



# **Hall County Regional Planning Commission**

**Wednesday, August 2, 2017  
Regular Meeting**

## **Item G2**

**Rezoning-Hall County - Webb and One-R Road**

Staff Contact: Chad Nabity

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

July 24, 2017

**SUBJECT:** *Zoning Change (C-30-2017HC)*

**PROPOSAL:** This application includes approximately 55.09 acres at the southeast corner of Webb Road and One-R Road. The property is located to the east of One-R School in the Hall County zoning jurisdiction.

The applicant is asking that the zoning on this property be changed from A1-Agricultural Primary District to PUD Planned Unit Development for Single Family Residential. The stated purpose of this rezoning is to allow the applicant to subdivide the property for residential development. The Hall County Zoning Resolution permits Planned Unit Development on property zoned for agricultural uses.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

A1-Agricultural/Primary District

*Proposed zoning designation*

PUD- Single Family Homes on acreage lots

*Permitted and conditional uses:*

A1 - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres  
PUD A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

*Comprehensive Plan Designation:*

*Designated for agricultural uses.*

*Existing land uses.*

Alfalfa and Hay

##### Adjacent Properties Analysis

*Current zoning designations:*

**North, East and West:** A1-Agriculture/Primary District

*Permitted and conditional uses:*

**South:** A2-Agricultural/Secondary District  
A1- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.  
A2- Same as A1, but more restrictions on new feeding operations due to the proximity to municipal jurisdictions.

*Comprehensive Plan Designation:*

**South:** Agricultural

*Existing land uses:*

**East:** Prairie Creek and farmstead

**North:** Agricultural and farmstead

**West:** Agricultural, elementary school, farmstead and residential acreages.

## EVALUATION:

### Positive Implications:

- *Soil types will support the development:* According to the Hall County Comprehensive Plan the following statements can be made about the soil types on this property:

Characteristic	Limitations	Majority of County
Septic Tanks	Severely Limited	Severely Limited
Dwellings w/ Basements	Not Limited	Not or Severely Limited
Local Roads and Streets	Somewhat Limited	Severely Limited
Paths and Trails	Not Limited	Not Limited

The proposed lot sizes will support both a well and septic systems without any additional approvals by the state of Nebraska. This site would not be appropriate for numerous septic systems on lots with less than 3 acres.

- *Will not remove irrigated prime agricultural ground from production:* The subject property is currently alfalfa and pasture. It is not irrigated prime agricultural ground.
- *Will provide for additional housing lots near Grand Island:* There are very few residential lots available in and around Cairo. This development would provide for larger acreage lots in the northwest part of Hall County. This development could be compared to Amick Acres in southeast Hall County.
- *Direct Access to Webb Road:* This development will have direct access onto Webb Road. The County will have minimal increased cost for road maintenance as a result of this development.
- *Improved transportation routes:* The addition of the proposed 9 houses will not impact the traffic volumes and capacity of the surrounding road.
- *Close to U.S. Highway 281:* This site is within 1 mile of U.S. Highway 281.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

### Negative Implications:

- *Opens agricultural areas of Hall County to residential development:* As residential uses encroach into the agricultural areas of Hall County, we are likely to see increased conflict between these uses. This is the main reason to limit residential development on prime agricultural ground.
- *Drainage issues on this site:* The same characteristics that make this site a picturesque place for residential development may cause issues with drainage and flooding. The site does drain into the Prairie Creek and primary drainage from the property will be directed toward the creek.

- *Flood Plain: This site is located within a regulatory flood plain and the very northwest corner is located within a regulatory flood way. The developers have identified building envelopes for each lot except Lots 1 and 4 that are above the regulatory flood plain. Structures on Lots 1 and 4 would need to be elevated to meet flood plain regulations. Fill would be permitted on any of these lots.*

**Other Comments:**

This development as presented would allow the development of 9 residential lots ranging in size from 3.0 acres to greater tracts at this location. This property is not prime agricultural ground. It is dry land pasture and alfalfa. Hall County is typically very flat, with farms that are conducive to irrigation and high yield crop production. This site does not have those characteristics. It is conducive to housing development for those people who may want a small acreage in a picturesque setting. The location adjacent to Webb Road and One-R Road (both paved) and the proximity to U.S. Highway 281 strengthens this proposal as it will not increase demand on county roads by people used to urban, rather than rural driving conditions. All the lots will front onto Webb Road. Access to One-R Road will be restricted at the request of the Hall County highway superintendent. Lots 1, 2 and 3 will be shared with a drive across from One-R School. Lot 4 will be served by the existing field entrance. Lots 5 and 6 will share a new access, as will Lots 7 and 8. The larger lots will be able to accommodate development of septic systems with sufficient reserve space.

This property is zoned A1 and livestock operations are permitted in the A1 zone but the density of residential development near this site and the proximity of the school would severely limit the potential of this property for livestock production.

Since this property is zoned A1 currently and the properties to the north and west are also A, it would be appropriate given the size of these lots to follow the A1 setbacks within this subdivision. This should be included in the resolution approving the subdivision and the subdivision agreement.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Hall County Board rezone this site from A1-Agricultural/Primary District to PUD-Planned Unit Development and approve the preliminary plat for this district as presented.

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



