



Hall County Regional Planning Commission

Wednesday, August 2, 2017
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Administrative Assistant:
Tracy Gartner

6:00 PM
City Hall

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.



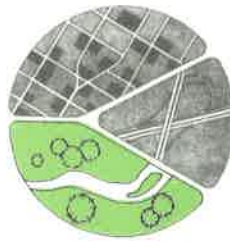
Hall County Regional Planning Commission

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

Item A1

Agenda 8-2

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING
Wednesday August 2, 2017
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.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of July 5, 2017.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Grand Island – This is a site specific redevelopment plan for all, or part of, the Husker Harvest Days show site located north of Husker Highway and east of Schauppsville Road in Hall County, Nebraska. (C-31-2017GI)

5. Public Hearing – Rezoning – Grand Island – Request to rezone 1120 E. Bismark Road and 1104 E. Bismark Road from R-2 Low Density Residential to B-2 General Business use, for Lots One and Two (1 and 2), Bohnart Subdivision, located north of Bismark and west of Stuhr Road in the City of Grand Island, Hall County, Nebraska. (C-29-2017GI)

6. Public Hearing – Rezoning – Hall County – Request to rezone 55.09 acres from A-1 Agricultural Primary to PUD Planned Unit Development in part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twelve (12) north, Range Nine (9) west and all of the north half (N ½) of Fractional Section Nineteen (19), Township Twelve (12) north, Range Nine

(9) west, of the Sixth (6th) P.M., all in Hall County, Nebraska. (C-30-2017HC)

7. **Preliminary Plat – Prairie Creek Meadows Subdivision** – Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots and 55.09 acres)

Consent Agenda

8. **Final Plat – Brundage Subdivision** – Located south of Highway 2 and east of Bluff Center Road in Hall County, Nebraska. (1 lot and 3 acres)
9. **Final Plat – Martin Brothers Subdivision** – Located north of Platte River Drive and east of 70th Road in Hall County, Nebraska. (1 lot and 7.019 acres)
10. **Final Plat – Van Gordon Subdivision** – Located south of Guenther Road and east of 80th Road in Hall County, Nebraska. (1 lot and 3.409 acres)
11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL**
Medium Density Residential – Small Lot.
12. **Director's Report.**
13. **Next Meeting September 6, 2017.**
14. **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.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
August 2, 2017**

4. **Public Hearing – Redevelopment Plan – Grand Island** – This is a site specific redevelopment plan for all, or part of, the Husker Harvest Days show site located north of Husker Highway and east of Schauppsville Road in Hall County, Nebraska. Developers had hoped to have the redevelopment plan proposal submitted for this meeting, but have asked to have it postponed to a future meeting. No current action is required. (C-31-2017GI)
5. **Public Hearing – Rezoning – Grand Island** – Request to rezone 1120 E. Bismark Road and 1104 E. Bismark Road from R-2 Low Density Residential to B-2 General Business use, for Lots One and Two (1 and 2), Bohnart Subdivision, located north of Bismark and west of Stuhr Road in the City of Grand Island, Hall County, Nebraska. (C-29-2017GI) (Hearing, Discussion, Action)
6. **Public Hearing Rezoning – Hall County** – Request to rezone 55.09 acres from A-1 Agricultural Primary to PUD Planned Unit Development in part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twelve (12) north, Range Nine (9) west and all of the north half (N ½) of Fractional Section Nineteen (19), Township Twelve (12) north, Range Nine (9) west, of the Sixth (6th) P.M., all in Hall County, Nebraska. (C-30-2017HC) (Hearing, Discussion, Action)
7. **Preliminary Plat – Prairie Creek Meadows Subdivision** – Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots and 55.09 acres). (Discussion and Action)

Consent Agenda

8. **Final Plat – Brundage Subdivision** – Located south of Highway 2 and east of Bluff Center Road in Hall County, Nebraska. (1 lot and 3 acres) (Discussion and Action)
9. **Final Plat – Martin Brothers Subdivision** – Located north of Platte River Drive and east of 70th Road in Hall County, Nebraska. (1 lot and 7.019 acres) (Discussion and Action)
10. **Final Plat – Van Gordon Subdivision** – Located south of Guenther Road and east of 80th Road in Hall County, Nebraska. (1 lot and 3.409 acres) (Discussion and Action)
11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL Medium Density Residential – Small Lot.** - Nabity will discuss a proposal for a small lot residential option. (Information, Discussion)



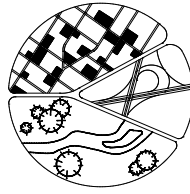
Hall County Regional Planning Commission

Wednesday, August 2, 2017
Regular Meeting

Item E1

Minutes 7-5-17

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
July 5, 2017

The meeting of the Regional Planning Commission was held Wednesday, July 5, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on June 24, 2017.

Present: Pat O'Neill Dean Sears
 Les Ruge Derek Apfel
 Hector Rubio Tony Randone
 Leonard Rainforth Judd Allan (arrived at 6:39 p.m.)

Absent: Carla Maurer, Jaye Monter, Greg Robb, Dean Kjar.

Other: Hall County Supervisor Karen Bredthauer.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the June 21, 2017 meeting.

A motion was made by Rainforth and seconded by Apfel to approve the minutes of the June 21, 2017 meeting.

The motion carried with seven members in favor (Apfel, O'Neill, Ruge, Rainforth, Rubio, Sears, and Randone) and no members voting no or abstaining.

3. Request Time to Speak.

Elaine Dooley, 3060 Roselawn, Item 6; Ryan Rozendal, 1308 W. John, Item 6; Matt Perardi, 242 S. Oak, Item 6; Barry Niedfelt, 1015 E. Oklahoma, Item 6; Linda Uhrich, 3126 Goldenrod Drive, Item 6; Christi DePoorter, 3321 Conrad Drive; Ron Depue, 308 N. Locust, Item 7; Keith Marvin, David City, Item 7; Neal Niedfeldt, CEO of Southern Public Power, Item 7; Marlin Sekutera, 3521 Primrose Drive, Item 6; Brett Hopkins, 3115 Goldenrod Drive, Item 6. The following registered for request to speak during the discussion on Item 6: Nadia McCann, 2847 Goldenrod Drive, Item 6; Ray Dooley, 3060 Roselawn, Item 6.

4. Public Hearing – Zoning Change – Alda – A request from the Village Board of Alda to amend Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts. (C-24-2017A)

O'Neill opened the public hearing.

Nabity said the Village of Alda, through its attorney Arend Baack, was requesting that the commission review a change to the village zoning ordinances that would allow for cargo storage containers in the R-9, BGC, BG, I-1, I-2, PUD, AG and TA districts. He said such a zoning change may conflict with the building codes so the village may need to make an amendment or exemption to sections of the building code if this zoning change were approved.

Ruge said cargo storage containers are already in use in the village and the village board wants better control over them. Ruge said some commercial properties use them for storage. The cargo units are also being used for personal storage as sheds, Nabity said.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to recommend approval of the zoning change regarding cargo storage units. As part of his motion, Ruge recommended corrections to typographical errors in Section 4.12(a).02 subsection (b), which should be (c) and "It" shall be permissible, with the remaining subsections lettered in succession; and recommended that the village verify compliance/compatibility of the zoning change with existing building codes.

The motion carried with seven members in favor (Apfel, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining.

5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 523 E. Division/206 S. Plum, Grand Island, Hall County, Nebraska (C-27-2017GI)

O'Neill opened the public hearing.

Nabity said Weinrich Development intends to demolish a substandard single-family home there and replace it with a new four-plex apartment. The apartment use is consistent with Grand Island's Comprehensive Land Use plan.

O'Neill closed the public hearing.

A motion was made by Apfel and seconded by Rainforth to approve Resolution Number 2017-12, which recommends approval of the redevelopment plan and finds that the plan is in compliance with the comprehensive plan of the City of Grand Island.

The motion carried with seven members in favor (Apfel, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining.

6. Public Hearing – Rezone – Grand Island – A request to rezone Lots 1, 2, and 3 of Meadow Lane Sixth Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island, Hall County, Nebraska (C-26-2017GI)

O'Neill opened the public hearing.

Nabity said the requested rezoning is to allow use of this property for a small machine shop and a semi-trailer sales and repair facility. The proposed future land use for these three lots is MO Medium Density Residential to Office Use. Nabity said the lots are adjacent to existing B-2 General Business use along Highway 34 and the Grand Island City Council has already allowed additional B-2 use at the former Milebridge School site that was rezoned a few years ago to the west of this site. Nabity said the Hall County Public Works Department did send a letter, entered into the public record, which stated that they will not permit commercial access onto Conrad Drive, which has sections of gravel and asphaltic concrete.

Nabity said he was contacted by the Cooks, who reside in the subdivision to the north and they are against the rezoning.

Elaine Dooley, 3060 Roselawn, spoke against the rezoning. Her concerns are that the area is residential and homeowners don't want increased traffic, the existing Highway 34 traffic is already treacherous, and there will be an increase in noise and air pollution. She said a petition was circulated and 72 people signed that they object to businesses on the lots. Once the lots are rezoned, they could be used for other businesses besides the one proposed. She also raised concerns about property taxes going up and Conrad being paved in the future and assessed back to homeowners.

Ryan Rozendal, 1308 W. John, spoke in favor of the rezoning. He owns Harris Manufacturing and would like to locate on Lot 1. He said his business does not have a lot of traffic. It amounts to two cars in the morning, two at night and a UPS truck a day and a supply truck each quarter. He said his business has no reason to use commercial access from Conrad or Goldenrod.

Matt Perardi, 242 S. Oak, spoke in favor of the rezoning. He owns MP Custom Trucks, a semi-repair business and would like to locate the business on Lot 2 and use Lot 3 for overflow truck parking. He estimated he will have 20 to 40 trucks a month and they will access the business via from Highway 34. Business hours are 8 a.m. to 6 p.m. and the business will have a septic tank. Construction on the business likely won't start for 2.5 to 3 years, he said.

Barry Niedfelt, 1015 E. Oklahoma Ave., spoke in favor of the rezoning. He is a current owner of Lots 1, 2, and 3 and is available to answer questions.

Linda Uhrich, 3126 Goldenrod Drive, spoke against the rezoning. She said many of the properties are against the slough and groundwater and drainage can be a problem. She submitted four pictures of drainage problems, which are included as part of the record. She said the neighborhood has many children. It is currently quiet and clean and has no crime. She raised concerns of an increase in noise, traffic and property taxes.

In response to questions from the commission, Nabity said Lots 1, 2 and 3 are not in the regulatory floodplain. They were removed by the Wood River Flood Division Channel, he said.

Christi DePoorter, 3321 Conrad Drive, spoke in favor of the rezoning. She is a current owner of Lots 1, 2, and 3. She said the proposed business uses will not have an impact on Conrad Drive. The business owners are young entrepreneurs who should be supported. They want access to Highway 34 and the visibility the highway brings. She said they are concerned about being good neighbors and the Niedfelt family, as sellers, could come up with covenants to ensure factors such as not having commercial access to Conrad and Goldenrod and how the north borders should be maintained. She said the Niedfelt family business, Platte Valley Construction, is very familiar with grading and drainage work and could ensure that grading was done properly. She said she will host an information session at her home at 5:30 p.m. Monday, July 10 to speak with homeowners.

Commissioner Allan arrived at 6:39 p.m.

Marlin Sekutera, 3521 Primrose Drive, spoke against the rezoning. He said he lives on the north end of the subdivision. He said Grand Island and Hall County have invested money in developing industrial parks and that would be a better fit for these businesses than this residential area. Sekutera called the proposal "spot zoning." He said previous work has been done to improve drainage with little effect. He said hard surfacing the proposed area will mean more water runoff. He said one inch of rain on six acres of land equates to 165,000 gallons of water that will need to go someplace.

Brett Hopkins, 3115 Goldenrod Drive, spoke against the rezoning. He said the Northwest School District has a pickup/drop off near his home. There's a lack of sidewalks and kids walk along the sides of the road and down the center of the roads. He's concerned about truck traffic.

O'Neill asked about drainage. Nabity said the traditional drainage runs to the northeast. Randone asked about road/highway access to the lots and whether the Conrad access could be eliminated. Nabity said all lots must have road access. Lots 1 and 3 access Conrad, while Lot 2 has Highway 34 access. The proposal is to build a driveway from Highway 34 across Lot 2 to access Lot 1 with Lot 3 accessed via Lot 2.

Ruge said this does not constitute spot zoning because there is existing B2 on the east side of the property to be rezoned. O'Neill said he supports B2 zoning along Highway 34, but this rezoning application is tough because it also places the B2 next to residential uses, however there are residential uses already adjacent to the existing B2.

The commission discussed other uses for Lot 3, including the density of apartments that could be built there.

Nadia McCann, 2847 Goldenrod Drive, asked about access to Conrad Drive in the future. She also raised questions about DePoorter's house having a for sale sign in the yard. The commission said that wasn't relevant to the rezoning application. Ray Dooley, 3060 Roselawn Drive, said DePoorter doesn't live there.

Allan asked how many trucks would be parked on Lot 3. Perardi estimated about 5 to 15 trucks would be parked for long-term jobs.

Sears said he would like the developers to go back to the drawing board. Apfel said he understands the citizens' concerns, but also supports business growth.

O'Neill closed the public hearing.

A motion was made by Sears and seconded by Rainforth to recommend denial of the rezoning to the Grand Island City Council.

The motion carried with five members in favor (Allan, O'Neill, Rainforth, Sears and Randone) and three members voting no (Apfel, Ruge and Rubio) and no members abstaining.

7. **Public Hearing – Blight and Substandard Study – Grand Island** – Concerning a blight and substandard study for approximately 12,230 acres in Proposed Community Redevelopment Area No. 25 at the Cornhusker Army Ammunition Plant (CAAP), bordered by Airport Road on the north, Husker Highway on the south, Schauppsville Road on the west and 60th Road on the east, excluding areas that have been previously declared blighted and substandard at CAAP in Hall County, Nebraska. (C-28-2017GI) O'Neill handled the gavel over to Secretary Ruge to run this portion of the meeting as O'Neill provided information to the consultant for the blight and substandard study.

O'Neill's company has done past cleanup work at the former defense site. Ruge appointed Rainforth as secretary pro-tem.

Ruge opened the public hearing.

Nabity said the Central Nebraska Growth Foundation , a foundation of the Grand Island Area Economic Development Corp., paid for a blight and substandard study on the 20-square mile former defense site, minus the two areas previously studied. The study found that the area could be declared blighted and substandard. Nabity said the two affected school districts, Northwest Public Schools and Wood River Public Schools, both expressed support for the blight and substandard declaration.

Ron Depue, 308 N. Locust, said the area is a Superfund site and it makes sense to have it blighted and substandard so that redevelopment tools are available to it.

Keith Marvin, of Marvin Consulting in David City, conducted the study. He said the site still has substantial footings and other buried material that developers will likely need assistance in clearing. He said declaring the area blighted and substandard could help stimulate new growth and development at the former plant site.

Neal Niedfeldt, 4550 W. Highway 30, is the chief executive officer of Southern Public Power District. He spoke in favor of the blight and substandard designation. Southern had owned about 1,200 acres at the plant and now owns 720 acres. They would like the designation in order to offer incentives for promoting industrial growth there.

Ruge closed the public hearing.

A motion was made by Sears and seconded by Rubio to approve the blight and substandard designation and Resolution 2017-13.

The motion carried with seven members in favor (Apfel, Allan, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining. O'Neill was not part of the vote.

Following the vote, Ruge returned the gavel to O'Neill, who presided over the rest of the meeting.

Consent Agenda

8. **Final Plat – GIPS Jefferson Subdivision** – located south of 8th Street and east of Broadwell. (2 lots and 5.0 acres)
9. **Final Plat – Hope Valley Subdivision (originally submitted as Jack Voss Horse Country Club Fifth Subdivision)** – located north of Capital Avenue and east of Engleman Road. (2 lots and 1.934 acres)
10. **Final Plat – Phoenix Acres Second Subdivision** – located south of Lepin Road and east of Hilltop Road. (2 lots and 5.312 acres)

- 11. Final Plat – Clough Subdivision** – located north of One-R Road and west of Gunbarrel Road. (1 lot and 4.105 acres)

Nabity reported that the Jack Voss Horse Country Club Fifth Subdivision was renamed to Hope Valley Subdivision. There was an easement update to accommodate a sewer manhole.

A motion was made by Rainforth and seconded by Apfel to approve the consent agenda.

The motion carried with eight members in favor (Apfel, Allan, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining.

- 12. Budget – Proposed budget for 2017-18 fiscal year beginning October 1, 2017. (C-21-2017)**

Nabity detailed the \$277,678 budget. He reported the fee schedule will increase for rezoning from \$800 to \$850.

A motion was made by Ruge and seconded by Sears to approve the 2017-18 budget.

The motion carried with eight members in favor (Apfel, Allan, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) and no members voting no or abstaining.

- 13. Director's Report.**

Nabity said Hall County Zoning Review Committee will resume meetings in the near future. He said a rural subdivision will be coming before the commission in August.

- 12. Next Regular Meeting August 2, 2017.**

- 13. Adjourn**

O'Neill adjourned the meeting at 7:37 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner



Hall County Regional Planning Commission

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

Item F1

**Public Hearing-Postponed on Husker Harvest Days
Redevelopment Plan - Postponed**

Staff Contact: Chad Nabity



Hall County Regional Planning Commission

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

Item G1

Rezoning-Grand Island-1120 and 1104 E. Bismark

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 19, 2017

SUBJECT: *Zoning Change (C-29-2017GI)*

PROPOSAL: This application includes approximately 10.24 acres of land north of Bismark Avenue and west of Stuhr Road. This is the property containing two single family residences adjacent to the Super Bowl and East Park on Stuhr/Cherry Park Apartments The property is located in the City of Grand Island.

The applicant is asking that the zoning on this property be changed from R-2-Low Density Residential Zone to B-2 General Business. The owner of the easterly piece is proposing to use the northerly portion of this property for his mowing and landscaping business. The adjoining property owner is supportive of the application and providing for commercial uses between Cherry Street and Stuhr Road.

OVERVIEW:

Site Analysis

Current zoning designation:

R-2-Low Density Residential Zone.

Intent of zoning district

R-2 To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

Existing land uses.

Single Family Residential along Bismark with vacant property to the north.

Proposed Zoning Designation

B-2 General Business

Intent of Zoning District

B-2 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.

Comprehensive Plan Designation:

The back portion of this property is designated for General Commercial uses.

Adjacent Properties Analysis

Current zoning designations:

East: M-2 Heavy Manufacturing Zone, **LLR-** Large Lot Residential Zone

South: R1-Suburban Density Residential Zone,

North: RD-Residential Development Zone
West: CD-Commercial Development Zone

Intent of zoning district

M-2 The intent of this zoning district is to provide for the greatest amount of manufacturing, warehousing, wholesaling and business uses. Conditional use permits are required for those uses with more significant health and safety concerns.

LLR To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

R-1 To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

RD The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use.

CD The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use.

Comprehensive Plan Designation:

North: General Commercial and Public Uses.

East: General Commercial, Manufacturing and Medium Density Residential to Office Uses

West: Parks and Recreation Uses

South: Low to Medium Density Residential Uses

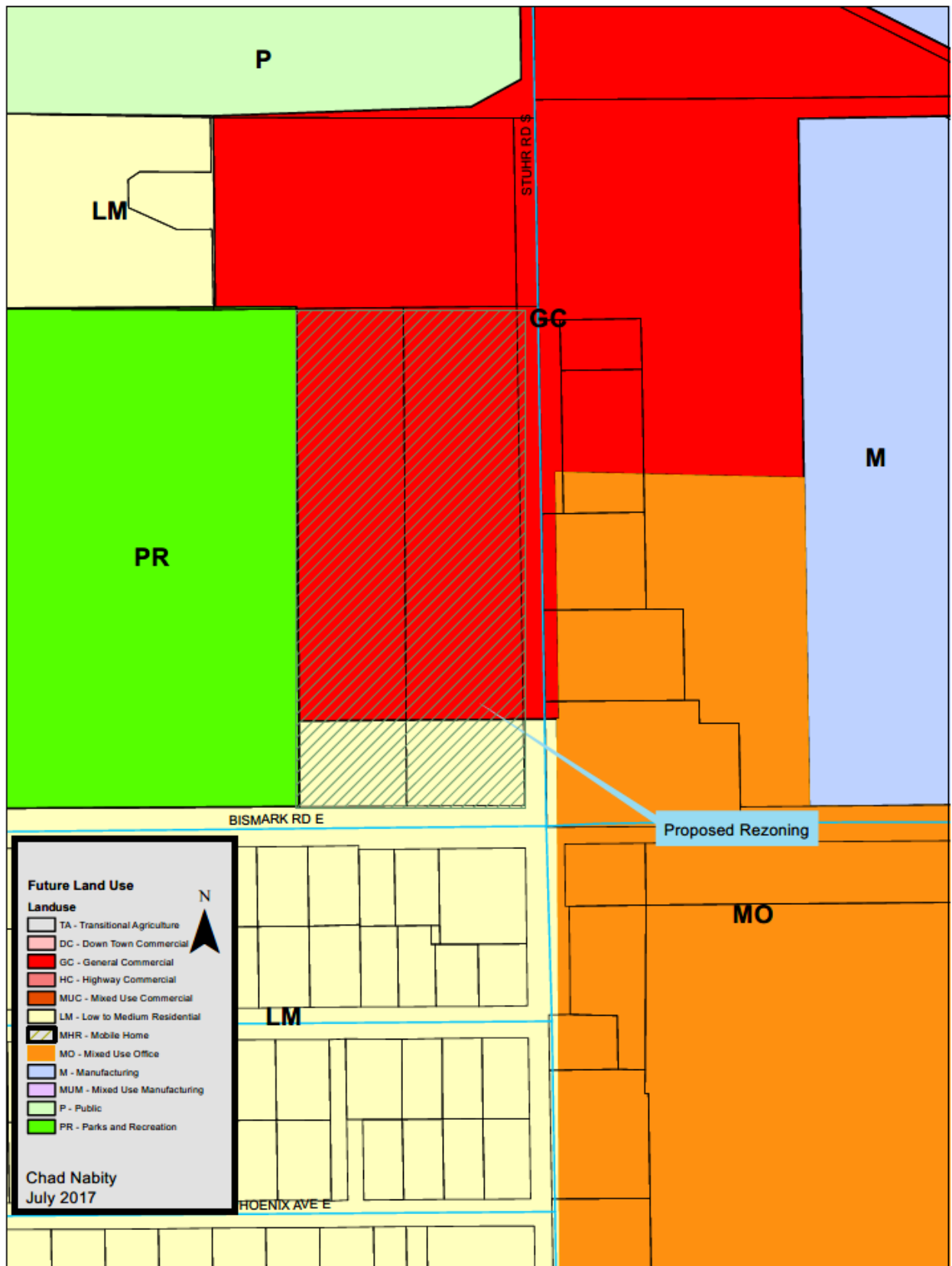
Existing land uses:

East: Single Family Residential, Semi-Trailer Parking and Cell Tower

North Apartments and Power Plant

West: Super Bowl Fun Center

South: Single Family Residential



Future Land Use Map from Grand Island Comprehensive Plan

Future Land Use Map Descriptions and Policies

MO - Medium Residential to Office

This land use area is intended to provide for a mixture of single-family housing units with multi-family housing alternatives such as townhouse, condo or apartment buildings - residential densities of more than 15 dwelling units per acre. In addition to residential uses in the MO, limited commercial in the form of offices is also allowed. This area has a higher density of dwellings per acre as compared to the LM land use district.

The MO district will tend to bring more vehicles, potentially wider streets and faster traffic, and more opportunity for a diversity of uses. Therefore, a development must be effectively sited, landscaped, and buffered, as well as having adequate provisions for open space. Architectural features will also be a key element in blending the mix of residential densities and limited office uses. The Medium Density Residential/Office Area is appropriate for smaller scale mixed residential/office use development where a variety of densities can be accomplished.

LM - LOW TO MEDIUM RESIDENTIAL

The Low to Medium Residential land use would encompass residential uses with a density up to 15 dwelling units per acre. City services such as water and sewer should be provided in areas where densities with one dwelling unit per acre.

This land use area is intended to allow for the continuation of some typical density subdivision developments, similar to those that exist along the edges of the community.

GC - GENERAL COMMERCIAL

The General Commercial classification designates areas for small-scale, neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than stripped commercial development, and include such traditional, pedestrian accessible uses as bakeries, banks, bookstores, etc. This land use also allows for a retail mix with some office, restaurants, and other places that are more compact and used for day-to-day errands.

M - MANUFACTURING

The Manufacturing area is intended to accommodate a broad range of manufacturing uses that are not compatible with other less intensive uses. Within these designated areas performance policies should be followed to offset the secondary effects attributed with these uses. Additional requirements such as landscape screening and buffers will be highly encouraged to buffer from adjacent non-compatible uses.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The back portion of the subject property is designated for general commercial use.
- *Consistent with uses that would be encouraged if an east by pass is constructed along this route.* Plans have been proposed for an east bypass that would connect the South Locust I-80 interchange to Stuhr Road and Stuhr Road to Sky Park Road. This would provide direct access from I-80 to the airport. While the plan is a long way from completion, this rezoning would be consistent with the uses expected along such a route.

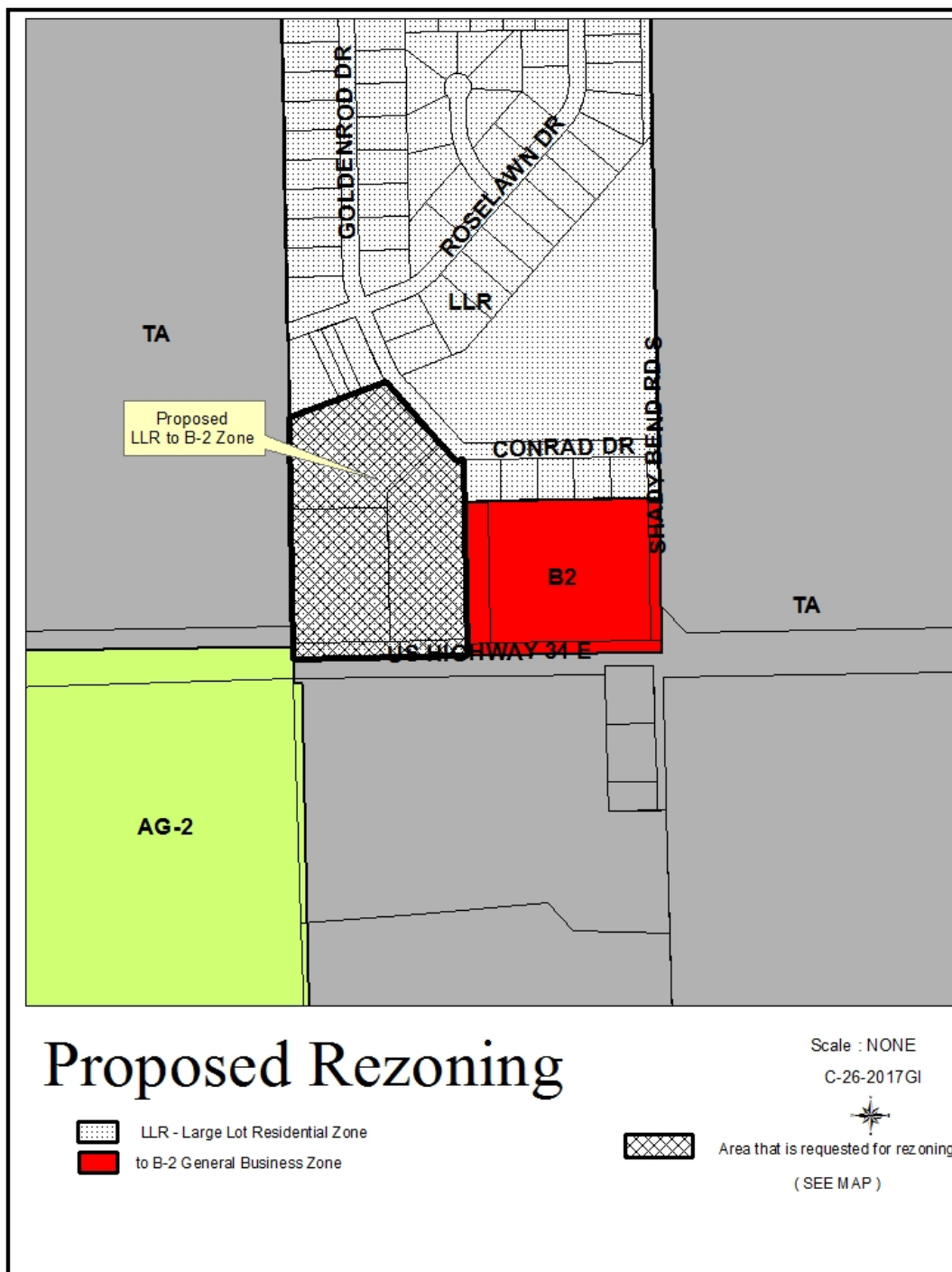
Negative Implications:

- *Uses other than those proposed are allowed in the B2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B2 Zoning District is attached.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B-2 General Business.

_____ Chad Nabity AICP, Planning Director



§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) 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)
Permitted Uses	3,000	30	10	0 ¹	0 ²	10	100%	55
Conditional Uses	3,000	30	10	0 ¹	0 ²	10	100%	55

¹ No rear yard setback is required unless bounded by an alley, then a setback of 10 feet is required.

² 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.

Abstracting services
 Accounting & bookkeeping services
 Advertising services, direct mail
 Advertising services, general
 Agricultural, business and personal credit services including credit union
 Agricultural chemical & fertilizers - wholesale
 Agricultural fertilizers, hazardous & non hazardous - retail
 Agricultural operations
 Air conditioning, heating & plumbing contracting services
 Alteration, pressing & garment repair services
 Ambulance services
 Animal hospital services
 Antiques - retail
 Apparel & accessories - retail
 Appliances (household) - retail
 Appliance repair services
 Architectural, engineering & planning - professional services
 Arenas & fieldhouses
 Armateur rewinding services
 Armed forces reserve center
 Art galleries, publicly owned
 Artists - painters, sculptors, composers, & authors
 Athletic field or playfield
 Auditing, accounting & bookkeeping services
 Auditoriums, public
 Automobile & other motor vehicle repair services
 Automobile & other motor vehicles - retail
 Automobile & truck rental services
 Automobile equipment - wholesale
 Automobile parts & supplies - retail
 Automobile wash services
 Bait shops
 Bakeries non-manufacturing - retail
 Banking services
 Barber services
 Batch Plants - temporary
 Beauty services
 Bed and breakfast residence
 Beer, wine & alcoholic beverages - wholesale
 Bicycles - retail
 Blueprinting & photocopying services
 Boarding & rooming houses
 Boat sales, service and rentals
 Bookkeeping, auditing & accounting services
 Books, magazines & newspapers distributing - wholesale
 Books - publishing & printing
 Books - retail
 Bottled gas - retail
 Bowling alleys
 Building materials - retail
 Building materials & lumber - wholesale
 Business & management consulting services
 Business offices not elsewhere listed

Butter - manufacturing
 Cable TV maintenance yard
 Cameras & photographic supplies - retail
 Camp grounds, general
 Camp grounds, group
 Candy, nut, & confectionery - retail
 Carpentry & wood flooring services
 Carpet & rug cleaning & repair service
 Charitable & welfare services
 Chiropractors, optometrists, & other similar health services
 Churches, synagogues & temples
 Civic, social & fraternal associations
 Clock, watch & jewelry repair services
 Commercial & industrial machinery, equipment & supplies - wholesale
 Commodity & securities brokers, dealers & exchanges & services
 Confectionery, nut & candy - retail
 Construction & lumber materials - wholesale
 Construction services - temporary
 Convalescent,, nursing & rest home services
 Convents
 Convenience store
 Country club
 Credit reporting, adjustment & collection services
 Credit unions & agricultural, business & personal credit services
 Crematory, funeral & mortuary services
 Curtains, draperies & upholstery - retail
 Dairy products - retail
 Dairy products - wholesale
 Day care centers
 Dental laboratory services
 Dental services
 Department stores - retail
 Detective & protective services
 Direct mail advertising services
 Direct selling organizations - retail
 Discount & variety stores - retail
 Disinfecting & exterminating services
 Dormitories, college
 Draperies, curtains & upholstery - retail
 Drug & proprietary - retail
 Dry cleaning & laundering, self service
 Dry cleaning, laundering & dyeing services, except rugs
 Dry goods & general merchandise - retail
 Dry goods & notions - wholesale
 Duplicating, mailing, & stenographic services
 Dwelling, multi-family
 Dwelling, single-family
 Dwelling, two-family
 Dyeing, dry cleaning & laundry services, except rugs
 Egg & poultry - retail

Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale
 Electrical contractor services
 Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale
 Electrical repair services, except radio & television
 Electrical supplies - retail
 Electricity regulating substations
 Employment services
 Engineering, planning architectural professional services
 Equipment & supplies for service establishments - wholesale
 Equipment rental & leasing services
 Exhibition halls
 Exterminating
 Fairgrounds
 Farm machinery & equipment - retail
 Farm products warehousing & storage excluding stockyards - nonhazardous
 Farm supplies - retail
 Farms, commercial forestry
 Farms, grain crops
 Farms, hay & alfalfa
 Farms, fiber crops
 Farms, fruits, nuts or vegetables
 Farms, nursery stock
 Feeds, grains & hay - retail
 Fertilizers, agricultural nonhazardous - retail
 Fieldhouses & arenas
 Fire protection & related activities
 Fish & seafood's - retail
 Fish & seafood's - wholesale
 Floor covering - retail
 Florists - retail
 Food lockers & storage services
 Fraternal, civic & social associations
 Fraternity & sorority houses
 Fruits & vegetables (fresh) - wholesale
 Fruits & vegetables - retail
 Fuel, except fuel oil & bottled gas - retail
 Fuel oil - retail
 Funeral, mortuary & crematory services
 Fur repair & storage services
 Furniture & home furnishings - wholesale
 Furniture - retail
 Furniture repair & reupholstery services
 Furies & fur apparel - retail
 Garden supplies & landscape nursery - retail
 Garment repair, alteration & pressing services
 Gasoline service stations - retail
 General stores - retail
 Gifts, novelties & souvenirs - retail
 Glass, paint & wallpaper - retail
 Grains, feeds & hay - retail
 Green houses
 Groceries - retail

Group care home
 Gymnasiums & athletic clubs
 Hardware - retail
 Hardware - wholesale
 Hay, grains & feeds - retail
 Health resorts
 Health & exercise spas
 Hearing aids, optical goods, orthopedic appliances & other similar devices - retail
 Heating, air conditioning & plumbing contracting services
 Heating & plumbing equipment & supplies - retail
 Hobby supplies - retail
 Holding & investment services
 Hospital services
 Hotels, tourist courts, & motels
 Household appliances - retail
 Ice - retail
 Ice skating rinks, indoor
 Insurance agents & brokers services
 Insurance carriers
 Internet service
 Investment & holding services
 Janitorial services
 Jewelry - retail
 Jewelry, watch & clock repair services
 Labor unions & similar labor organizations
 Landscape contracting services
 Landscape nursery & garden supplies - retail
 Lapidary work
 Laundering & dry cleaning, self-service
 Laundering, dry cleaning & dyeing services, except rugs
 Lawn care - services
 Legal services
 Libraries
 Liquor - retail
 Locksmith services
 Lumber & building materials - wholesale
 Lumber yards - retail
 Magazines & newspapers - retail
 Mailing, duplicating, & stenographic services
 Management & business consulting services
 Masonry, stonework, tile setting & plastering services
 Massage services
 Meat & meat packing products - wholesale
 Meats - retail
 Medical clinics, out-patient services
 Medical laboratory services
 Miniature golf
 Manufactured homes on permanent foundation
 Mobile homes & accessories - retail
 Monasteries
 Monuments - retail
 Motels, hotels, & tourist courts
 Motorcycle & bicycle sales, rental & service

Mortuary, funeral & crematory services
 Museums
 Musical instruments & supplies - retail
 Newspaper & magazines - retail
 Newspapers, books & magazines distribution - wholesale
 Newspapers publishing & printing
 News syndicate services
 Notions, dry goods - wholesale
 Novelties, gifts & souvenirs - retail
 Nursery stock farms
 Nursing, convalescent & rest home services
 Optical goods, hearing aids, orthopedic appliances & other similar devices - retail
 Optometrists, chiropractors & other similar health services
 Orphanages
 Paint, glass, & wallpaper - retail
 Painting & paper hanging services
 Paper & paper products - wholesale
 Paper hanging & painting services
 Parks, public
 Periodicals, publishing & printing
 Petroleum pipeline R/W
 Pets & pet grooming - retail
 Photocopying & blue printing services
 Photoengraving
 Photofinishing services
 Photographic studios & services
 Photographic supplies & cameras - retail
 Physicians' services
 Planetarium
 Planning, architectural & engineering professional services
 Plastering, masonry, stone work & tile setting services
 Playfields & athletic fields
 Playgrounds
 Play lot or tot lot
 Plumbing & heating equipment & supplies - retail
 Plumbing, heating, & air conditioning contracting services
 Poultry & small game dressing & packing
 Pressing, alteration & garment repair services
 Printing, commercial
 Printing & publishing of newspapers
 Printing & publishing of periodicals
 Private clubs
 Professional equipment & supplies - wholesale
 Professional membership organizations
 Professional offices not elsewhere listed
 Quarrying, gravel, sand & dirt
 Quarrying, stone
 Race tracks & courses - animals
 Radio broadcasting studios
 Radios, televisions, phonographs, recorders, & tape players repair services

Radios, televisions, phonographs, recorders & tape players - retail
 Radio transmitting stations & towers
 Railroad right-of-way
 Real estate agents, brokers & management services
 Recreational vehicles & equipment - retail
 Recreation centers
 Rectories
 Refrigerated warehousing (except food lockers)
 Resorts (general)
 Rest, nursing, & convalescent home services
 Restaurants
 Restaurants, drive-in
 Retirement homes
 Reupholstery & furniture repair services
 Roller skating rinks - indoor
 Roofing & sheet metal contracting services
 Rooming & boarding houses
 Rug & carpet cleaning & repair services
 Sausages & other prepared meat products - manufacturing
 Savings & loan associations
 Schools, art
 Schools, barber
 Schools, beauty
 Schools, business
 Schools, colleges
 Schools, computer
 Schools, correspondence
 Schools, dancing
 Schools, day care
 Schools, driving
 Schools, junior college
 Schools, music
 Schools, nursery
 Schools, pre-primary
 Schools, primary
 Schools, professional
 Schools, secondary
 Schools, stenographic
 Schools, technical
 Schools, trade
 Schools, universities
 Schools, vocational
 Scientific & educational research services
 Second hand merchandise - retail
 Seed and feed sales
 Sheet metal & roofing contracting services
 Shoe repair, shoe shining, & hat cleaning services
 Shoes - retail
 Shoes - wholesale
 Social, civic & fraternal associations
 Social correctional, treatment & counseling services
 Sorority & fraternity houses
 Souvenirs, gifts, novelties - retail
 Sporting goods - retail
 Stadiums
 Stationery - retail

Stenographic, duplicating, & mailing services
Stone work, masonry, title setting, & plastering services
Storage - mini
Storage & warehousing of nonhazardous products
Storage & warehousing of household goods
Swimming clubs
Synagogues, churches, & temples
Tailoring (custom)
Taverns
Taxicab dispatch
Telegraph communications
Telephone business office
Telephone exchange stations
Telephone maintenance yard
Telephone relay towers (microwave)
Television broadcasting studios

Television, radios, phonographs, recorders & tape players repair services
Television, radios, phonographs, recorders, & tape players - retail
Television transmitting stations & relay towers
Temples, churches, & synagogues
Tennis clubs
Theaters, legitimate
Theaters, motion picture, indoor
Tile setting, masonry, plastering & stone work services
Tires & inner tubes - wholesale
Title abstracting services
Tobacco & tobacco products - wholesale
Tot lot or play lot
Tourist courts, hotels, & motels
Travel arranging services

Truck & automobile rental services
Utility substations, pumping station, water reservoir & telephone exchange
Upholstery, draperies, & curtains - retail
Variety & discount stores - retail
Vending machine operations - retail
Veterinarian services
Wallpaper, paint & glass - retail
Warehousing & storage of household goods
Watch, clock, & jewelry repair services
Water well drilling services
Welding & blacksmith services
Welfare & charitable services
Wine, beer, & alcoholic beverages - wholesale
Wool & mohair - wholesale



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.

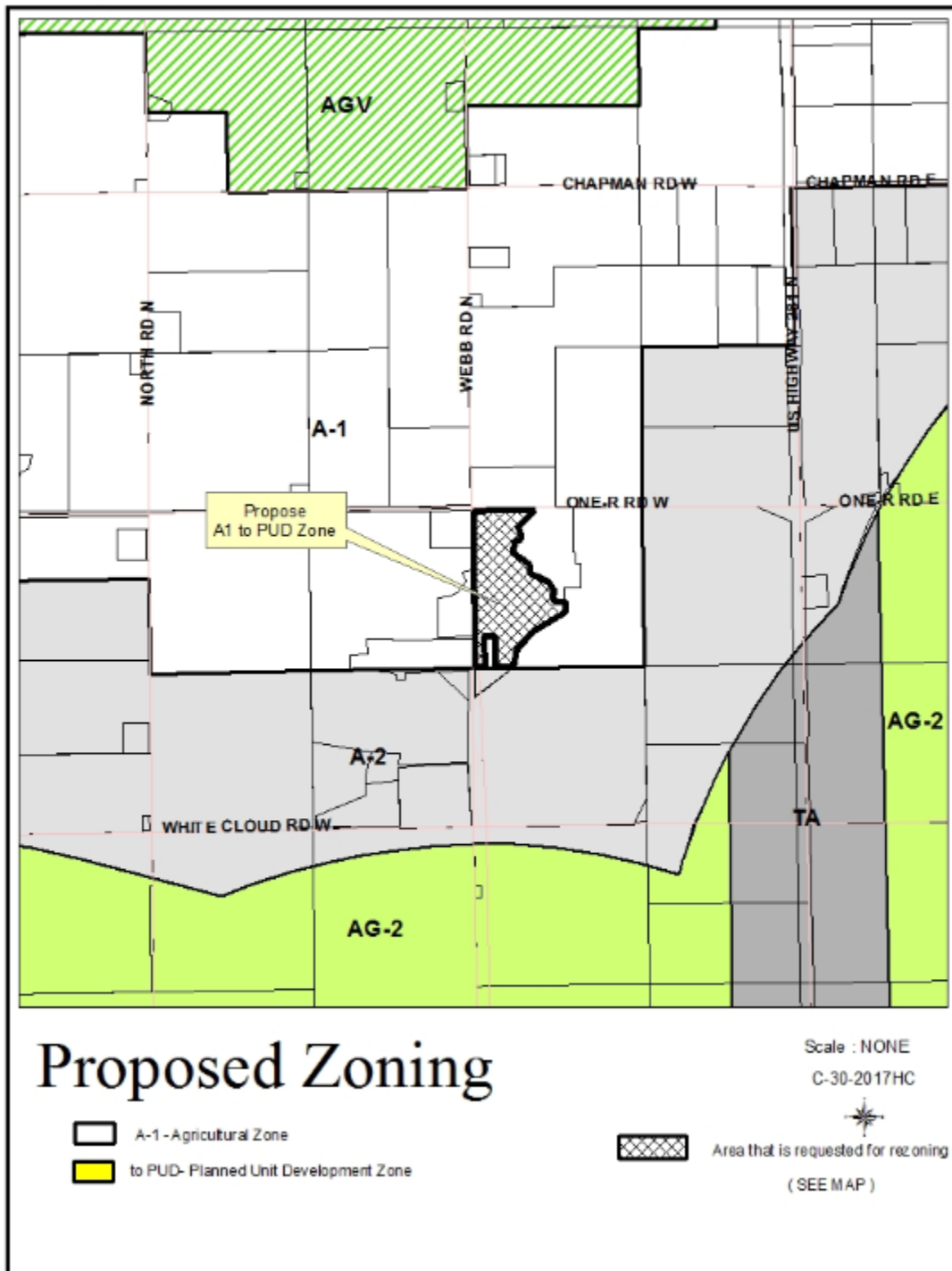
This property is zoned A1 and livestock operations are permitted in the A1 zone but the density of residential development near this site and the proximity of the school would severely limit the potential of this property for livestock production.

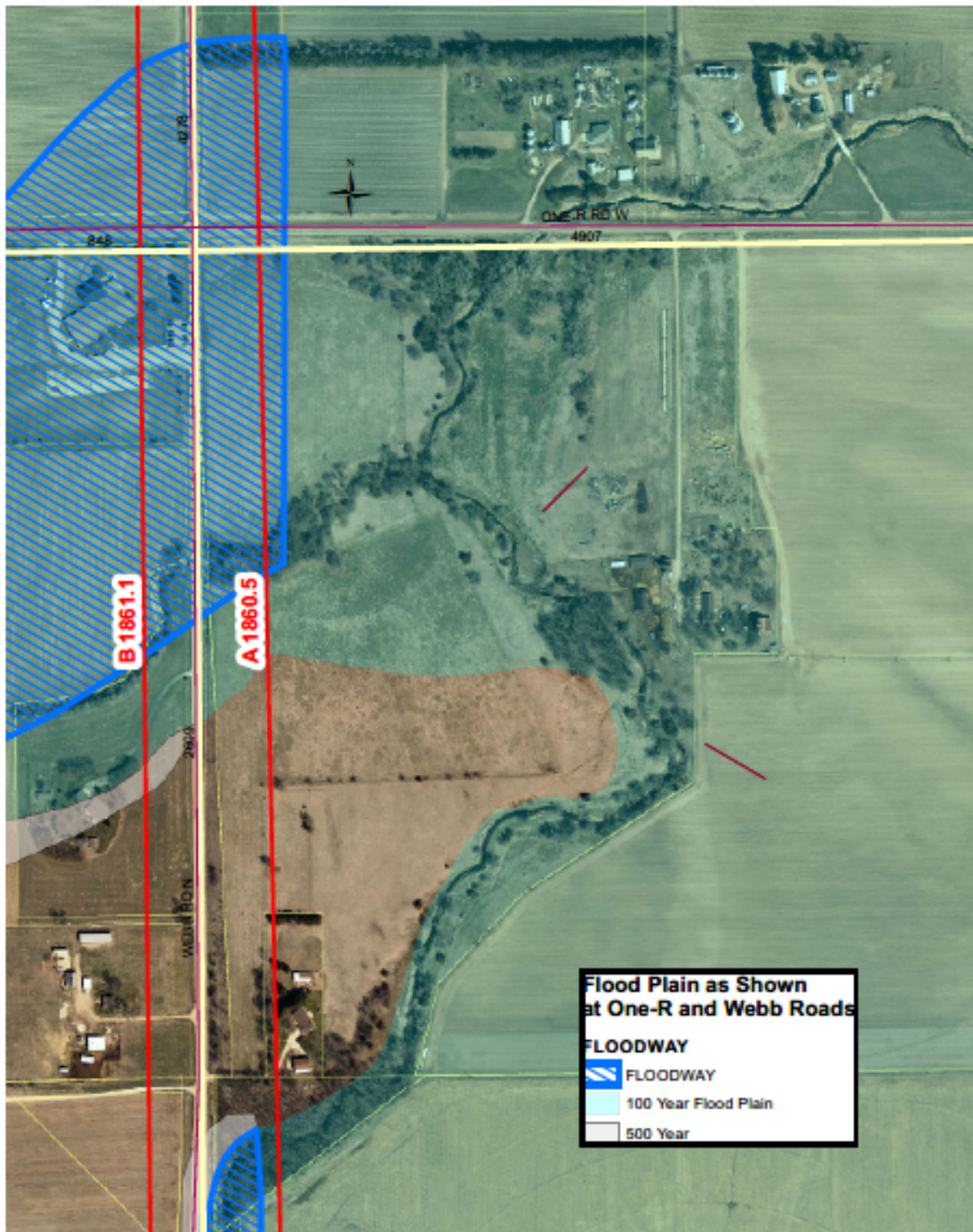
Since this property is zoned A1 currently and the properties to the north and west are also A, it would be appropriate given the size of these lots to follow the A1 setbacks within this subdivision. This should be included in the resolution approving the subdivision and the subdivision agreement.

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





One-R and Webb Road
 100 and 500 Yr Flood Plain with Floodway
 Flood Insurance Study Cross Sections with 100 yr Base Flood
 Chad Nabity, Hall County Regional Planning 7-24-17
 Source 9-26-08 FIS Prairie Creek 09P



Hall County Regional Planning Commission

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

Item L1

Preliminary Plat Prairie Creek Meadows

Staff Contact: Chad Nabity

July 18, 2017

Dear Members of the Board:

Re: Rezone – Concerning the rezone of 55.09 acres in part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twelve (12) north, Range Nine (9) west and all of the north half (N ½) of Fractional Section Nineteen (19), Township Twelve (12) north, Range Nine (9) west, of the Sixth (6th) P.M., all in Hall County, Nebraska from A-1 Agricultural- Primary District to PUD Planned Unit Development.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Hall County Zoning Map from A1 to PUD, as shown on the enclosed map.

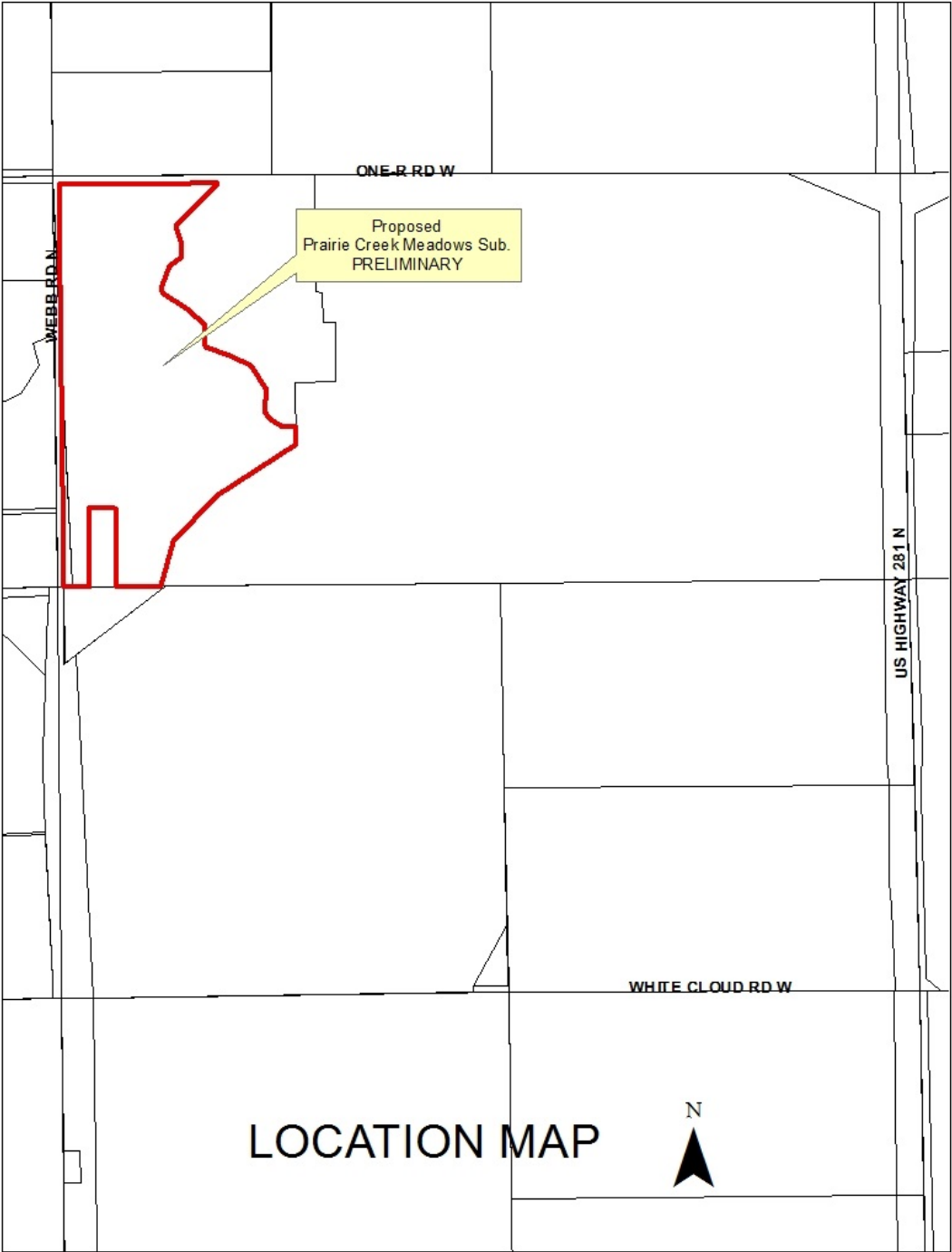
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on August 2, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Grummert Professional Services

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







Hall County Regional Planning Commission

Wednesday, August 2, 2017
Regular Meeting

Item M1

Final Plat-Brundage

Staff Contact: Chad Nabity

July 18, 2017

Dear Members of the Board:

RE: Final Plat – Brundage Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land in the Northwest Quarter (NW1/4) of Section Twenty-One (21), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M., located in Hall County, Nebraska, said tract containing 3.0 acres.

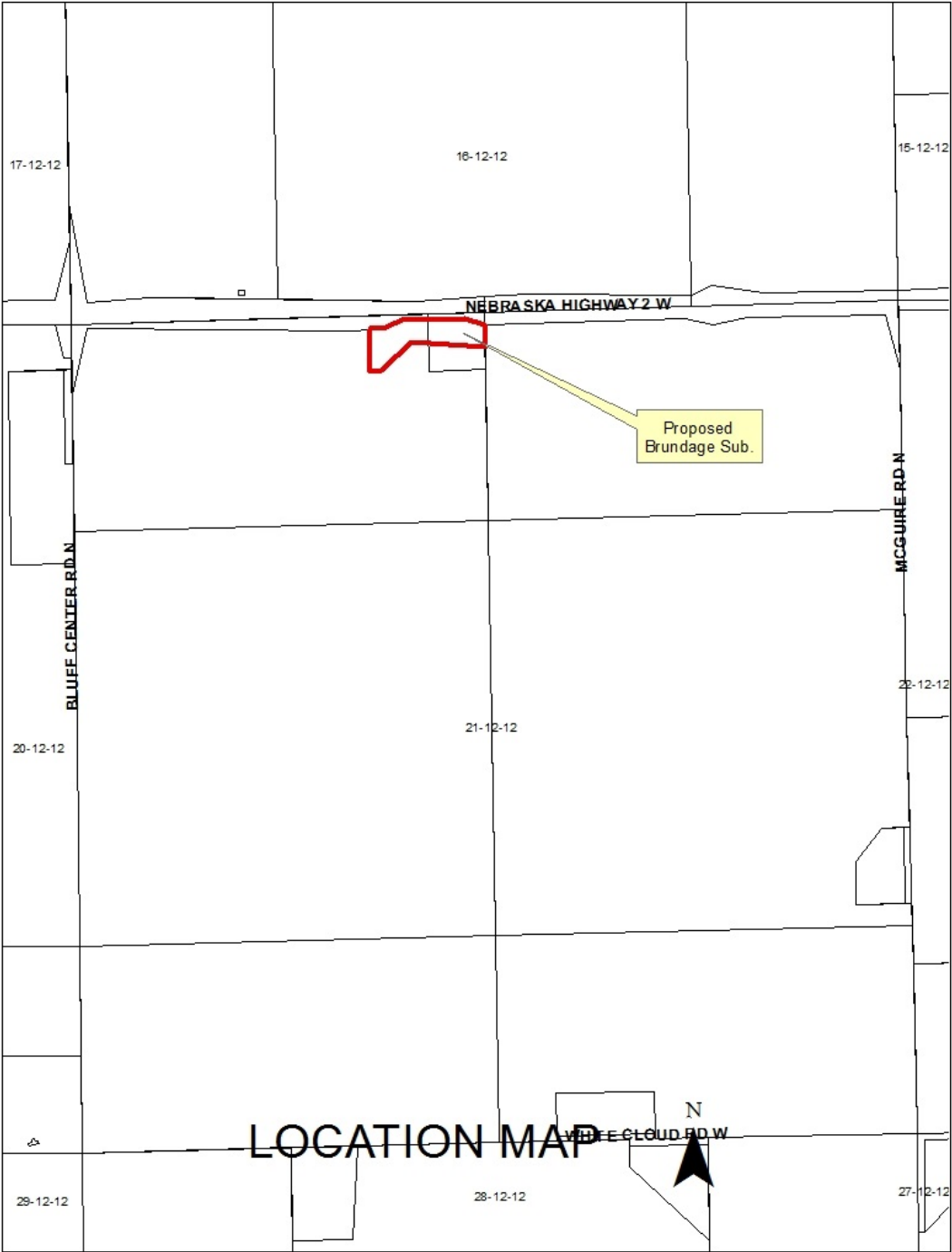
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 2, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Ripp Land Surveying

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





BRUNDAGE SUBDIVISION
PART OF THE NORTHWEST QUARTER
SECTION 21, TOWNSHIP 12 NORTH, RANGE 12 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE RONALD M. AND SHERYL A. BRUNDAGE, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BRUNDAGE SUBDIVISION", A SUBDIVISION BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2017.

RONALD M. BRUNDAGE

SHERYL A. BRUNDAGE

ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF HALL

ON THE _____ DAY OF _____, 2017, BEFORE ME
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RONALD M. BRUNDAGE AND SHERYL A. BRUNDAGE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY

OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVALS

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 HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2017.

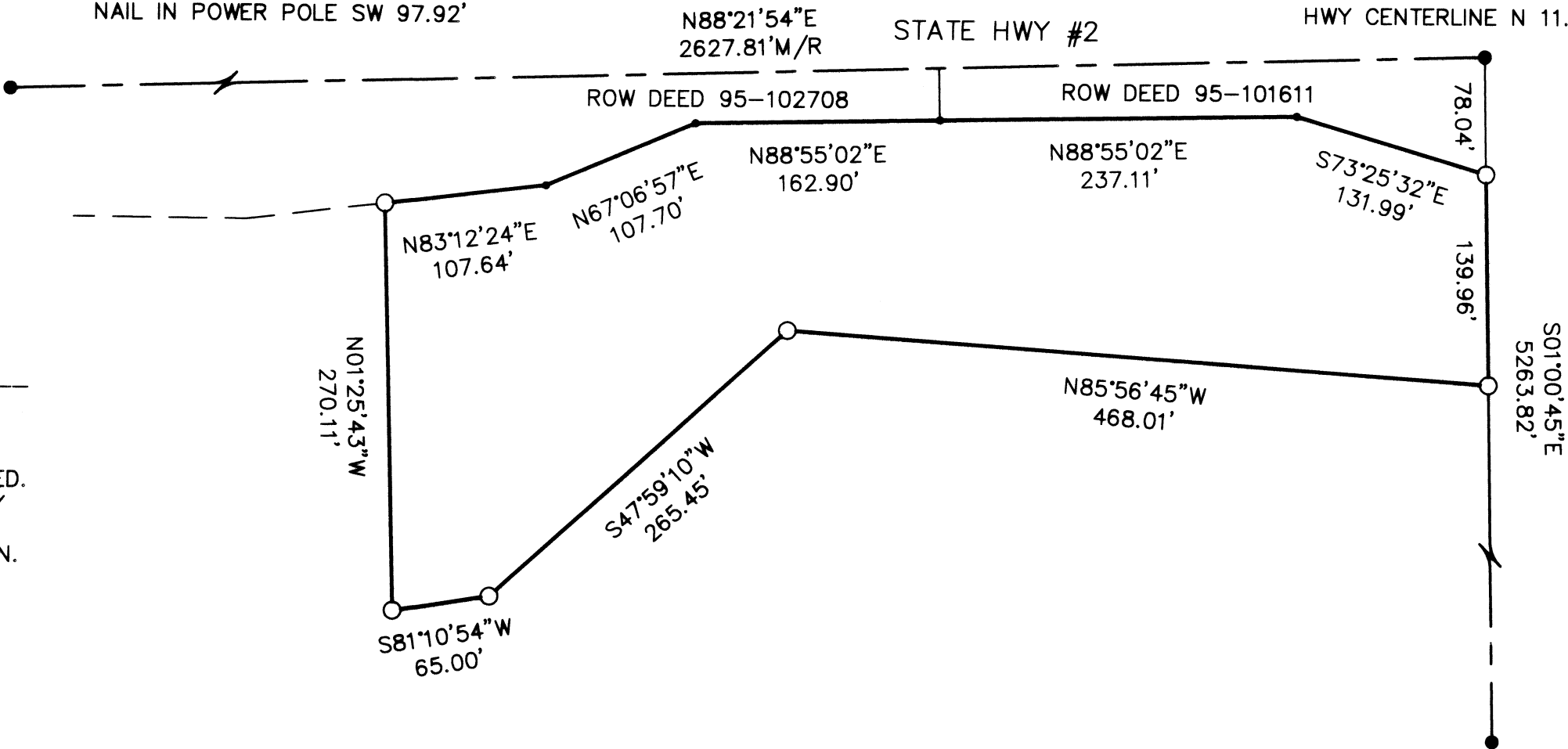
CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)

NORTHWEST CORNER
SEC 21-T12N-R12W
FOUND ALUMINUM CAP
HWY CENTERLINE N 50.40'
NAIL IN POWER POLE SE 103.80'
NAIL IN POWER POLE SW 97.92'

N1/4 CORNER
SEC 21-T12N-R12W
FOUND SURVEY MARKER WITH WASHER
X IN TO ROW MARKER NORTH 100.15'
X IN TOP ROW MARKER SE 78.12'
NAIL IN FENCE POST SW 82.00'
HWY CENTERLINE N 11.00'

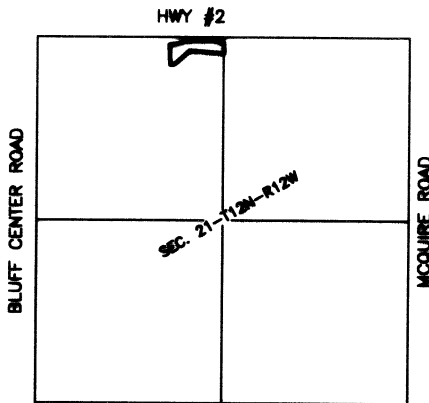


N1/4 CORNER
SEC 21-T12N-R12W
FOUND BLM BRASS CAP
SET 5/8 RR0D SE 46.70'
SET 5/8 RR0D SW 46.70'

LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED)
- ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
- TEMPORARY POINT
- PROJECT: BRUNDAGE
- DRAWN BY: JR



WHITE CLOUD ROAD
VICINITY MAP
NOT TO SCALE

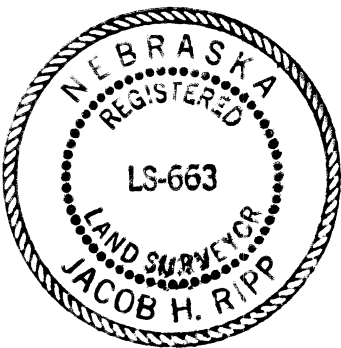
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) SECTION 21, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER THENCE S01°00'45"E (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 78.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°00'45"E ON SAID QUARTER SECTION LINE A DISTANCE OF 139.96 FEET; THENCE N85°56'45"W A DISTANCE OF 468.01 FEET; THENCE S47°59'10"W A DISTANCE OF 265.45 FEET; THENCE S81°10'54"W A DISTANCE OF 65.00 FEET; THENCE N01°25'43"W A DISTANCE OF 270.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE HWY. #2; THENCE N83°12'24"E ON SAID RIGHT OF WAY A DISTANCE OF 107.64 FEET; THENCE N67°06'57"E A DISTANCE OF 107.70 FEET; THENCE N88°55'02"E A DISTANCE OF 162.90 FEET; CONTINUING N88°55'02"E A DISTANCE OF 237.11 FEET; THENCE S73°25'32"E A DISTANCE OF 131.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.00 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 6/19/2017, AT THE REQUEST OF RON BRUNDAGE I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.



Jacob H. Ripp
JACOB H. RIPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663



Hall County Regional Planning Commission

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

Item M2

Final Plat - Martin Brothers Subdivision

Staff Contact: Chad Nabity

July 18, 2017

Dear Members of the Board:

RE: Final Plat – Martin Brothers Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Martin Brothers Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Eight (8), Township Nine (9) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 7.019 acres.

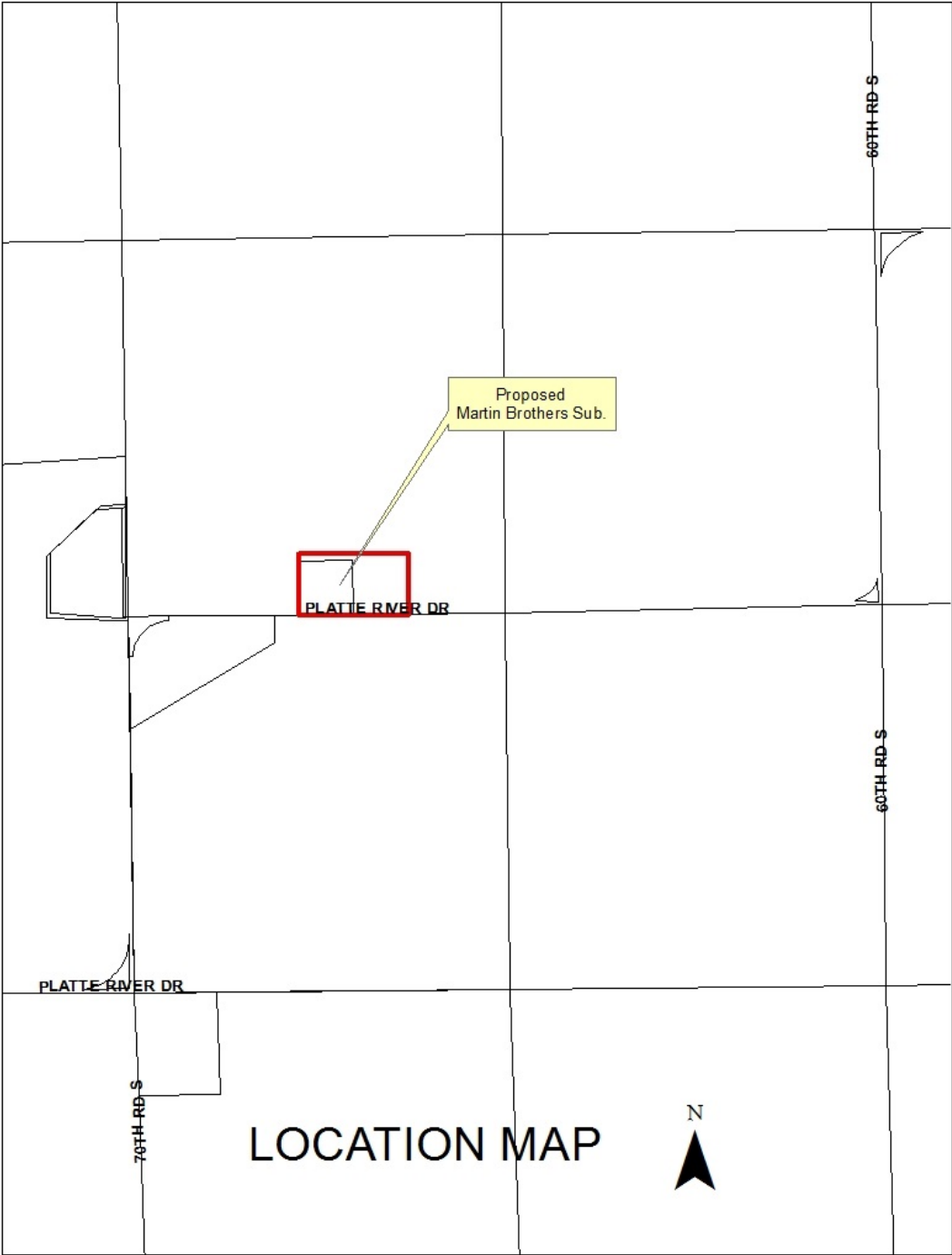
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 2, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



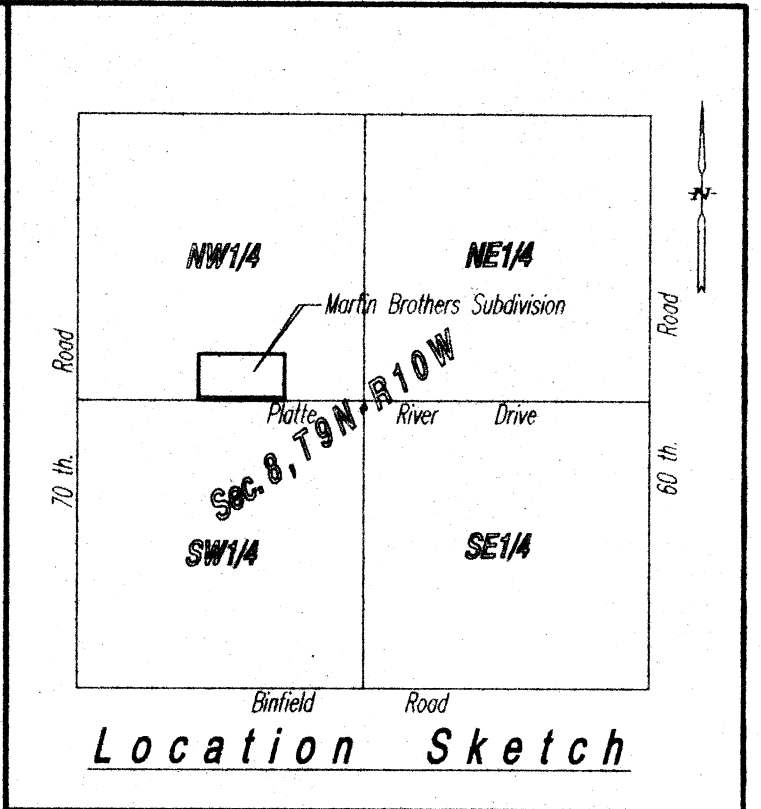
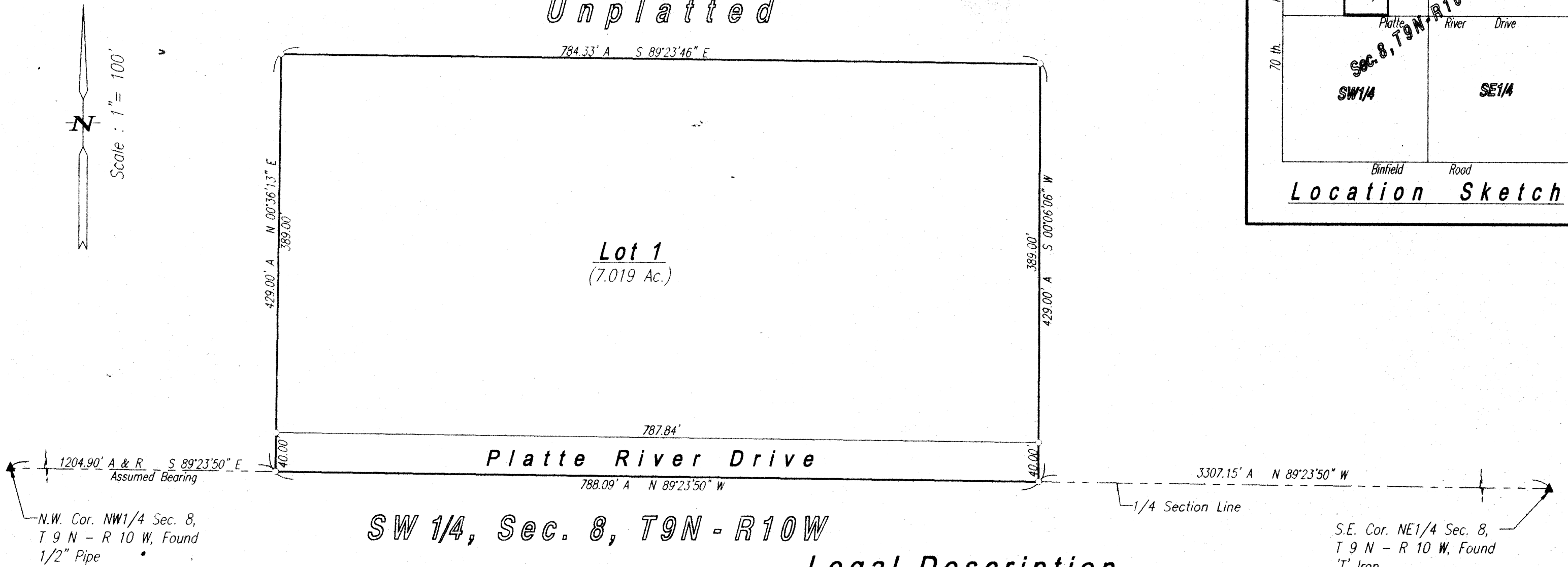


LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates Nail w/Disk Placed In Concrete Or Asphalt Surfacing
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A—Indicates ACTUAL Distance
- R—Indicates RECORDED Distance

NW 1/4, Sec. 8, T9N - R10W

Unplatted



Acknowledgement

State Of Nebraska ss
County Of _____
On the _____ day of _____, 2017, before me, _____
a Notary Public within and for said County, personally appeared WILLIAM V. WOLBACH and 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.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at
_____, on the date last above written.
My commission expires _____

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Eight (8), Township Nine (9) North Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the southwest corner of said Northwest Quarter (NW1/4); thence running easterly on the south line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S89°23'50"E, a distance of One Thousand Two Hundred Four and Ninety Hundredths (1204.90) feet, to the ACTUAL Point of Beginning; thence running N00°36'13"E, a distance of Four Hundred Twenty Nine (429.00) feet; thence running S89°23'46"E, a distance of Seven Hundred Eighty Four and Thirty Three Hundredths (784.33) feet; thence running S00°06'06"W, a distance of Four Hundred Twenty Nine (429.00) feet, to a point on the south line of said Northwest Quarter (NW1/4); thence running N89°23'50"W on the south line of said Northwest Quarter (NW1/4), a distance of Seven Hundred Eighty Eight and Nine Hundredths (788.09) feet, to the ACTUAL Point of Beginning and containing 7.743 acres more or less, of which 0.724 acres more or less is occupied by public road right of way. Net 7.019 acres more or less..

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GREG W. ROBB, a single person and WILLIAM V. WOLBACH, a single person being the owners of the land land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'MARTIN BROTHERS SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 owners and proprietors.
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2017, and at _____, this _____ day of _____, 2017.

Greg W. Robb

William V. Wolbach

Approvals

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 Hall County Board of Supervisors, this _____ day of _____, 2017.

Chairman Of The Board

County Clerk

(Seal)

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2017, before me, _____
a Notary Public within and for said County, personally appeared GREG W. ROBB 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.
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 _____

Notary Public

(Seal)

MARTIN BROTHERS SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

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

Item M3

Final Plat - Van Gordon Subdivision

Staff Contact: Chad Nabity

July 18, 2017

Dear Members of the Board:

RE: Final Plat – Van Gordon Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Van Gordon Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Eighteen (18), Township Ten (10) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 3.409 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 August 2, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

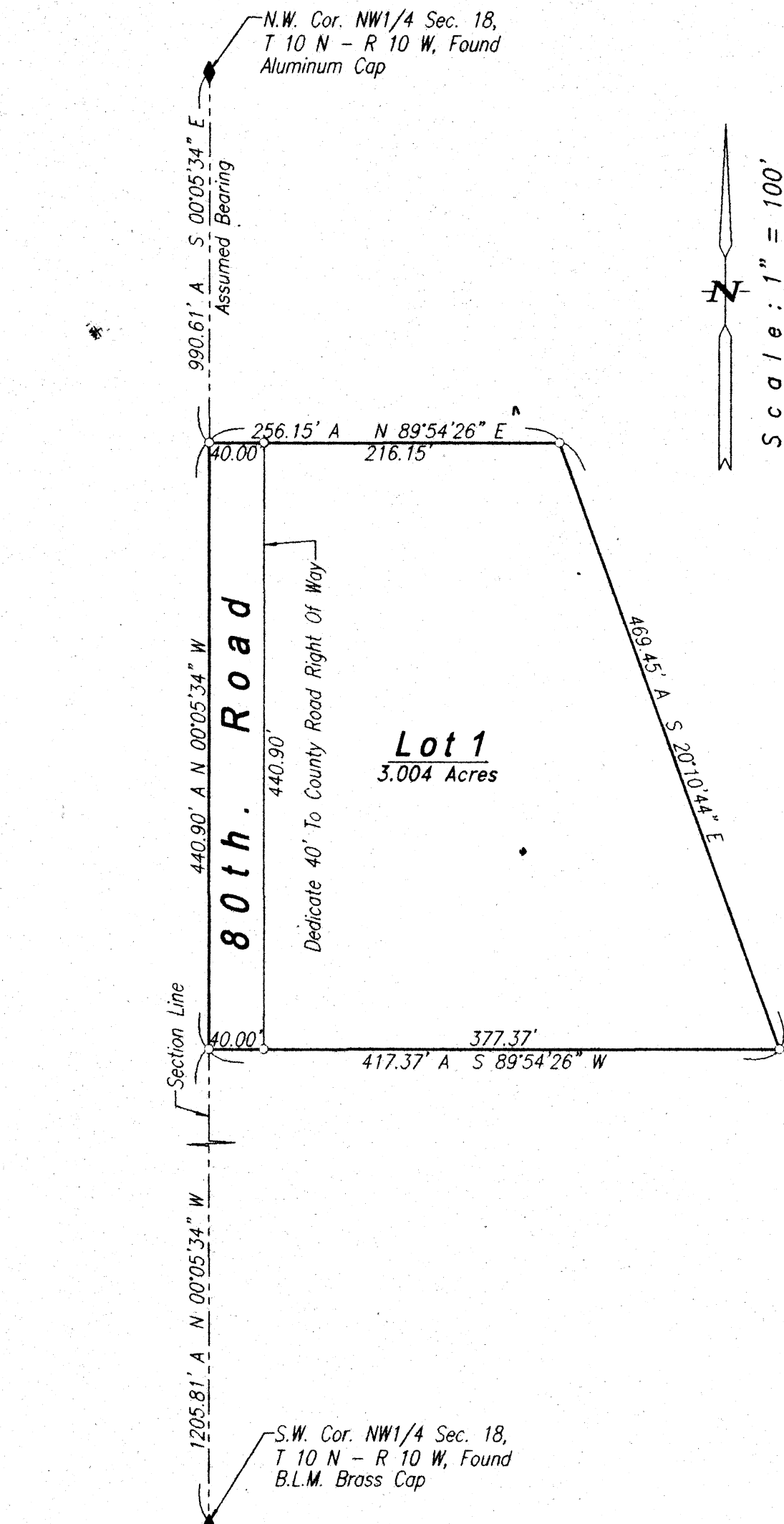
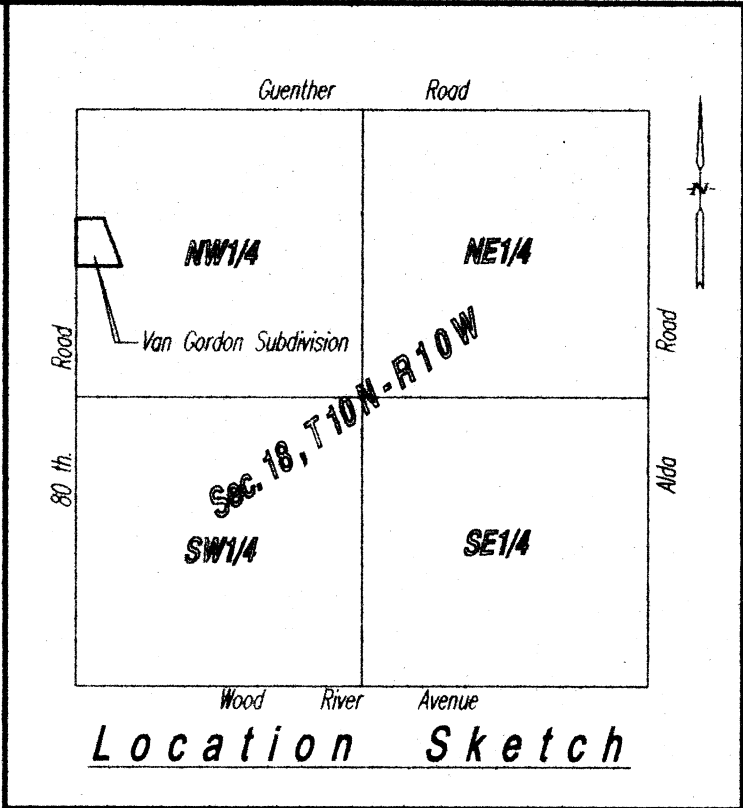
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





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



NW1/4, Sec. 18, T10N - R10W
Unplatted

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Eighteen (18), Township Ten (10) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running southerly on the west line of said Northwest quarter (NW1/4), on an Assumed Bearing of S00°05'34"E, a distance of Nine Hundred Ninety and Sixty One Hundredths (990.61) feet, to the ACTUAL Point of Beginning; thence running N89°54'26"E, a distance of Two Hundred Sixteen and Fifteen Hundredths (216.15) feet, to a point; thence running S20°10'44"E, a distance of Four Hundred sixty Nine and Forty Five Hundredths (469.45) feet, to a point; thence running S89°54'26"W, a distance of Four Hundred Seventeen and Thirty seven Hundredths (417.37) feet, to a point on the west line of said Northwest Quarter (NW1/4); Thence running N00°05'34"W, on the west line of said Northwest quarter (NW1/4), a distance of Four Hundred Forty and Ninety Hundredths (440.90) feet, to the ACTUAL Point Of Beginning and containing 3.409 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that HARLON L. KENYON and CAROL L. KENYON, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'VAN GORDON SUBDIVISION', as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, this _____ day of _____, 2017.

Harlon L. Kenyon

Carol L. Kenyon

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2017, before me _____ a Notary Public within and for said County, personally appeared HARLON L. KENYON and CAROL L. KENYON, husband and wife and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.
My commission expires _____.

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on July 6, 2017, I completed an accurate survey of 'VAN GORDON SUBDIVISION', Hall County, 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.

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

Approvals

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 Hall County Board of Supervisors, this _____ day of _____, 2017.

Chairman Of The Board

County Clerk

(Seal)

VAN GORDON SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

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

Item 1

Proposed new zoning R-3SL (Residential-3 Small Lot)

Staff Contact: Chad Nabity

Agenda Item # 11

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING

July 25, 2017

SUBJECT: Proposed changes regarding new R-3SL zoning district in Grand Island.

After the action items at the May 2017 Regional Planning Commission meeting, Amos Anson presented a concept for a smaller lot residential zoning district. At that time it was referred to as the R-5 Zoning District. The basic concept was to allow smaller lots, both in area and width, in the hopes of increasing the availability of affordable housing.

The minimum lot size in any of the residential districts is 50 foot of width at the mid-point between the front and rear property lines and 6000 square feet. This is the case in the R-2, R-3, R-4 and RO zoning districts. The density of housing permitted in those districts ranges from 1 dwelling unit per 6,000 square foot of lot area in the R-2 district to as many units as you can provide parking space for in the RO zoning district. The RO zoning district does not have a maximum density, so the ability to provide the required parking is the only limitation on the number of units allowed.

Attached is a modified R-3 Medium Density Zoning District, the R-3SL Medium Density Small Lot zoning district that staff is proposing for discussion to address the issues Mr. Anson brought up in his presentation at the May meeting.

The R-3SL as proposed would preserve the density of the R-3 zoning district at 1 dwelling unit per 3,000 square foot of lot space but would reduce the minimum width to 40 feet for single family detached or multifamily dwellings and to a width to 24 feet for townhomes (single-family attached dwellings). Likewise the minimum area for a single-family lot would be 4,000 square feet and 3,000 for a townhome lot. Off-street parking for residents and guests would also be a permitted use, allowing the developer to devote a lot for off-street parking within the subdivision. The setbacks for the R-3SL district would remain the same as the R-3 zoning district with two exceptions. The setback for side property lines for single-family attached would be reduced to 0 between attached units and increased from 5 feet to 10 feet between groups of attached units and the front yard setback for all types of units can be reduced to 10 feet if the developer provides access easements and parking at the back of each lot instead of driveways off the street in front of each lot. This would have to be decided at the time of platting and be included in the subdivision agreement.

This district may or may not be in demand in Grand Island, but these changes would offer more choices in the market. Hastings and Kearney both have provisions for townhome development within their regular residential zoning districts. Hastings allows 20-foot wide lots of 2,000 square feet and Kearney allows 25 foot wide lots of 3,000 square feet. Hastings also allows small lots with a minimum of width of 45 feet and area of 4,500 square feet.

The Grand Island Area Habitat for Humanity has purchased property that is currently zoned R-3 along Capital Avenue and these proposed changes would increase the number of lots available to them by about one-third.

The purpose of introducing these proposed changes to the Regional Planning Commission tonight is to open the public dialog on the proposals. We are inviting public comment from developers, home builders, property owners and other parties to comment on the proposed changes prior to bringing them forward for a public hearing.

_____ Chad Nabity AICP, Planning Director

§36-64. (R-3SL) Medium Density-Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zone is intended to provide market flexibility regarding lot size and housing configuration.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
- (6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
- (7) 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.
- (8) Public and quasi-public buildings for cultural use
- (9) Railway right-of-way, but not including railway yards or facilities
- (10) Off street parking lots for residents and guests

(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 (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

- (1) Dwelling units on lots with a minimum width of less than 50 feet.
- (2) Nonprofit community buildings and social welfare establishments other than those providing living accommodations
- (3) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (4) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (5) Towers
- (6) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
- (7) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Customary home occupations
- (2) Buildings and uses accessory to the permitted principal use

(D) Space Limitations:

Uses			A	Minimum Setbacks					
				B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Area per Dwelling Unit	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	4,000	3,000	40	20*	15	5	10	50%	35
Conditional Uses	4,000	3,000	40	20*	15	5	10	50%	35
Attached Single Family Dwelling Units	3000	3000	24	20*	15	10	10	50%	35

(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.
- (3) Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.
- (4) Sideyard setback for attached single family dwellings shall be reduced to 0 feet on all lots with contiguous attached units.