west in northwest Grand Island. On March 26, 2012, Council referred the study to the Planning Commission for its review and recommendation.

Ron DePue and Keith Marvin representing Gordman Grand Island LLC spoke in favor of the designation and answered Planning Commission questions about the study. Kelly Rafferty, representing the Equity Investment Group owners of a building at the south end of the study area, spoke in favor of the declaration. No members of the public spoke in opposition to this item.

The Regional Planning Commission concluded that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact. They recommend approval of the declaration as blighted and substandard based on the facts presented, identified and discussed at their meeting.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Hayes to recommend approval of the Substandard and Blighted Area Designation for Redevelopment Area No. 9 in Grand Island, Nebraska Study as presented based on the study prepared for Gordman Grand Island LLC by Marvin Planning Consultants.

A roll call vote was taken and the motion passed with 8 members present (McCarty, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer) voting in favor.

5. Planning Director's Report

Nabity stated Karen Bredthauer received the Appointed Officials award at the NPZA conference held March 30, 2012.

6. Next Meeting May 2, 2012

7. Adjourn

Vice Chair Bredthauer adjourned the meeting at 6:40 p.m.

Leslie Ruge, Secretary
by Rose Woods



Hall County Regional Planning Commission

Wednesday, May 2, 2012
Regular Meeting

Item F1

Public Hearing - Rezone C-14-2012GI

Rezone from R1 Suburban Residential Zone to R2 Low Density Residential Zone

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee \$750.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Hastings Ventures, L.L.C. Phone (h) (308) 385-0636 (w) (308) 385-0636

Applicant Address 429 Industrial Lane, Grand Island, NE 68803

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2.86 acres parcel east of Pennsylvania and south of Idaho Avenue and Lots 5 and 6 of Woodland Park 11th Sub.

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Woodland Park 12th Sub, and/or

All/part West 1/2 of SE 1/4 of Section 2 Twp 11 Rge 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no _____)
(provide a properly scaled map of property to be rezoned)

From R1 (Suburban Residential) to R2 (Low Density Residential)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes _____) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To be in compliance with the proposed comprehensive plan for the development of residential lots

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

~~*A public hearing will be held for this request*~~

Signature of Owner or Authorized Person  Date 4/12/12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/01/02

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 10, 2012

SUBJECT: *Zoning Change (C-14-2012GI)*

PROPOSAL: To rezone approximately 2.86 acres of land east of Independence Avenue along Idaho Avenue south of Vermont Avenues including lots 5 and 6 of Woodland Park 11th subdivision, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R1-Suburban Density Residential.
<i>Permitted and conditional uses:</i>	R1 - Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre.
<i>Comprehensive Plan Designation:</i>	Designated for future low to medium residential development.
<i>Existing land uses.</i>	Vacant

Adjacent Properties Analysis

<i>Current zoning designations:</i>	South and East: LLR-Large Lot Residential, North and West: R2-Low Density Residential
<i>Permitted and conditional uses:</i>	LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R2- Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre.
<i>Comprehensive Plan Designation:</i>	North, South, East and West: Designated for future low to medium density residential development.
<i>Existing land uses:</i>	North: Residential subdivision zoned R2 East: Residential Subdivision Zoned LLR ½ acre lots South: Church West: Vacant property zoned R2

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Allows for construction of desired housing type at higher densities:* The proposed rezoning would allow for a slight increase in density while still allowing single family detached housing with attached 3 car garages. This is allowable with the reduced side yard setbacks.

Negative Implications:

- *Changes the Neighborhood:* The houses surrounding this field will have neighbors backing onto them.
- *Will increase the traffic on Independence Ave:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R1-Suburban Density Residential to R2-Low Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

April 20, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1 Suburban Residential Zone to R2 Low Density Residential, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R1 Suburban Residential Zone to R2 Low Density Residential, located in part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

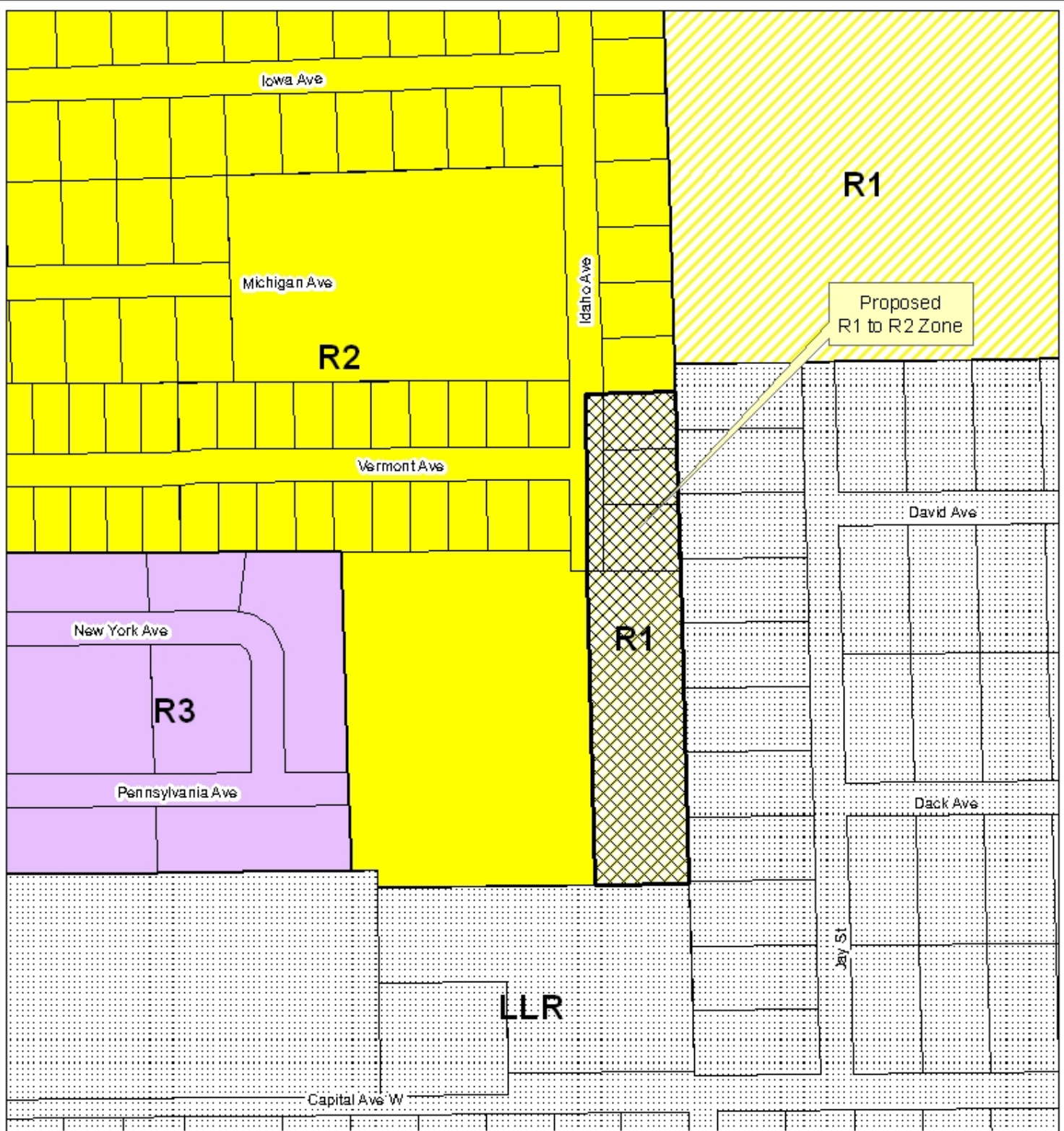
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director



cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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



Requested Zoning



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

Scale : NONE
C-14-2012GI



GRAND ISLAND PLANNING COMMISSION
1000 1st Avenue, Grand Island, NE 68881
(402) 342-2222



Hall County Regional Planning Commission

**Wednesday, May 2, 2012
Regular Meeting**

Item F2

Public Hearing - C-15-2012GI

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee \$750.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Hastings Ventures, L.L.C.

Phone (h) (308) 385-0636 (w) (308) 385-0636

Applicant Address 429 Industrial Lane, Grand Island, NE 68803

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 5.789 acres parcel east of New Mexico Avenue and north of Idaho Avenue

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Woodland Park 13th Sub, and/or

All/part West 1/2 of SE 1/4 of Section 2 Twp 11 Rge 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no)
(provide a properly scaled map of property to be rezoned)

From R1 (Suburban Residential) to R2 (Low Density Residential)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To be in compliance with the proposed comprehensive plan for the development of residential lots

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person 

Date 4/12/12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/01/02

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

April 10, 2012

SUBJECT: *Zoning Change (C-15-2012GI)*

PROPOSAL: To rezone approximately 5.789 acres of land east of Independence Avenue along New Mexico Avenue, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

OVERVIEW:

Site Analysis

Current zoning designation:

R1-Suburban Density Residential.

Permitted and conditional uses:

R1 - Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future low to medium residential development.

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

North: LLR-Large Lot Residential,

South: R2-Low Density Residential

Permitted and conditional uses:

East and West: R1-Suburban Density Residential. LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre. R2- Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre.

Comprehensive Plan Designation:

North, South, East and West: Designated for future low to medium density residential development.

Existing land uses:

North: Residential subdivision (1/2 acre lots)

East: Northwest High School

South: Residential subdivision low density residential lots (Same R2 Zoning)

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Allows for construction of desired housing type at higher densities:* The proposed rezoning would allow for a slight increase in density while still allowing single family detached housing with attached 3 car garages. This is allowable with the reduced side yard setbacks.

Negative Implications:

- *Changes the Neighborhood:* The houses surrounding this field will have neighbors backing onto them.
- *Will increase the traffic on Independence Ave:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R1-Suburban Density Residential to R2-Low Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

April 20, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1 Suburban Residential Zone to R2 Low Density Residential, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R1 Suburban Residential Zone to R2 Low Density Residential, located in part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

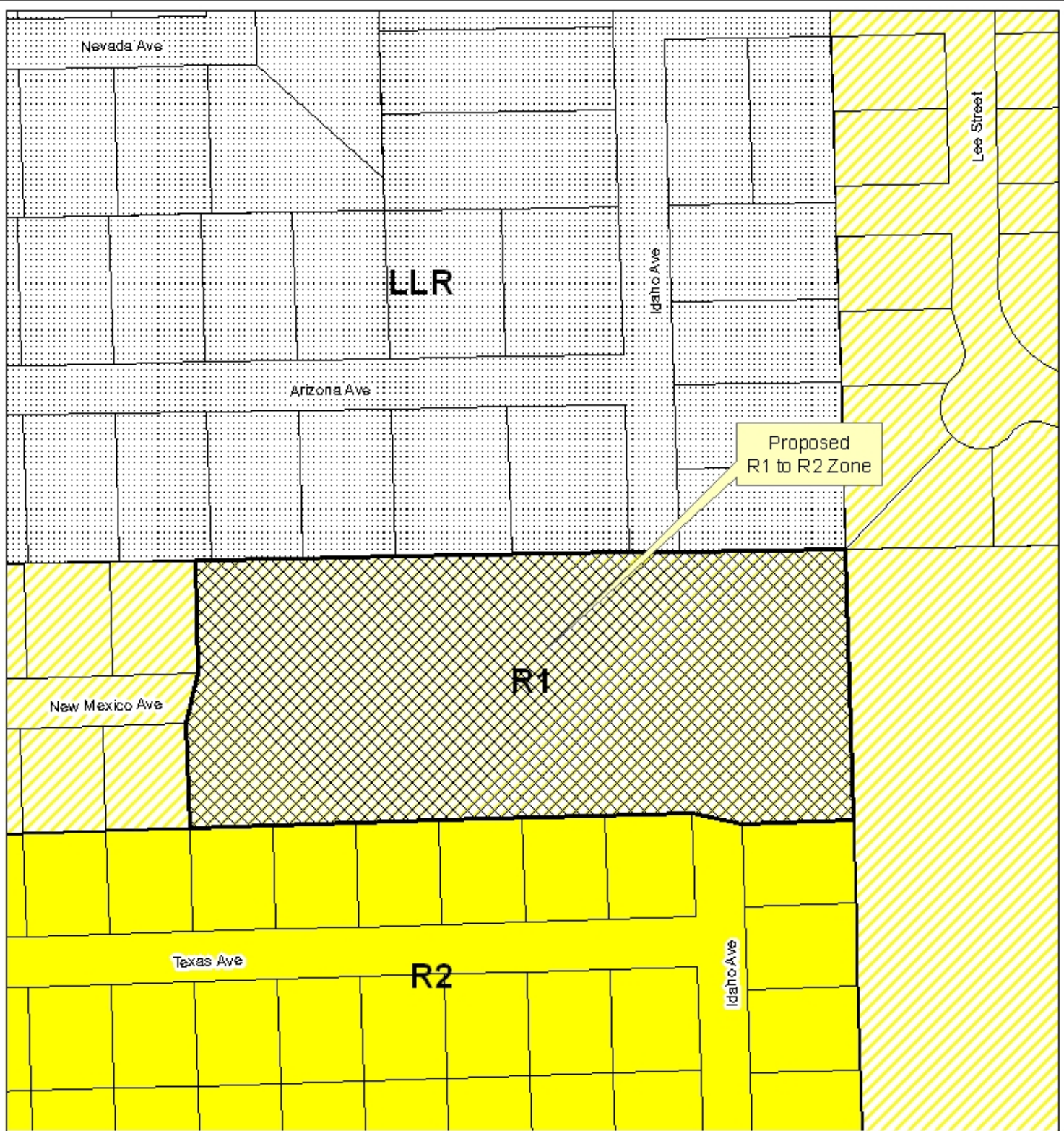
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director



cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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



Requested Zoning



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

Scale : NONE
C-15-2012GI



Grand Island Planning Commission
1000 West 10th Street, Suite 100
Grand Island, NE 68801



Hall County Regional Planning Commission

**Wednesday, May 2, 2012
Regular Meeting**

Item M1

Final Plat Woodland Park 12th Subdivision

Staff Contact: Chad Nabity

April 20, 2012

Dear Members of the Board:

RE: Final Plat – Woodland Park 12th Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Woodland Park 12th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat of Woodland Park 12th proposes to create 32 lots on a tract of land consisting of Lot 7 of Woodland Park 11th Subdivision in the City of Grand Island, Located in Part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) in the City of Grand Island, Nebraska, said tract containing 8.63 acres.

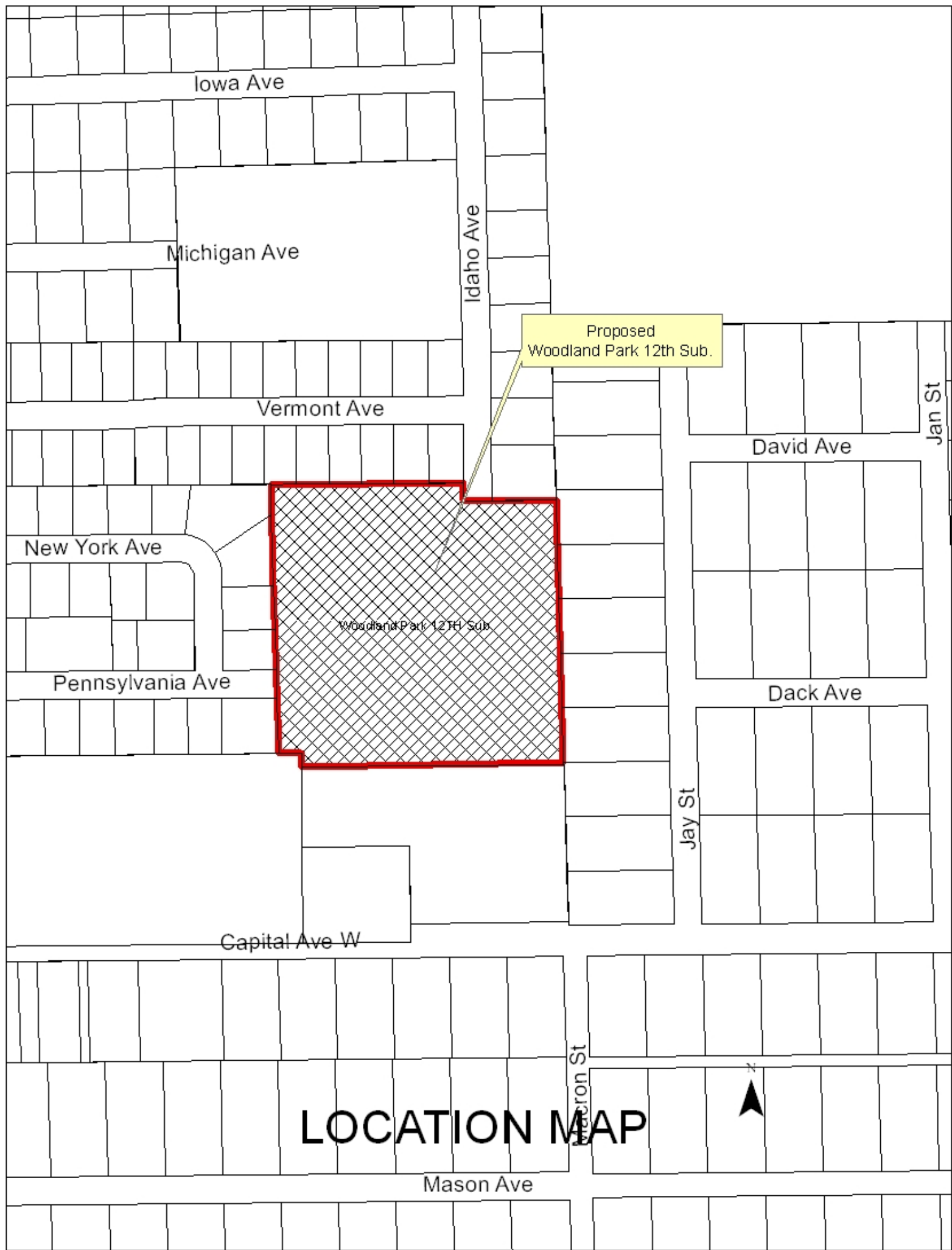
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

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



LOCATION MAP



Hall County Regional Planning Commission

Wednesday, May 2, 2012

Regular Meeting

Item M2

Preliminary & Final Plat Woodland Park 13th Subdivision

Staff Contact: Chad Nabity

April 20, 2012

Dear Members of the Board:

**RE: Preliminary Plat – Woodland Park 13th Subdivision
Final Plat – Woodland Park 13th Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Preliminary Plat and a Final Plat of Woodland Park 13th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat of Woodland Park 13th proposes to create 20 lots on a tract of land, located in Part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) in the City of Grand Island, Nebraska, said tract containing 5.79 acres.

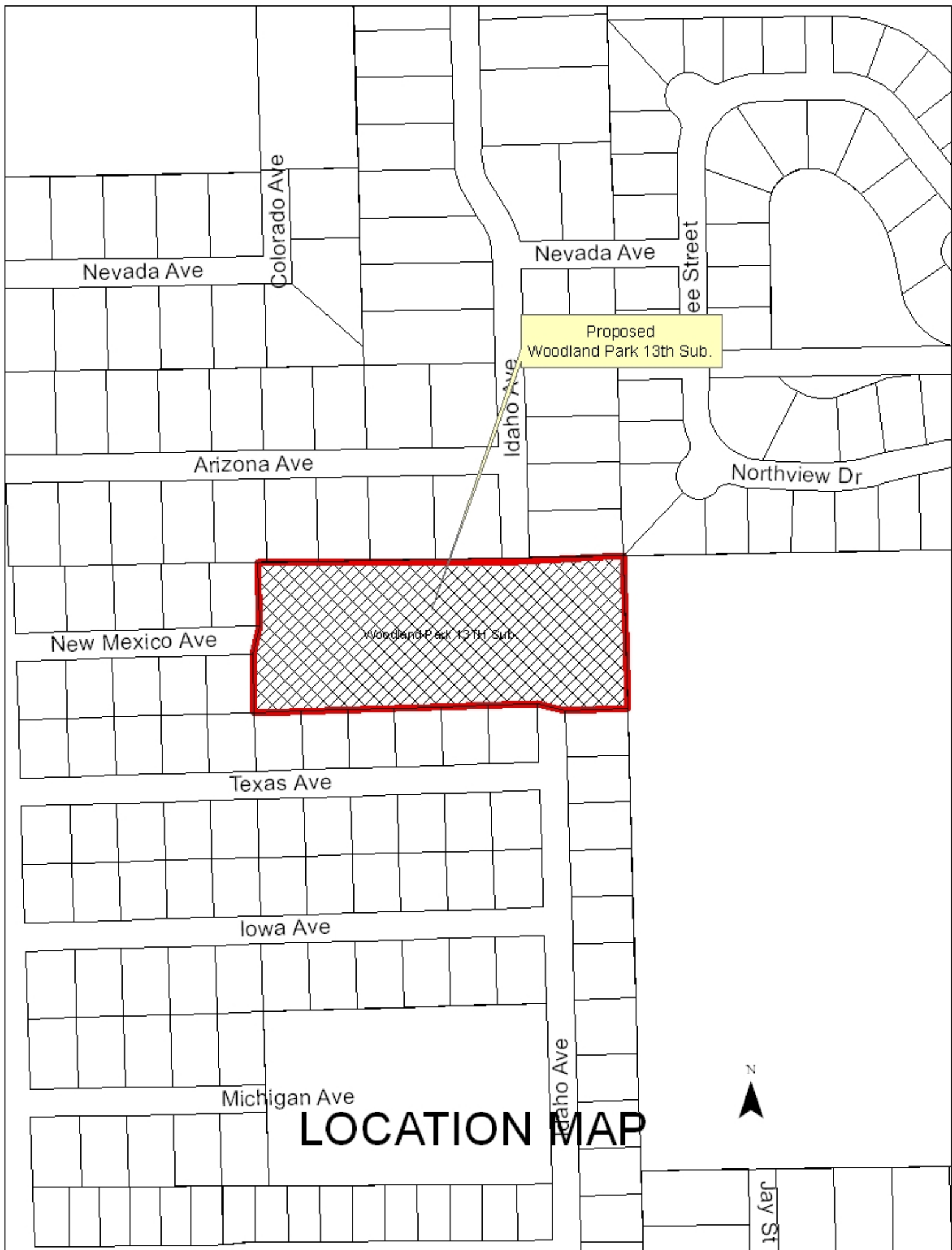
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson 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, May 2, 2012
Regular Meeting**

Item M3

Final Plat Westwood Park 12th Subdivision

Staff Contact: Chad Nabity

April 20, 2012

Dear Members of the Board:

RE: Final Plat – Westwood Park 12th Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Westwood Park 12th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 26 lots on a tract of land comprising all of Lots One (One) thru Twenty One (21), Westwood Park Eleventh Subdivision located in a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Fourteen (14), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 8.765 acres.

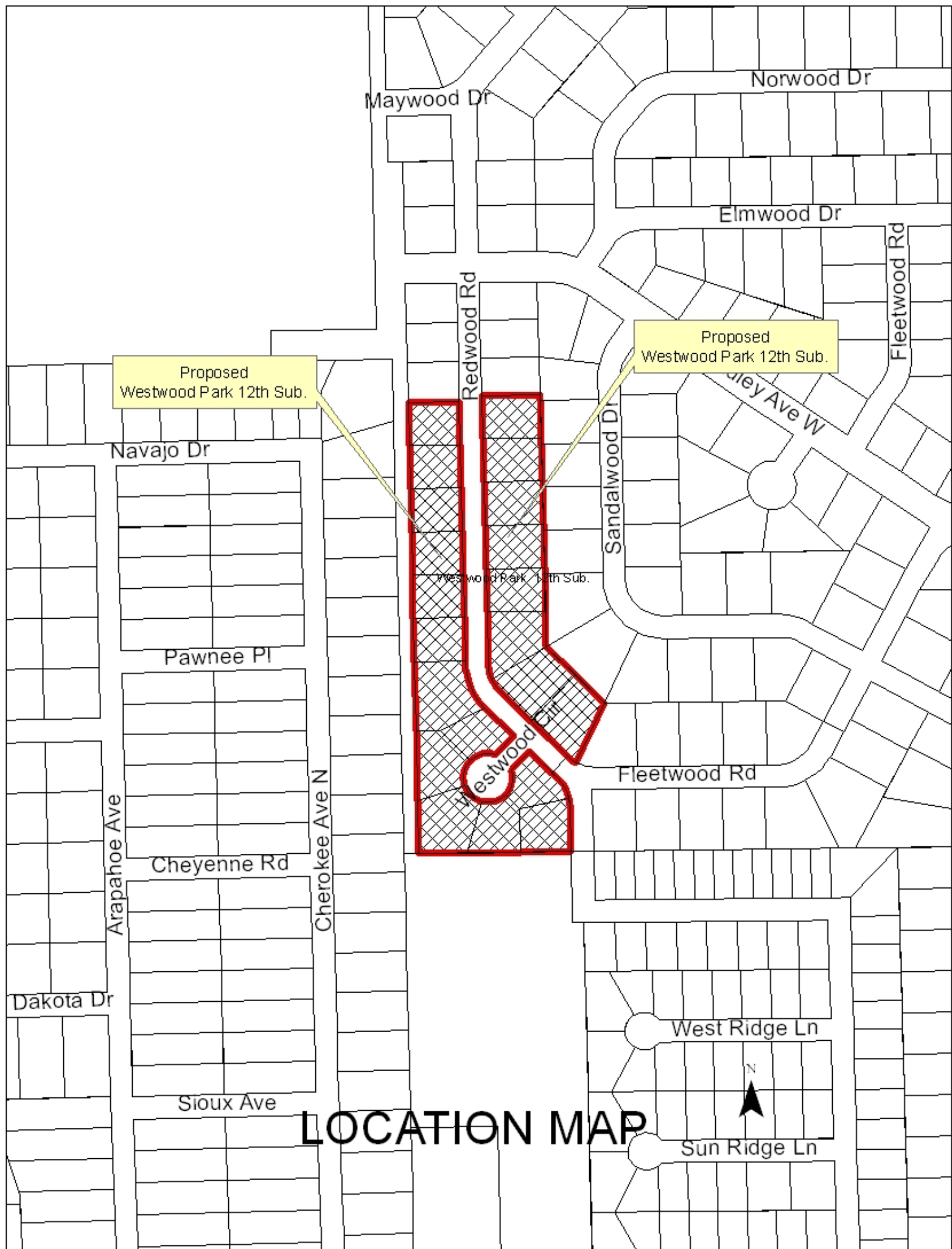
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Rockwell and Associates LLC

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



LOCATION MAP



Hall County Regional Planning Commission

**Wednesday, May 2, 2012
Regular Meeting**

Item M4

Vacate Bellamy 2nd Subdivision

Staff Contact: Chad Nabity

May 3, 2012

Pam Lancaster, Chair
and Members of the Board
121 S Pine
Grand Island NE 68801

Dear Chairperson and Members of the Board:

RE: Vacate Subdivision – Bellamy’s Second Subdivision, located in the NW ¼, of Section 23 T 12N, R 12 W, in Hall County, Nebraska.

The owners of the above referenced subdivision have requested that the County Board consider vacating said subdivision. The purpose of this request is to allow the property to be resubdivided into a larger lot for the residence.

A subdivision of the new lot has been submitted as Bellamy’s Third Subdivision and is before the board for approval pending approval of a resolution to vacate the original Bellamy’s Second Subdivision. The County will retain all easements and right-of-way dedicated with the original subdivision.

Yours truly,

Chad Nabity AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Jamie Blodgett



Hall County Regional Planning Commission

**Wednesday, May 2, 2012
Regular Meeting**

Item M5

Bellamy 3rd Subdivision

Staff Contact: Chad Nabity

April 20, 2012

Dear Members of the Board:

RE: Final Plat – Bellamy's Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bellamy's Third Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising of Lot Five (5), Bellamy's First Subdivision, Hall County and Lot Four (4), Bellamy's First Subdivision, in Hall County, Nebraska, said tract containing 3.74 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 May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Jamie Blodgett

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

