



# Hall County Regional Planning Commission

**Wednesday, November 1, 2017**  
**Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**

**Administrative Assistant:**  
**Tracy Gartner**

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**6:00 PM**  
**City Hall**

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## **Call to Order**

## **Roll Call**

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

Individuals who have appropriate items for 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.

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

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

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### **DIRECTOR COMMUNICATION**

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



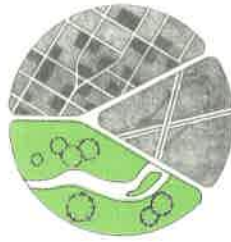
# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item A1**

**Agenda 11-1-17**

**Staff Contact: Chad Nabity**



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

**AGENDA AND NOTICE OF MEETING**  
**Wednesday November 1, 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 October 11, 2017.**

**3. Request Time to Speak.**

**4. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a site specific redevelopment plan for 320-322 N. Pine St., or the North One Half of Lot One (1) in Block Fifty-Five (55) in the Original Town, in the City of Grand Island, Hall County, Nebraska (C-06-2018GI)**

**5. Public Hearing – Rezoning – Grand Island – A request to rezone Lots 8, 9, and 10, in Block 10 of Packer and Barr's Subdivision located on the east side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential use to R-3 Medium Density Residential use in the City of Grand Island, Hall County, Nebraska. (C-03-2018GI)**

**6. Public Hearing – Rezoning – Grand Island – A request to rezone all of Lot 2 in Lassonde Second Subdivision located south of Capital Avenue and west of the Union Pacific Railroad tracks from R-3 Medium-Density Residential to R-3 SL Medium-Density Residential Small Lot in the City of Grand Island, Hall County, Nebraska. (C-04-2018GI)**



7. **Public Hearing – Rezoning – Grand Island** – A request to rezone a portion of proposed JGMO Subdivision located south of Lake Street and west of south Locust Street from LLR Large Lot Residential to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-05-2018GI)
8. **Final Plat – JGMO Subdivision** – Located south of Lake Street and west of south Locust Street in Grand Island, Hall County, Nebraska (3 lots, 11.1 acres)
9. **Public Hearing – Rezoning- Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI)
10. **Final Plat – Meadow Lane 7<sup>th</sup> Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)
11. **Director's Report.**
12. **Next Meeting December 6, 2017.**
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.**

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
November 1, 2017**

- 4. Public Hearing – Redevelopment Plan – Grand Island** – Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a site specific redevelopment plan for 320-322 N. Pine St., or the North One Half of Lot One (1) in Block Fifty-Five (55) in the Original Town, in the City of Grand Island, Hall County, Nebraska (C-06-2018GI) Urban Island LLC, which operates Kinkaidier Brewing Company, has proposed to renovate the first and second floors for commercial and residential space. A motion on Resolution 2018-04 is in order. (Hearing, Discussion, Action)
- 5. Public Hearing – Rezoning – Grand Island** – A request to rezone Lots 8, 9, and 10, in Block 10 of Packer and Barr’s Subdivision located on the east side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential use to R-3 Medium Density Residential use in the City of Grand Island, Hall County, Nebraska. (C-03-2018GI). T. C. Enck Builders is seeking the rezoning to place one duplex on each of two vacant lots. A motion is in order. (Hearing, Discussion, Action)
- 6. Public Hearing – Rezoning – Grand Island** – A request to rezone all of Lot 2 in Lassonde Second Subdivision located south of Capital Avenue and west of the Union Pacific Railroad tracks from R-3 Medium-Density Residential to R-3 SL Medium-Density Residential Small Lot in the City of Grand Island, Hall County, Nebraska. (C-04-2018GI) Grand Island Area Habitat for Humanity is seeking the rezoning to increase the number of buildable single-family home lots by 25 percent. A motion is in order. (Hearing, Discussion, Action)
- 7. Public Hearing – Rezoning – Grand Island** – A request to rezone a portion of proposed JGMO Subdivision located south of Lake Street and west of south Locust Street from LLR Large Lot Residential to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-05-2018GI) Owner LBJM LLC is seeking the rezoning to make the zoning consistent across all 11.1 acres. A motion is in order. (Hearing, Discussion, Action)
- 8. Final Plat – JGMO Subdivision** – Located south of Lake Street and west of south Locust Street in Grand Island, Hall County, Nebraska (3 lots, 11.1 acres) (Discussion, Action)

9. **Public Hearing – Rezoning- Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI) This matter has been referred back from the Grand Island City Council. Niedfelt Property Management is seeking the rezoning for highway commercial development. A motion is in order. (Hearing, Discussion, Action)
10. **Final Plat – Meadow Lane 7<sup>th</sup> Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres) This item was approved by the Planning Commission at its September 6, 2017 meeting and is included in the packet for information only. No action is required. (Information)



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item 1**

### **Meeting schedule 2017-18**

**Staff Contact: Chad Nabity**

**REGIONAL PLANNING COMMISSION**  
**2017-18 MEETING SCHEDULE**  
**All meetings to be held at 6 p.m., Grand Island City Hall, 100 E. First St.**  
**City council chambers**

**Meeting Dates**

November 1, 2017	June 6, 2018
December 6, 2017	July 11, 2018 (moved date)
January 3, 2018	August 1, 2018
February 7, 2018	September 5, 2018
March 14, 2018 (moved date)	October 3, 2018
April 4, 2018	November 7, 2018
May 2, 2018	December 5, 2018

**Current Appointments to the Regional Planning Commission: as of 10/24/17**

<u>Municipality</u>	<u>Representative</u>	<u>Initial Appointment</u>	<u>Appointment Expires</u>
City of Grand Island*	Robin Hendricksen	Oct. 24/17	Oct. 31/2020 (first term)
	Derek Apfel	October 27/15	Oct. 31/2018 (first term)
	Hector Rubio	Dec. 27/16	Oct. 31/2019 (first term)
	Tony Randone	June 27/17	Oct. 31/2018 (first term)
Hall County	Greg Robb	Nov. 04/14	Oct. 31/2020
	Leonard Rainforth	Dec. 15/15	Oct. 31/2018
	Judd Allan	Jan. 10/17	Oct. 31/2019
	Pat O'Neill	Sep. 11/01	Oct. 31/2018
Village of Alda	Leslie Ruge	Jul. 11/90	Oct. 31/2019
Village of Cairo	Jaye Monter	Sept. 15/15	Oct. 31/2019
Village of Doniphan	Carla Maurer	Oct. 31/14	Oct. 31/2020
City of Wood River	Dean Kjar	Mar. 25/14	Oct. 31/2020

**\*City of Grand Island limits are two consecutive 3 year terms**





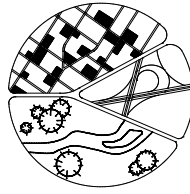
# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item E1**

**Minutes 10-11-17**

**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  
October 11, 2017

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The meeting of the Regional Planning Commission was held Wednesday, October 11, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on September 28, 2017.

Present: Pat O'Neill            Dean Sears  
          Les Ruge                Dean Kjar  
          Hector Rubio        Tony Randone  
          Leonard Rainforth   Judd Allan  
          Carla Maurer

Absent: Derek Apfel, Greg Robb, Jaye Monter

Other: Hall County Supervisor Karen Bredthauer, Grand Island City  
          Councilman Mitch Nickerson

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:01 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 September 6, 2017 meeting.**

A motion was made by Maurer and seconded by Rubio to approve the minutes of the September 6, 2017 meeting.

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

**3. Request Time to Speak.**

Ron Depue, Item 5; and Ken Frederick, Item 6.

**4. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for CRA Area No. 25 for a Site Specific Redevelopment Plan of Husker Harvest Days at a formerly used defense site in Hall County, Nebraska. (C-31-2017GI)

O'Neill opened the public hearing.

Nabity said this redevelopment plan is different than most in that it is not seeking the use of tax increment financing. Instead, receipts from Grand Island's food and beverage tax would be used to help pay for improvements to the Husker Harvest Days show site. About \$7 million of upgrades are proposed by owner Farm Progress Companies, Inc. Nabity said the food and beverage tax would be used to pay up to \$2 million of upgrades, including electrical, drainage and parking improvements. The city's share would be paid out over a 20-year period, Nabity said. Maurer asked if the food vendors at the show site pay the food and beverage tax. Nabity said they do not – the occupation tax is assessed only in city limits. However, the show does have an estimated \$7.5 million impact on Grand Island over the three day show. Nabity said a city restaurant owner also testified in favor of using the tax receipts for the upgrades as the show creates a three-week bump in sales each year for her local food establishments. Nabity said the area is zoned for agriculture special events.

O'Neill closed the public hearing.

A motion was made by Kjar and seconded by Rainforth to recommend approval of the redevelopment plan and Resolution 2018-01, finding that the plan is consistent with the comprehensive land use plan.

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

**5. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for CRA Area No. 20 for a Site Specific Redevelopment Plan submitted by O’Neill Wood Resources for 58 acres at 7100 W. Old Potash Highway at a formerly used defense site in Hall County, Nebraska. (C-01-2018GI)

O’Neill, as owner and applicant of O’Neill Wood Resources, handed the chairmanship over to Secretary Ruge, who appointed Maurer as Secretary Pro-Tem. O’Neill left the room.

Ruge opened the public hearing.

Nabity said this redevelopment plan uses tax increment financing for the development of a recycling center and construction landfill at the formerly used defense site, the Cornhusker Army Ammunition Plant. The Hall County board has already issued a conditional use permit for the landfill site in the area that is zoned AG-SI Agriculture Special Industrial. Nabity said while the real property value of about \$1 million will be used for about \$200,000 of tax increment financing for up to 15 years, the personal property for the facility is estimated to total about \$5 million and will immediately be on the tax rolls. Nabity said all the requirements for the development have occurred, including the creation of a sanitary improvement district by the owner and the city declaring an intent to annex when the area is contiguous to city limits. It’s currently three miles from city limits, so Nabity said eligibility for annexation will take many years.

Ron Depue, attorney for the applicant, spoke in favor of the application. He said the matter at hand is whether the redevelopment is consistent with the comprehensive plan, which it is. The county has approved the conditional use permit, the Department of Environmental Quality is involved with the application, the sanitary improvement district has been created and the annexation intent was passed by the city. He said the owner is anxious to get started in what has been a lengthy process.

Ruge closed the public hearing.

A motion was made by Rainforth and seconded by Randone to recommend approval of the redevelopment plan and Resolution 2018-02, which finds the plan is consistent with the comprehensive plan.

The motion carried with eight members in favor (Allan, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining. O’Neill was not present for the vote.

Following the vote, Ruge brought O’Neill in from the other room and returned the chairmanship to O’Neill.

**6. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for CRA Area No. 6 for a Site Specific Redevelopment Plan submitted by Mendez Enterprises for property located along Old Lincoln Highway between Carey and Waldo avenues in the City of Grand Island, Hall County, Nebraska.

(C-02-2018GI)

O'Neill opened the public hearing.

Nabity said this redevelopment plan is very aggressive to redevelop a number of properties in the area. He said Mendez has already made improvements to the area, but would like to do more using about \$890,000 of tax increment financing toward the redevelopment of a trampoline park, a technical school and a diner in the area. Nabity said the redevelopment would have a significant impact on the area, which is identified in the comprehensive plan for mixed use manufacturing development.

Ken Frederick, architect for the owner, spoke on behalf of the application. He said the owner has retained professional services and has a good vision.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to recommend approval of the redevelopment plan and Resolution 2018-03, which finds the plan is consistent with the comprehensive plan.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears, Randone and Kjar) and no member voting no and no member abstaining.

**7. Final Plat – Staab Estates** – located west of South Locust Street and south of Hedde Street in the City of Grand Island, Hall County, Nebraska (two lots, 2.756 acres)

Nabity said this subdivision would have been an administrative plat that he could have signed without Regional Planning Commission action except that an outlot in the area was a metes and bounds lot. The owners are adding onto a shopping center in the area and relocating the existing Pizza Hut building into the new shopping center. After construction, the existing Pizza Hut building will be demolished, Nabity said. The addition to the center is being constructed as two lots with zero setback on the lot line so that both properties could have separate electrical and sewer.

A motion was made by Ruge and seconded by Rainforth to approve the final plat for Staab Estates Subdivision.

The motion for the final plat carried with seven members in favor (Allan, Ruge, Maurer, Rainforth, Sears, Randone and Kjar) and no member voting no and two members abstaining (O'Neill and Rubio).

**8. Final Plat – Johnson's Valhalla Subdivision** – located south of Binfield and east of U.S. Highway 281 in Hall County, Nebraska. (one lot, 0.621 acres)

A motion was made by Rainforth and seconded by Maurer to approve the final plat of Johnson's Valhalla Subdivision.

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

**9. Director's Report.**

Nabity said the Meadow Lane 7<sup>th</sup> Subdivision will be returning to the Regional Planning Commission in November as the Grand Island City Council referred it back. Nabity recently attended and presented at a planning conference in Iowa. He is also beginning the process to hire for a planning technician from the retirement of Ed Maslonka and for an administrative assistant as Tracy Overstreet Gartner was selected as the incoming Hall County Election Commissioner.

**10. Public Presentation – Community Beautification Awards and celebration of 50 years of the Regional Planning Commission.**

The Regional Planning Commission presented the 2017 Community Beautification Award Wednesday night (Oct. 11) to four business owners involved in the redevelopment of the Grand Island Mall area. The businesses honored were Grand Island Joint Venture LLC, Gordman Grand Island LLC, EIG Grand Island LLC and Raymond and Jennifer O'Connor.

Grand Island Joint Venture LLC is the owner of Northwest Commons at 2230 and 2250 N. Webb, which features tenants such as Dick's Sporting Goods and Burlington.

Gordman Grand Island LLC owns the retail space at 2300 N. Webb, which features Hibbetts Sports, Pet Sense, Harbor Freight and the north YMCA location.

EIG Grand Island LLC owns the Shoppes at Northwest Crossings featuring Bed, Bath and Beyond; Men's Warehouse; Shoe Carnival; Petco; Scooters; and Firehouse Subs.

Raymond and Jennifer O'Connor own 2208 N. Webb, which houses Shopko. The O'Connor's made significant improvements to the parking and drainage of the shopping area.

"The projects that are being recognized today involve multiple property owners, multiple buildings and a highly visible half-mile frontage along both U.S. Highway 281 and Webb Road," said Regional Planning Director Chad Nabity. "All of these partners deserve recognition for the significant changes that have occurred on these properties."

Nabity said, in 2011 when the Grand Island Mall area was declared blighted and substandard, a large percentage of the space in the buildings was vacant. "The infrastructure around the area, including the signage and parking lots literally was falling apart," he said.

"The investment by these companies with the help of Tax Increment Financing has changed and enhanced the retail landscape of these properties and the City Of Grand Island," Nabity said. "The improvements have converted big box stores and the 1970s-

era interior mall space to a vibrant retail center that faces onto the major streets and presents an inviting image for the City of Grand Island.”

“I would like to thank Jerry Gordman for his vision in bringing forward the blight study that made much of this development possible,” Nabity said. “EIG Grand Island started the projects at the south end and Mr. Gordman followed quickly with the book-end development at the north end. Ray and Jennifer O’Connor took a significant risk with their initial investment in the Grand Island Mall, but were able to attract the Staenberg Group to partner with them on the redevelopment, bringing some big, national expertise into the recruiting efforts. The O’Connors then purchased the Shopko building and allowed changes to the parking and traffic patterns that benefited the entire development,” Nabity said.

The Community Beautification Award was developed to recognize the efforts of residents and businesses that improve the overall appearance of the community through the enhancement of their property.

The Regional Planning Commission would also like to thank the following supportive community businesses for making the award possible: Home Federal Bank, Five Points Bank, Pathway Bank, Equitable Bank, Wells Fargo Bank and First National Bank.

Nabity also recognized the 50<sup>th</sup> anniversary of the Regional Planning Commission, which was created by interlocal agreement in October 1967. Inaugural Regional Planning Director Nelson Helm was present from Copperas Cove, Texas, to mark the occasion, as was 49-year employee Ed Maslonka, the department’s only planning technician, and past commissioners, Karen Bredthauer, Marvin Webb, John Amick, Bill Hayes and Mark Haskins

**11. Next Regular Meeting November 1, 2017.**

**12. Adjourn**

O’Neill adjourned the meeting at 6:43 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F1**

### **Redevelopment Plan - Urban Island/Kinkaider**

**Staff Contact: Chad Nabity**

## **Agenda Item #4**

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

November 1, 2017

### **SUBJECT:**

*Redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for property located at the 320 and 322 N Pine Street in Grand Island, in Hall County, Nebraska to support this development. (C-06-2018GI)*

### **PROPOSAL:**

The Urban Island LLC is proposing to renovate the first floor of this space for commercial and residential space and the second floor for residential uses. The property is zoned B-3 Heavy Business and a mixed use building such as this is a permitted principal use.

### **OVERVIEW:**

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. The B-3 zone allows for a variety of commercial, office and residential uses including those proposed with this plan as permitted principal uses.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for commercial and residential uses here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.

**RECOMMENDATION:**

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

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



**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
October 2017**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 320 and 322 N. PINE STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

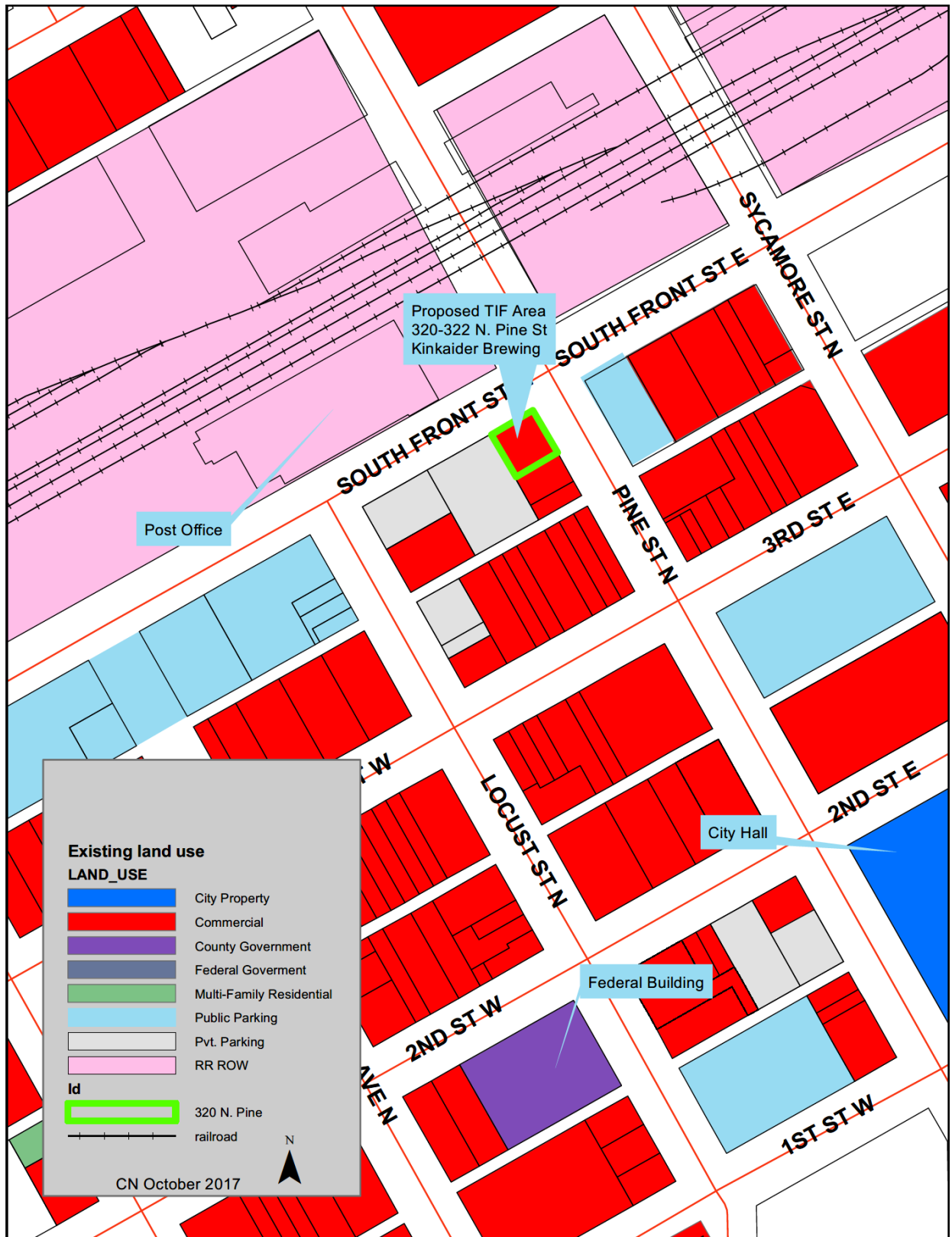
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the kitchen/party room for Kinkaider Brewing Company formerly Nathan Detroit's 320 and 322 N. Pine Street into a mixed use building containing six apartments and two retail tenant spaces. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial space and market rate residential units. The addition of the residential units is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be possible without the use of TIF.

Urban Island LLC is the owner of the property. Urban Island LLC purchased this property in 2016. The purchase price is not included as an eligible TIF activity. Portions of the building are currently vacant the kitchen for the Kinkaider Brewing Company is located within this building and part of the space are being used for gatherings and receptions. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:  
Property Description (the “Redevelopment Project Area”)

320 and 322 N. Pine Street in Grand Island Nebraska

**Legal Descriptions:** North One Half Lot One (1) in Block Fifty-Five (55) in the Original Town, now City of Grand Island, Hall County, Nebraska.



**Existing Land Use and Subject Property**

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such**

**declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on November 1, 2017 and passed Resolution 2018-04 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

***a. Land Acquisition:***

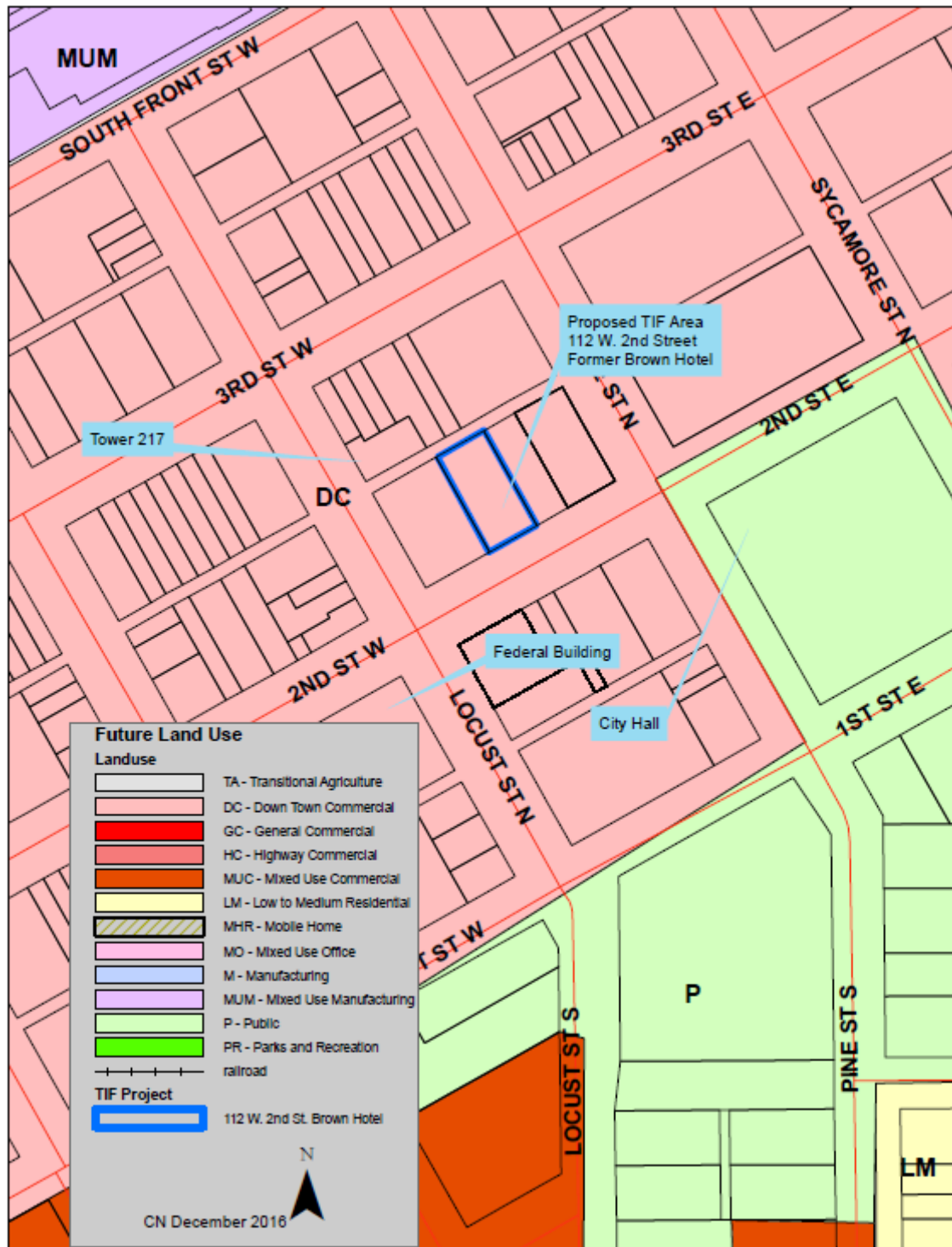
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

***d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.***

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

Sewer and water are available to support this development. The developer will be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building in a multifamily apartment building.

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer, is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]** No members of the authority or staff of the CRA have any interest in this property.

**6. Section 18-2114 of the Act requires that the Authority consider:**

***a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.***

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation of this property is \$737,209,

planning related expenses for Architectural and Engineering services of \$8,500 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$12,000 including a reimbursement to the City and the CRA of \$7,000 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$756,709. The CRA has been asked to grant \$105,000 to this project to offset the cost of life safety improvements and \$168,677 in façade improvement funds. The total eligible expenses for this project less other grant funds by the CRA is \$318,851. The developers have also invested \$265,000 in acquisition of the property and additional funding in other improvements including new windows on the second floor.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

***b. Statement of proposed method of financing the redevelopment project.***

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$164,181 from the proceeds of the TIF which after interest is paid will result in approximately \$115,000 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2020 through December 2034.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and

blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

## **8. Time Frame for Development**

Development of this project is anticipated to be completed between December 2017 and October of 2018. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

## **9. Justification of Project**

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The main floor will be used for commercial tenant space with a single efficiency apartment at the rear of the building.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$164,181 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a life/safety grant of \$105,000 and a façade improvement grant of \$168,677. This investment by the Authority will leverage \$698,778 in private sector financing; a private investment of \$1.60 for every TIF and grant dollar investment.

<b>Use of Funds</b>	<b>Source of Funds.</b>			
<b>Description</b>	<b>TIF Funds</b>	<b>Other Grants</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition			\$265,000	\$265,000
Legal and Plan*			\$12,000	\$12,000
Engineering/Arch			\$8,500	\$8,500
Renovation	\$164,181	\$105,000	\$298,351	\$568,532
Facade		\$168,677		\$168,677
Developer/Audit Feets			\$34,927	\$34,927
Contingency			\$80,000	\$80,000
TOTALS	\$164,181	\$273,677	\$698,778	\$1,136,636



**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$150,688. Based on the 2016 levy this would result in a real property tax of approximately \$3,275. It is anticipated that the assessed value will increase by \$503,673 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$10,945 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2016 assessed value:	\$ 150,688
Estimated value after completion	\$ 654,361
Increment value	\$ 503,673
Annual TIF generated (estimated)	\$ 10,945
TIF bond issue	\$ 164,181

***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;***

The redevelopment project area currently has an estimated valuation of \$150,688. The proposed redevelopment will create additional valuation of \$503,673. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

This will provide additional housing options in the downtown area consistent with the planned development in Downtown Grand Island.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown.

***(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.***

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

### **Time Frame for Development**

Development of this project is anticipated to be completed during between December of 2017 and October of 2018. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$164,181 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$790,000 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.

**Resolution Number 2018-04**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC  
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for 320-322 N. Pine St. by Urban Island LLC - Kinkaider** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Redevelopment Plan.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** November 1, 2017.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary





# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F2**

**Rezoning - 415 N. Boggs - Enck**

Staff Contact: Chad Nabity

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 1, 2017

**SUBJECT:** *Zoning Change (C-03-2018GI)*

**PROPOSAL:** An application has been made to rezone Lots 8, 9 and 10 of Block 10 of Packer and Barr's Addition to the City of Grand Island from R-2 Low Density Residential Zone to R-3 Medium Density Residential Zone. This property is north of 4<sup>th</sup> Street and east of Boggs Avenue. The person interested in purchasing the two undeveloped lots would build a duplex on each of those lots if the rezoning is approved.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Intent of zoning district:*

*Permitted and conditional uses:*

*Proposed Zoning Designation:*

*Comprehensive Plan Designation:*

*Existing land uses.*

**R-2:** Low Density Residential

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

**R-2:** Residential uses with at density of one unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district.

**R-3:** Residential uses with at density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Medium Density Residential to Office Use.

Vacant lots, single family residential.

##### Adjacent Properties Analysis

*Current zoning designations:*

*Intent of zoning district:*

*Permitted and conditional uses:*

**East: R-4** High Density Residential

**North West and South: R2** Low Density Residential

**R-4:** To provide for residential uses at a maximum density of 43 dwelling units per acre with supporting community facilities. This zoning district is also used as a transitional zone between lower density residential zones and office, business, or manufacturing zones.

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

**R-4:** Residential uses with at density of one unit per 1,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks, day

care facilities, non-profit community organizations, boarding houses, public and quasi-public buildings are permitted in this zoning district

**R-2:** Residential uses with at density of one unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

*Comprehensive Plan Designation:* **All Directions:** Medium Density Residential to Office Uses.

*Existing land uses:* **North:** Single family including some on half lots.  
**South:** Single family.  
**West:** Single family and duplex homes.  
**East:** Single family transitioning to commercial east of White Avenue.

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for medium density residential to office uses.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. The neighborhood has a mixture of single-family homes and duplex units.
- *Provides for additional housing in Grand Island:* The proposed change would allow the more scattered site units to be built in this existing neighborhood.

### **Negative Implications:**

- *Could potentially be spot zoning:* This is a small area with benefit to a single property owner - both aspects of spot zoning.

### **Other Considerations**

This property is developed with full services available and the neighborhood is planned for increased residential density. The proposed densities are similar to that found at the north end of this block and across the street to the west. Given the nature of the development in this area it might be appropriate to take a wider look at this neighborhood for rezoning when the Grand Island zoning map is considered for re-adoption.

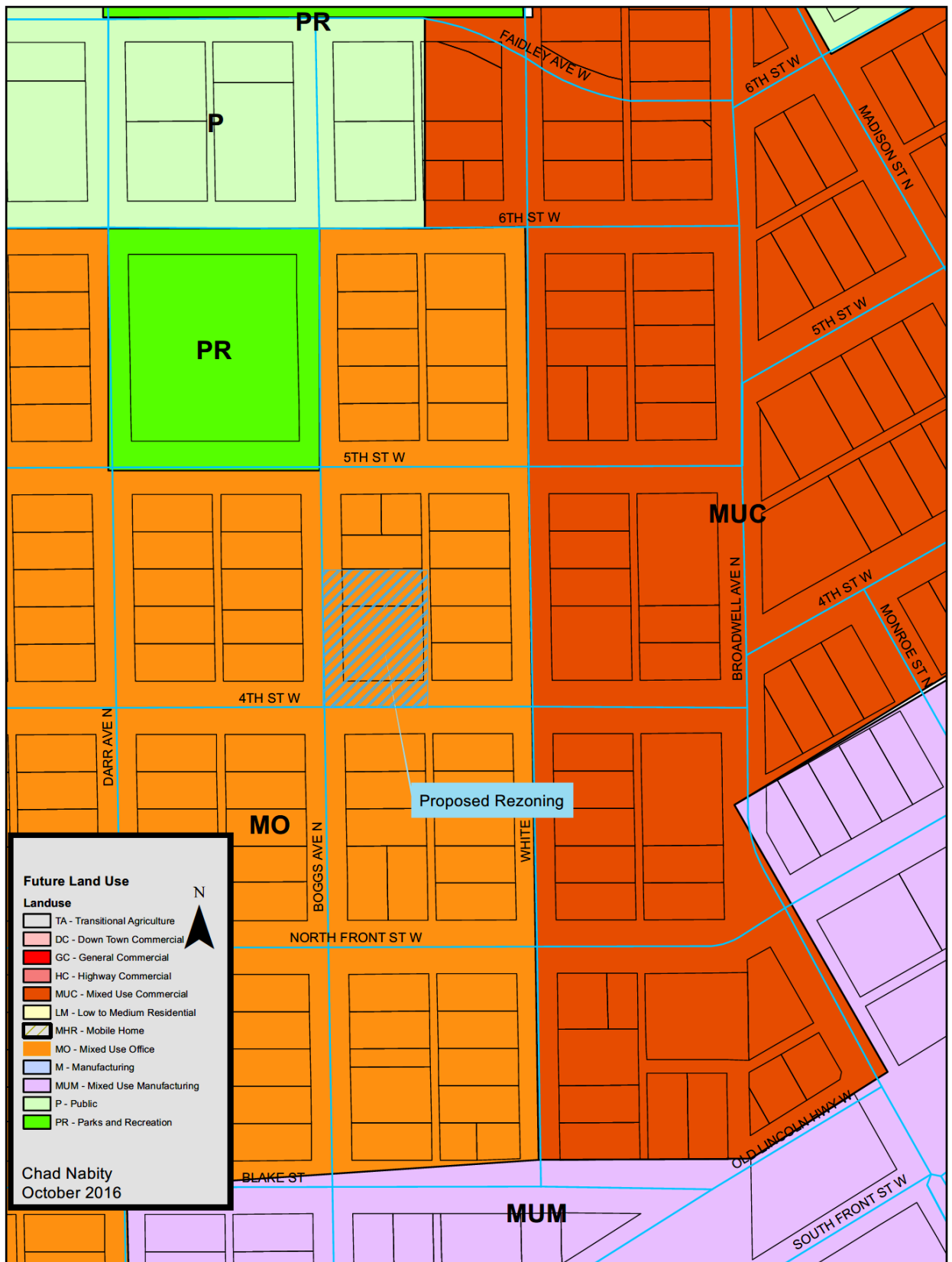


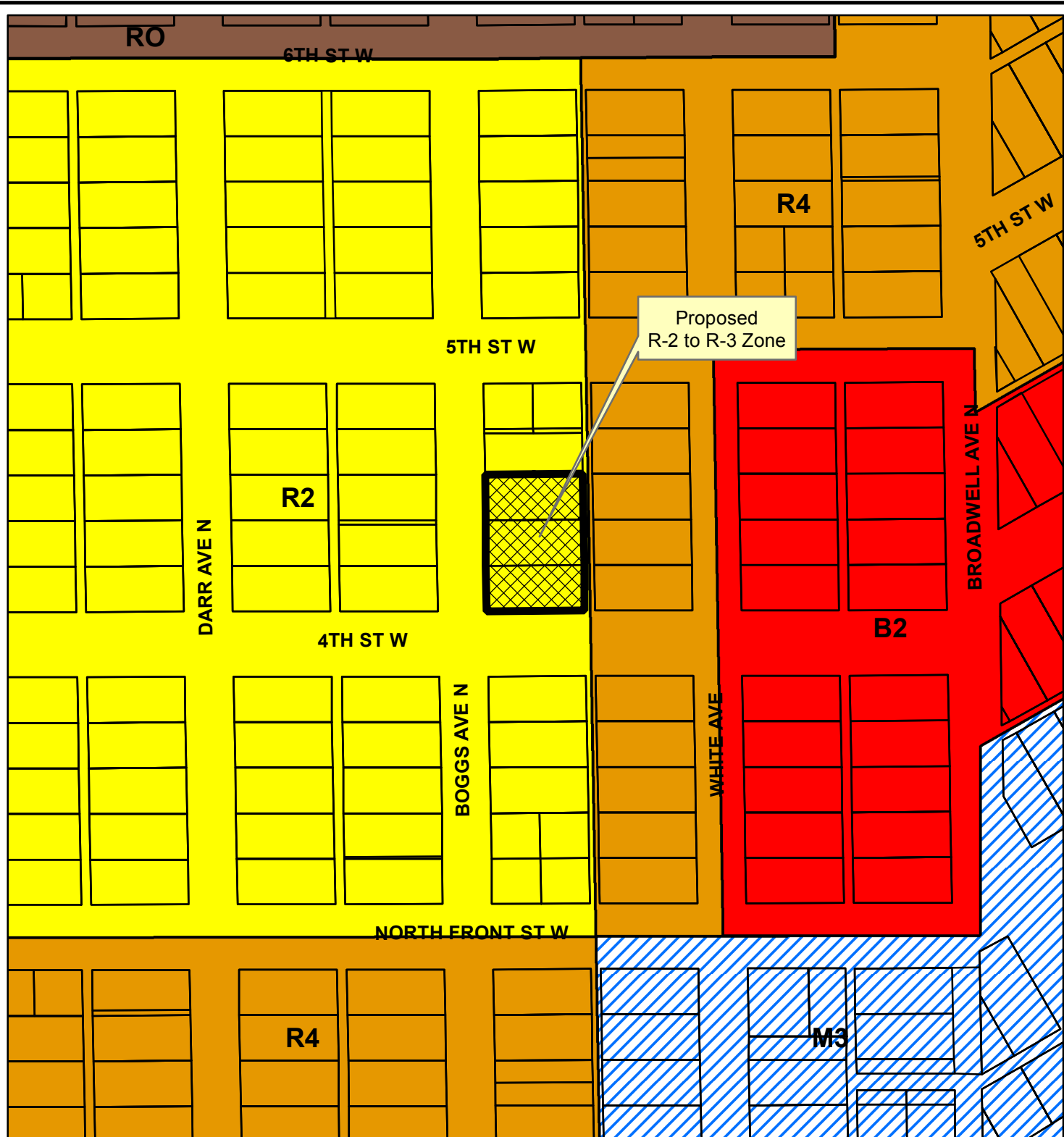
Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan



**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R-2 Low Density Residential to R-3 Medium Density Zone.

\_\_\_\_\_ Chad Nabity



# Proposed Zoning

Scale : NONE

C-03-2018GI



R-2 - Low Density Residential Zone

to R-3 Medium Density Residential Zone



Area that is requested for rezoning

( SEE MAP )

# 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

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name T.C. Enck Builders, Inc Phone (h) 308 380 1041 (w) 308 382 1054

Applicant Address 4133 Fleetwood Rd Grand Island, NE 68803

Registered Property Owner (if different from applicant) Glenn H. Knuth

Address 415 N Boggs Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address East side of Boggs from 4th st to 5th st.

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

Lot 8,9,10 Block 10 Subdivision Name Packard & Barr's, and/or  
All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

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

From R-2 to R-3

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

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

To allow construction of new duplex in established  
neighborhood.

**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 [Signature] Date 11/2/17

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 4/30/07

C-03-201861



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F3**

### **Rezoning - Habitat Lassonde**

Staff Contact: Chad Nabity

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

November 1, 2017

**SUBJECT:** *Zoning Change (C-04-2018GI)*

**PROPOSAL:** An application has been made to rezone Lot 2 of Lassonde Second Subdivision in the City of Grand Island from R-3 Medium Density Residential Zone to R-3SL Medium Density-Small Lot Residential Zone. This property is south of Capital Avenue and west of the Ord Line Railroad operated by Central Nebraska Railroad. The proposed change will not increase the density of housing permitted at this location, but will allow, if approved, single-family homes to be built on smaller lots.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Intent of zoning district:*

**R-3:** Medium Density Residential

**R-3:** 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.

*Permitted and conditional uses:*

**R-3:** Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

*Proposed Zoning Designation*

**R-3SL:** Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

*Comprehensive Plan Designation:*

*Existing land uses.*

Low to Medium Density Residential  
Vacant Ground

##### Adjacent Properties Analysis

*Current zoning designations:*

**North and West: LLR:** Large Lot Residential  
**East and South: R2** Low Density Residential

*Intent of zoning district:*

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

*Permitted and conditional uses:*

**LLR:** Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of one unit per 20,000 square feet.

**R-2:** Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

*Comprehensive Plan Designation:*

**All Directions:** Designated Low to Medium Density Residential Uses

*Existing land uses:*

**North:** Capital Avenue, acreage development

**South:** Outfall Ditch, vacant property

**West:** Single-family homes

**East:** Apartment building, railroad tracks

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Maintains current density of dwelling units:* The proposed change does not increase or decrease the expected housing unit density on the property.
- *Provides for affordable housing in Grand Island:* The proposed change would allow the Grand Island Area Habitat for Humanity to increase the number of lots that will fit on this property.

**Negative Implications:**

- *None foreseen.*

**Other Considerations**

The property is already intended for residential uses at the proposed density as shown below on the Future Land Use Map for the City of Grand Island.

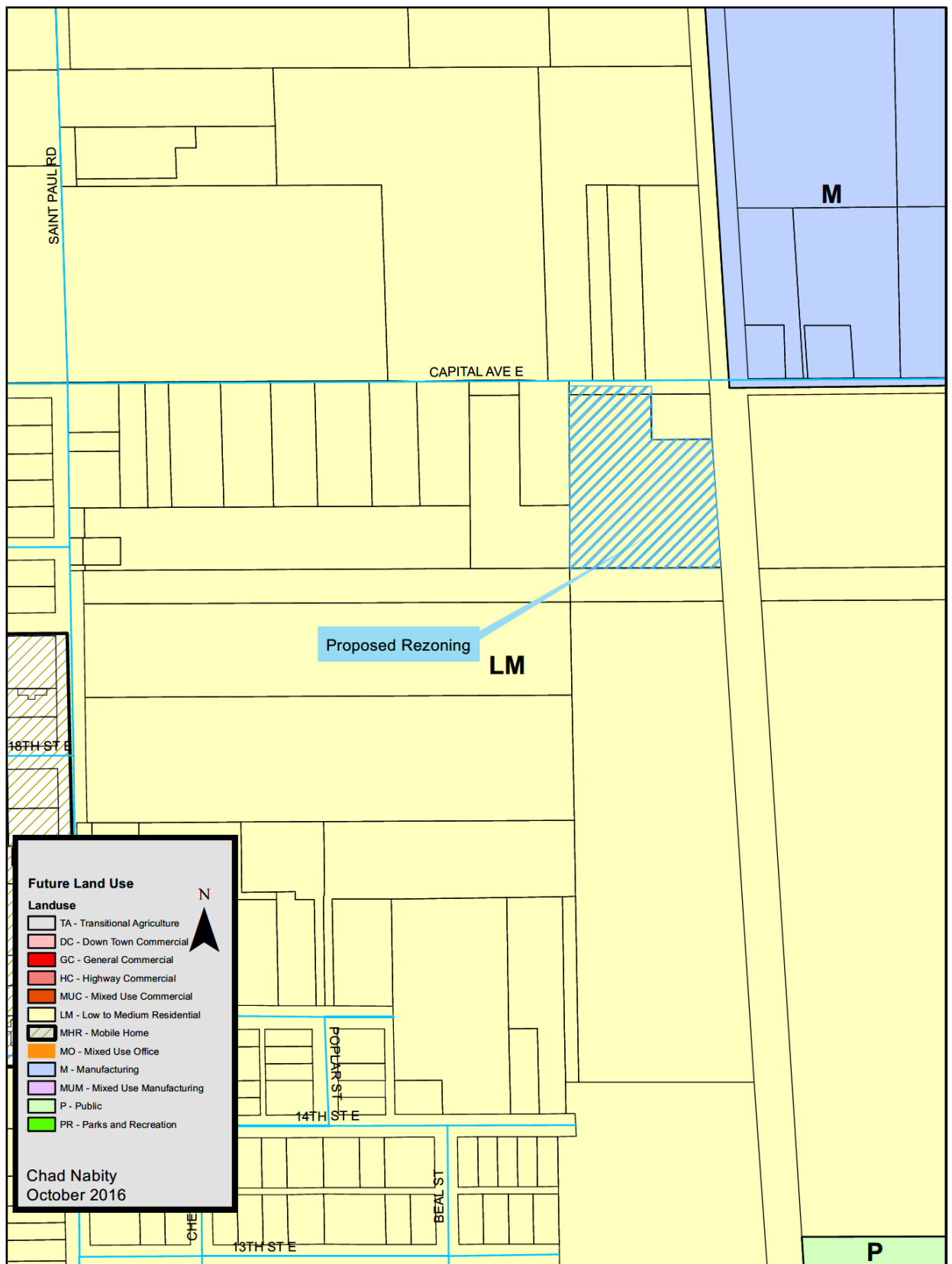


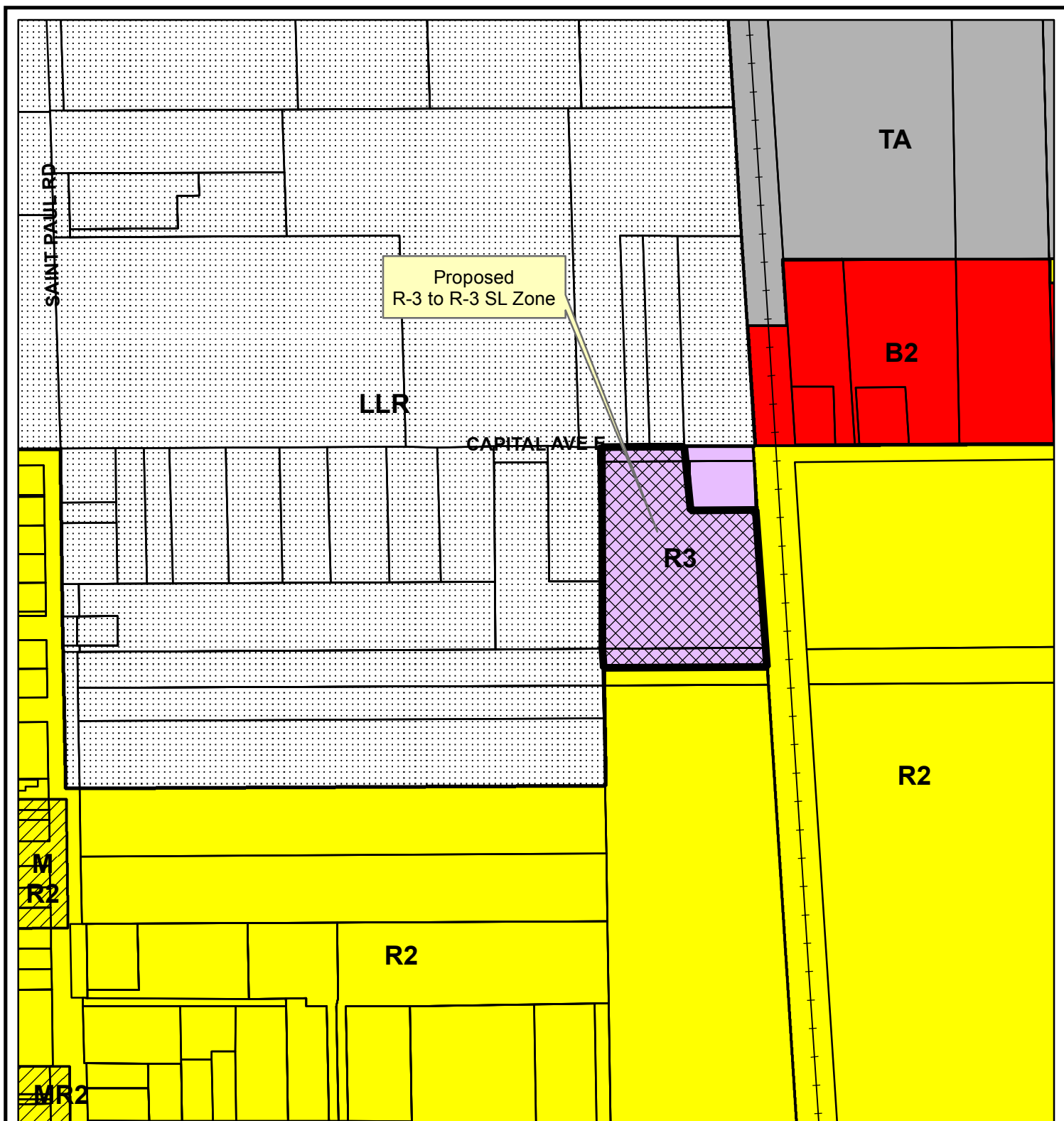
Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R3 – Medium Density Residential to R-3SL Medium Density-Small Lot Residential Zone.

\_\_\_\_\_ Chad Nabity





# Proposed Zoning

Scale : NONE

C-04-2018GI



R-3 - Medium Density Residential Zone



to R-3 SL Medium Density Small Lot Residential Zone



Area that is requested for rezoning

( SEE MAP )

# 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

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Grand Island Area Habitat for Humanity Phone (h) \_\_\_\_\_ (w) 308-385-5510

Applicant Address 502 W. 2nd St., PO Box 1001, Grand Island, NE 68802

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address \_\_\_\_\_

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

Lot 2 Block 0 Subdivision Name Lassonde Second, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

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

From LIR R-3 to R-3 SL

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

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

In order to make this property affordable to the low-income home buyers, the cost per lot needs to be reduced.

R-3 SL zoning will allow more 1000-1400 sf homes to be built here, reducing per lot cost.

**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 Arena Jelenich Date 10/4/17

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 4/30/07



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F4**

**Rezoning-JGMO 3630 S. Locust**

Staff Contact: Chad Nabity

## Agenda Item #7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 1, 2017

**SUBJECT:** *Zoning Change (C-05-2018GI)*

**PROPOSAL:** To rezone approximately 8 acres of land south of Lake Street and west of South Locust Street, from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the full parcel and allow for subdivision. No change is proposed for the Gateway Corridor Overlay zone. A similar rezoning was approved in 2013 for the Ditch Witch property north of this property.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**LLR:** Large Lot Residential.

*Intent of zoning district*

**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.

*Permitted and conditional uses:*

**LLR:** Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre.

*Proposed zoning district*

**B-2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

*Comprehensive Plan Designation:*

Designated for commercial development.

*Existing land uses.*

Property fronting South Locust is zoned B2 and occupied by the immediately behind Old Honda Shop

##### Adjacent Properties Analysis

*Current zoning designations:*

**South:** B-2-General Business and LLR Large Lot Residential

**North:** B-2-General Business and LLR- Large Lot Residential

**East:** CD Commercial Development Zone

**West:** LLR- Large Lot Residential

*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.

*Permitted and conditional uses:* **LLR** - Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre. **B-2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

*Comprehensive Plan Designation:* **North, South, East and West:** Designated Commercial Development.

*Existing land uses:* **North:** Ditch Witch and single-family residential  
**East:** WalMart  
**South:** Single-family home on large lot  
**West:** Farm Ground

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to highway commercial development (Typically B-2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Consistent with the existing commercial development:* This property is already and has historically been used for commercial purposes. This proposal just extends the commercial zoning across the full property.

### **Negative Implications:**

*No Negative Consequences Foreseen*

### **Other Considerations**

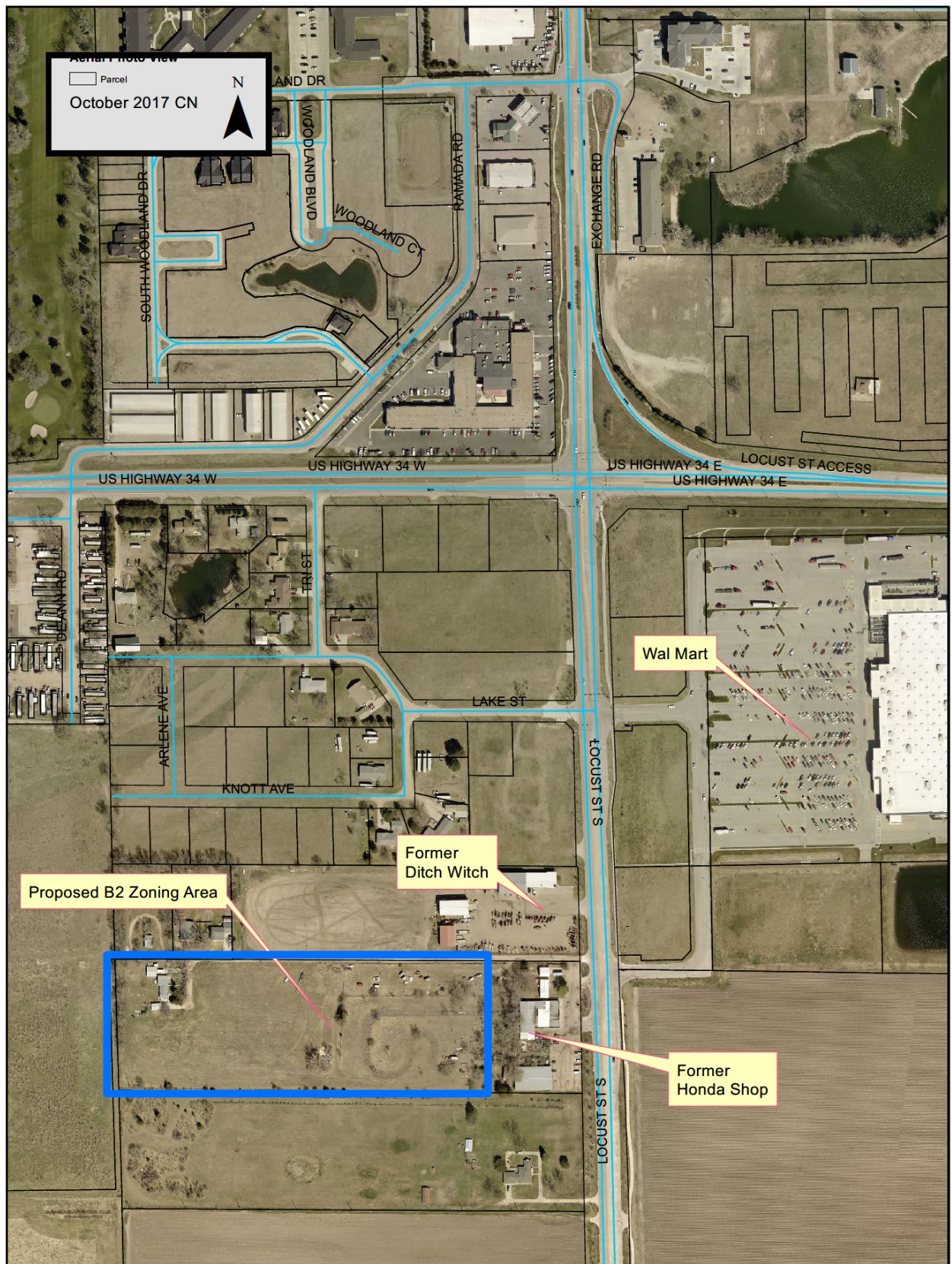
This proposal is consistent with the 2004 comprehensive plan.

## **RECOMMENDATION:**

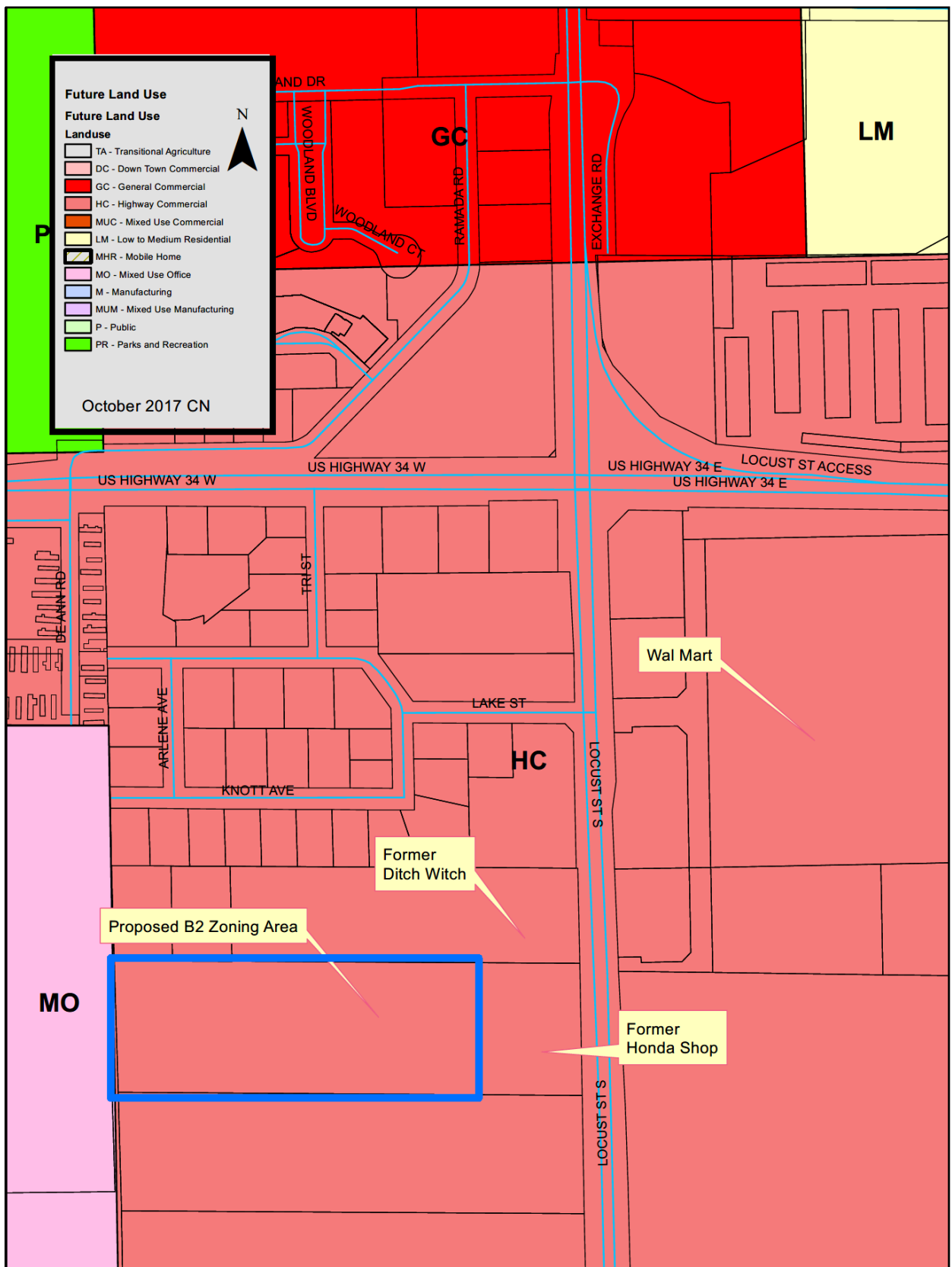
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR-Large Lot Residential to B-2-General Business as requested and shown on the attached map.

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



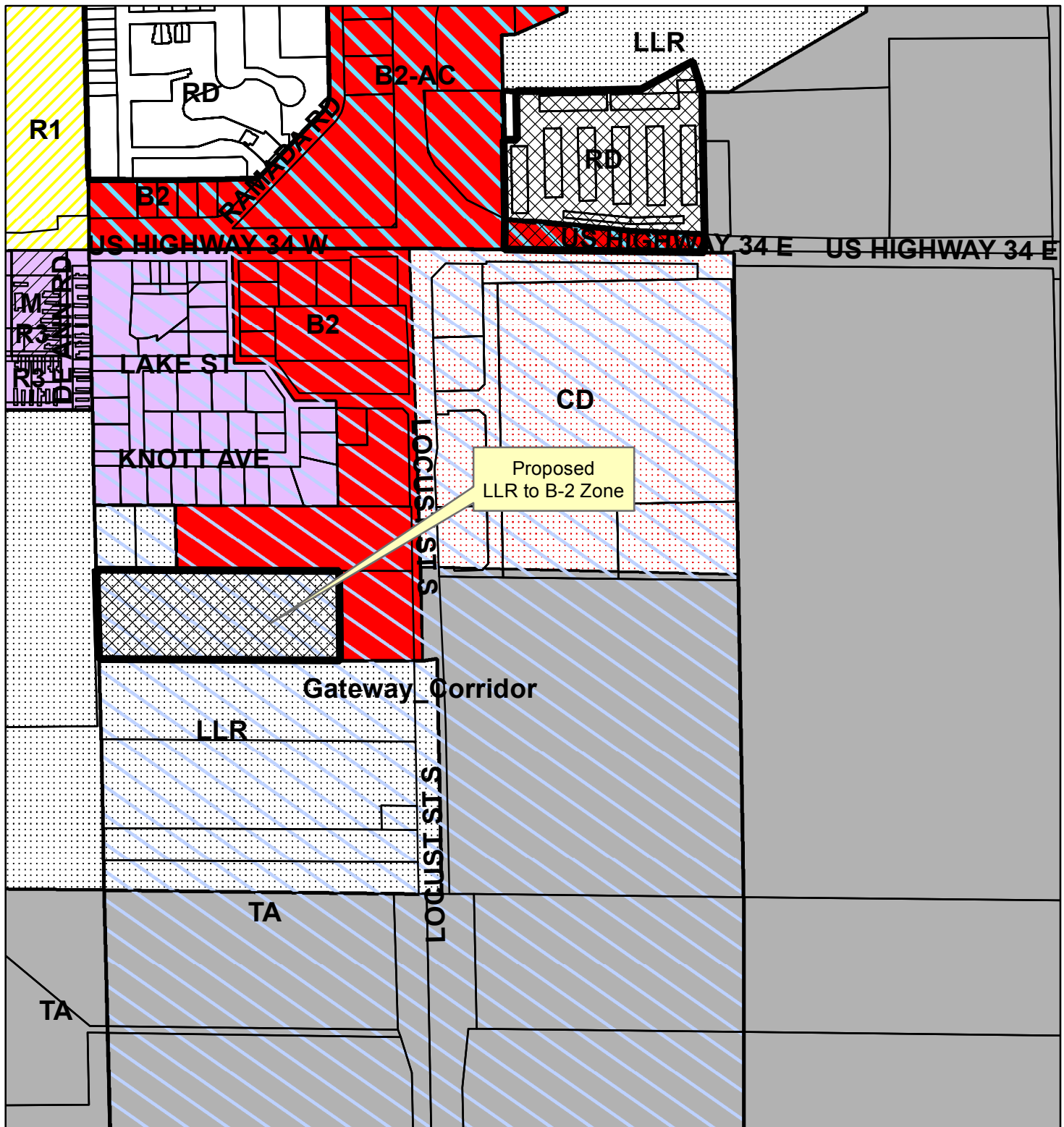


2016 Aerial Photos



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan







# Proposed Zoning

Scale : NONE

C-05-2018GI



-  LLR Large Lot Residential Zone
-  to B-2 General Business Zone



Area that is requested for rezoning

( SEE MAP )

# 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

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name BRIAN J McMeHON Phone (h) 390-0854 (w) \_\_\_\_\_  
Applicant Address P.O. Box 2431 Grand Island, NE 68802  
Registered Property Owner (if different from applicant) LBJM LLC  
Address 3630 S Locust St Phone (h) 390-0854 (w) \_\_\_\_\_

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

Property Address 3630 S Locust St. Grand Island, NE  
Legal Description: (provide copy of deed description of property)  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or  
All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp 11N Rge 9 W6PM

## C. Requested Zoning Change:

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

From Large lot Residential to B2

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

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

Subdividing Property,

**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 Brian J McMeHON

Date 10-12-17

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 4/30/07



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F5**

### **Rezoning-Meadow Lane 7th**

**Staff Contact: Chad Nabity**

## Agenda Item # 9

### PLANNING DIRECTOR MEMO TO REGIONAL PLANNING

October 24, 2017

**SUBJECT: Rezoning at Meadow Lane Subdivision west of Shady Bend Road and north of U.S. Highway 34.**

The Grand Island City Council considered this item at its meeting on September 26, 2017. Council held a public hearing and considered testimony from those present and considered the recommendation of the planning commission from its meeting on September 6, 2017.

At the September planning commission meeting, the Regional Planning Commission was unable to pass a vote recommending that council either approve or deny the request to rezone. A motion to recommend approval of the rezoning failed with a vote of 6 members in favor and 6 members opposed. A motion to recommend denial of the rezoning also failed with a vote of 3 members in favor and 9 members opposed. At the time, discussion was held about the recommendation and a question came up about retaking a vote. It was determined that action had been taken on both motions that could be offered on the subject and that the item would be sent forward to council with a recommendation of no recommendation.

Council held its own public hearing and considered the testimony of those in attendance and decided that it would be in the best interest of all concerned to send the item back to the planning commission for further discussion and a possible recommendation. The applicant presented a plan to create small detention cells at the north end of the commercial lots. The fill from these would be used to build pad sites for the residential and commercial development. While the cells would be shallow, they would provide both storage for water and a buffer between the highway-fronted commercial development and the residential development along Goldenrod Drive at the north end of the development.

Planning commission will hold a new public hearing on this topic to gather additional information and can consider the information presented to Council at its hearing on September 26. If you wish to view the Council hearing and discussion you can follow this link [http://grand-island.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=904](http://grand-island.granicus.com/MediaPlayer.php?view_id=2&clip_id=904) and select agenda items E2 for the hearing and F-2 for the rezoning.

*#9654 - Consideration of Request to Rezone Part of Lot 1 and all of Lot 2 of Proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and West of Shady Bend Road from LLR Large Lot Residential to B-2 General Business (Niedfelt Property Management, LLC)*

*This item was related to the aforementioned Public Hearing.*

*Motion by Haase, second by Stelk to refer Ordinance #9654 back to the Planning Commission.*

*A lengthy discussion was held regarding a solution to the drainage problem on the north side of this property. Also mentioned were traffic problems and no turning lanes on Highway 34.*

*Discussion was also held regarding stipulations on the zoning change. Mr. Nabity said the Planning Commission could not negotiate zoning changes but a majority of the issues regarding drainage related to maintenance. The drainage plan could be a part of the subdivision agreement.*

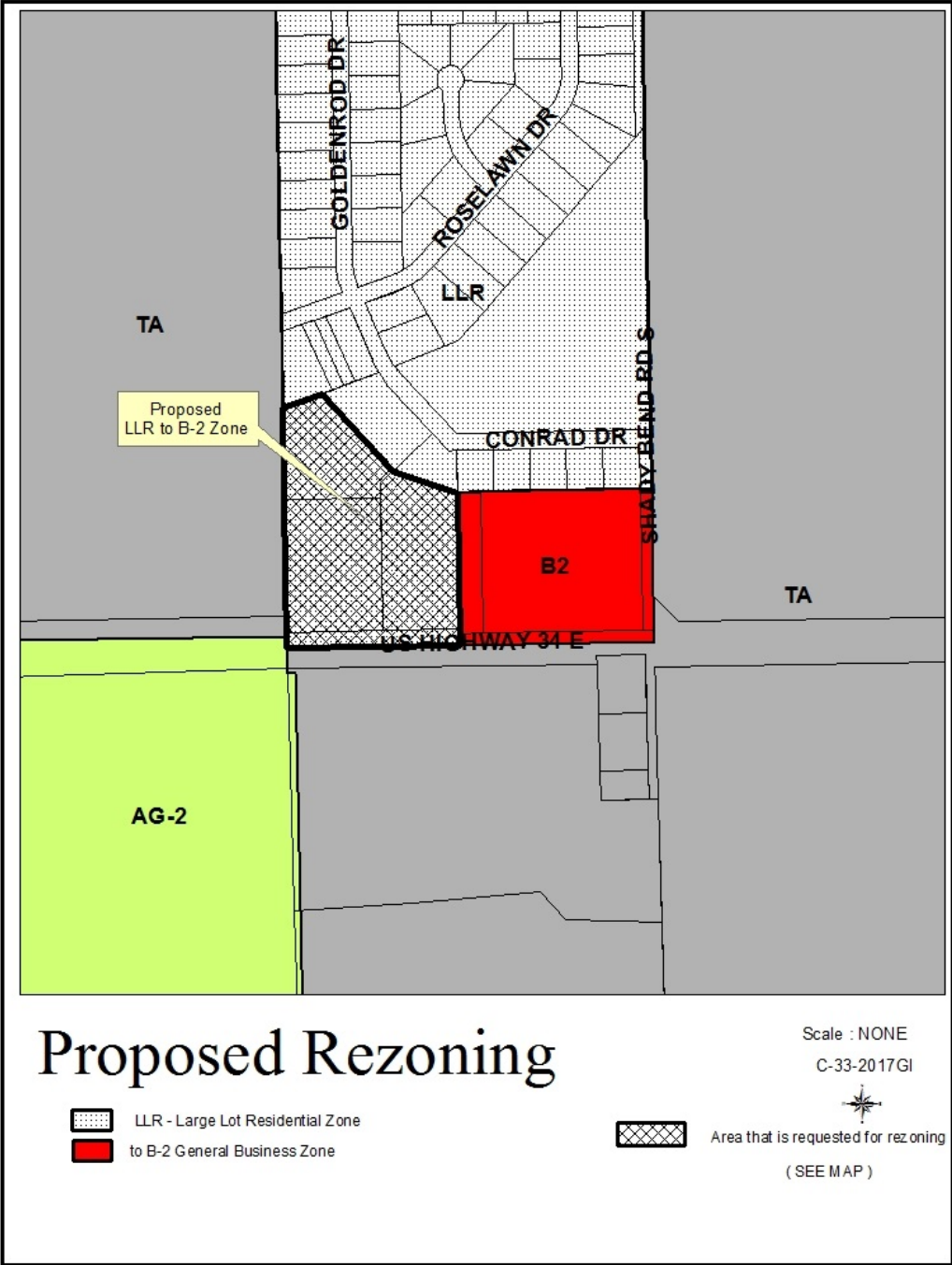
*Motion by Stelk, second by Jones to amend the motion to have the Planning Commission review the drainage problems and make recommendations to the Council. Upon roll call vote, Councilmembers Steele, Fitzke, Hehnke, Haase, Jones, and Stelk voted aye. Councilmembers Minton, Donaldson, and Nickerson voted no. Motion adopted.*

*The proposed access easement on the south side of the property was mentioned. Christie DePoorter stated they had originally planned this property as large lot residential but were looking at the best possible use of this property and drainage control. Steve Spaulding commented on concerns of retention cells and mitigating water problems on this property. Ray Dooley commented on water coming down on Highway 34.*

*Upon roll call vote of the main motion, Councilmembers Steele, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Minton voted no. Motion adopted.*

Based on the referral back to the planning commission this item needs to be reconsidered. The planning commission can consider recommending approval or denial as submitted or alternately can make recommendations to the developer regarding actions that could be taken to make the application acceptable. This application has already been modified from the original application to minimize the impact on the residential neighborhood and the developer has suggested additional modifications to the property that they would be willing to undertake as part of this development.

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



## *Niedfelt Property Management*

PO Box 1445, Grand Island, NE 68802

September 25, 2017

City of Grand Island  
City Council  
100 East First Street  
Grand Island, NE 68801

Dear Councilman,

I am writing regarding the rezoning request from Niedfelt Property Management for Lots 1 & 2 of Meadow Lane Seventh Subdivision from LLR to B2. Currently, Lots 1 & 2 are LLR and could accommodate up to 20 home sites.

This application originated when two Grand Island businesses approached Niedfelt Property Management to purchase Lot 1 and Lot 2 to move two businesses currently in rented locations to new facilities in the Highway 34 business corridor. The two businesses who were interested in the property included a small iron works manufacturer and a Small to Semi-truck repair business. The business owners offered to plant a tree line to shield viewing of the businesses, to limit vehicle traffic to the residential roads (Golden Rod and Conrad Drives), and to make every effort to be "good neighbors." During the review process, the area residents shared several concerns including 1) the commercial lot would butt up against Golden Rod Drive and Conrad Drive, 2) business traffic may impact the subdivision and 3) the overall drainage issues for the subdivision has been an issue for several years. After experiencing the reaction of the neighbors which included threats of future lawsuits, the potential buyers withdrew their purchase option for the property. There are currently no potential buyers for any of the proposed property lots.

Niedfelt Property Management is resubmitting the request to rezone part of the property to allow the two south lots to be changed to a B2 zone for possible business development. The new plat includes four residential lots which are over 200 feet deep on Golden Rod Drive and Conrad Drive. These four residential lots address the request to have a residential buffer between the residential roads (Golden Rod and Conrad Drives) and the commercial lots. These residential lots will also remove the chance that business traffic will be going through the subdivision. The primary access to both Lots 1 & 2 will be off of Highway 34, with a small driveway access from Lot 2 to Conrad Drive to meet code requirements.

Even though Niedfelt Property Management is not responsible for the drainage issues that have plagued the subdivision for many years, Niedfelt Property Management would be willing to dig shallow retention ponds on the north end of both Lots 1 and Lot 2 if the lots are ever sold to help mitigate drainage issues stemming from possible runoff from any business facilities on the south end of the properties. In regards to the drainage concerns, the Regional Planning Commission members strongly urged the area residents to band together to encourage Hall County to clean out the slue that runs through the south side of the subdivision to gain better drainage. Niedfelt Property Management would encourage the City of Grand Island to support any and all efforts to improve the drainage through this residential subdivision.

On a personal note, I own the residence east of the property under discussion. After contacting Hall County, I was encouraged to not install a culvert in my driveway until the new paving and road design was completed. I graded my lot to make sure that there is a 2' ditch between my lot and my neighbor's lot, but there has been some puddling of water on the <sup>north</sup> south end of my yard due to the lack of a culvert. I will move forward with adding a culvert to assist with any drainage issues stemming from my home.

With the addition of Walmart, apartments, and other development on Highway 34, it seems that Highway 34 is becoming a successful business corridor for the City of Grand Island. There is already B2 zoned property adjacent to Lots 1 & 2, with additional B2 just to the west of the property on Highway 34. Conrad American is on B2 zoned property and has been an active business for many years.

Niedfelt Property Management has made every effort to address the concerns shared by the area residents. We held a meeting for the residents to share their concerns and to discuss possible solutions. We have added large residential lots to create a buffer between the B2 zoned property and the residential street. We reduced the size of the commercial lots and are offering to dig retention ponds in the north side of the commercial lot to reduce any possible runoff from future business sites. We are aware that the area residents have shared concerns about increased traffic on Highway 34 from possible businesses on Lot 1 & 2, but several driveways already come off of Highway 34. In addition, two possible businesses would probably have less traffic than the addition of another 20 homes on the property.

We ask the Grand Island City Council members to vote in favor of the proposed rezoning of Lot 1 and Lot 2 to B2. It seems unfair to block the rezoning of Lot 1 and Lot 2 simply because development may or may not impact the drainage in the area. Area residents are basically calling for the property to remain an alfalfa field forever, which is an unreasonable expectation to place on any land owner.

If you have any questions, please contact Christie DePoorter at 307-256-3450.

Sincerely,

*Christie DePoorter*

Co-Owner, Niedfelt Property Management & Property Owner in Meadow Lane Subdivision



ORDINANCE NO. 9654

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprised of Part of Lot One (1) and all of Lot Two (2) of Meadow Lane Seventh Subdivision in Hall County, Nebraska, from LLR Large Lot Residential to B2 General Business Zone; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on September 6, 2017, held a public hearing on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on September 26, 2017, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from LLR Large Lot Residential Zone to B2 General Business Zone:

Lot 1 except the northerly 124.44 feet of the easterly 27.36 feet of said Lot 1 and all of Lot 2 of Meadow Lane Seventh Subdivision in Hall County, Nebraska along with one half (½) of the adjoining street right of way

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.



ORDINANCE NO. 9654 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: September 26, 2017

\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

**Ordinance No. 9654 was referred back to the Planning Commission by the City Council at their September 26, 2017 City Council meeting.**

# 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

(see reverse side)

plus Municipal Fee\* \$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Niedfelt Property Management, LLC. Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

Applicant Address PO BOX 1445 Grand Island, NE 68802

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address \_\_\_\_\_

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

Lot 1,2 Block 1 Subdivision Name Meadow Lane 7th Sub, and/or

All/part \_\_\_\_\_ ¼ of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

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

From LLR to B2

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:

Lots re-platted, set up for commercial access

**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 8/23/17

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. 8 day 22 yr. 17 Initial IO pd 800

RPC form revised 4/30/07



# Hall County Regional Planning Commission

Wednesday, November 1, 2017  
Regular Meeting

## Item M1

**JGMO**

Staff Contact: Chad Nabity

October 17, 2017

Dear Members of the Board:

**RE: Final Plat – JGMO Subdivision.**

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

This final plat proposes to create 3 lots, in a subdivision being the North Eleven (11) acres of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., all in the City of Grand Island, Hall County, Nebraska, in a tract containing 11.0 acres.

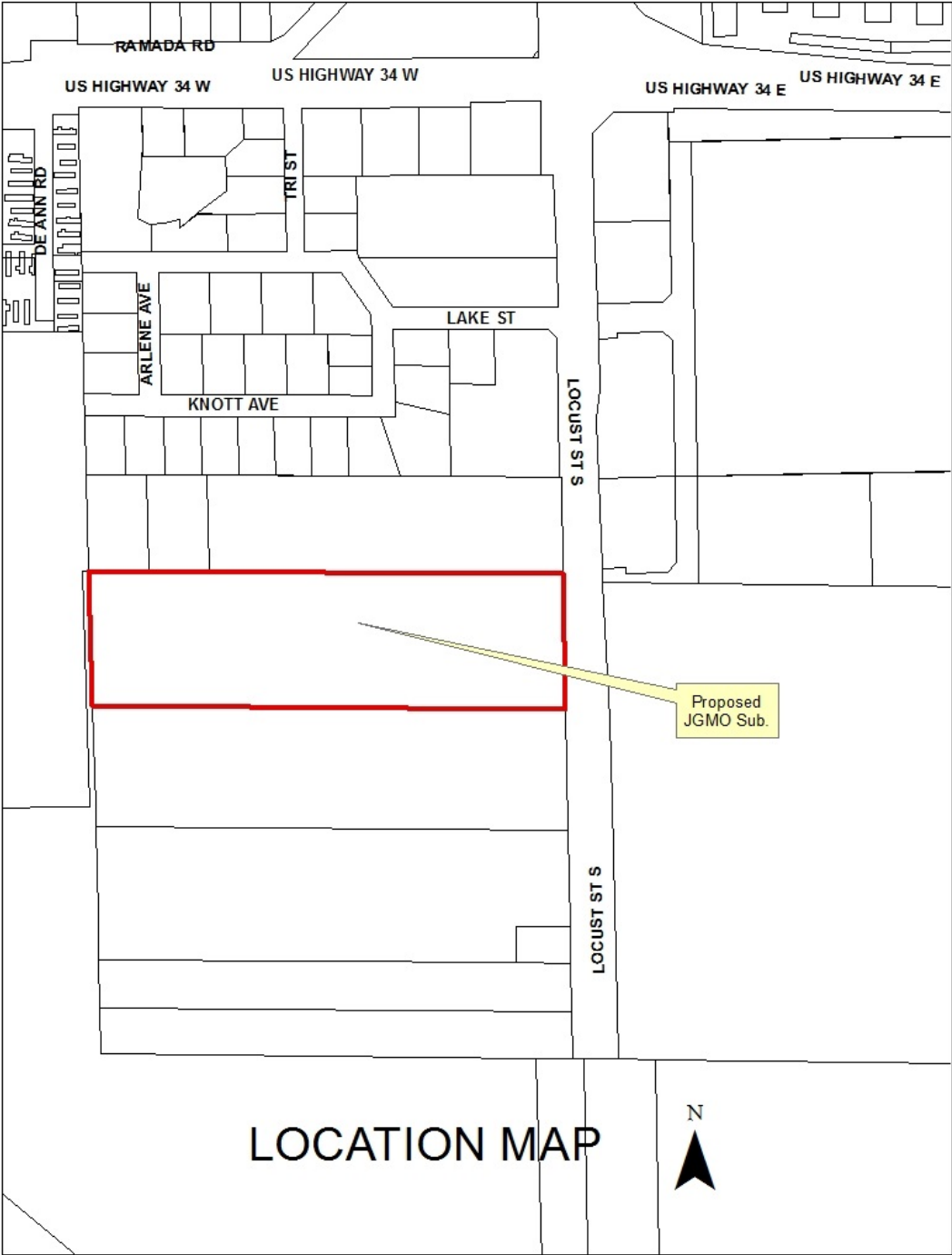
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 1, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Stevens Land Surveying  
Brian McMahon

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

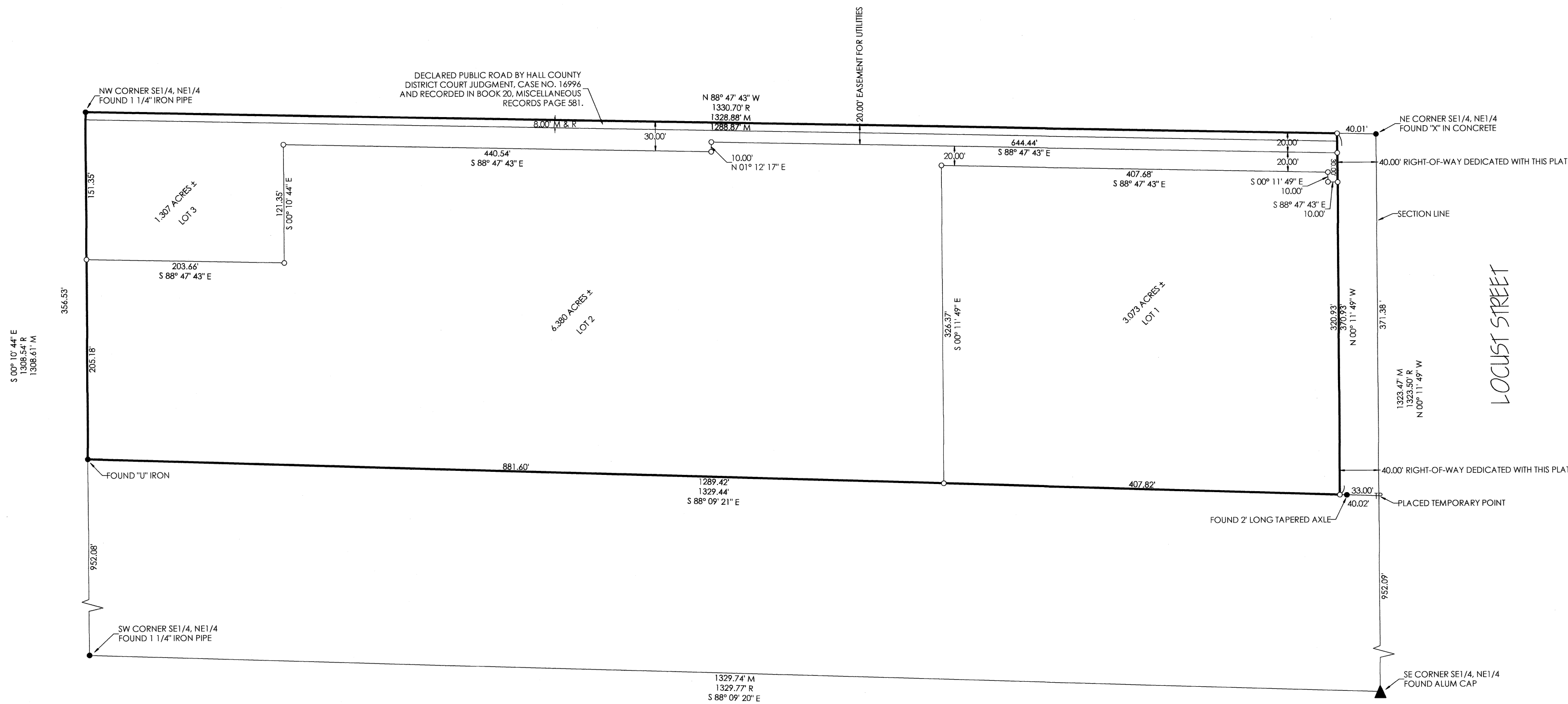






# JGMO SUBDIVISION

IN THE NORTH 11 ACRES OF THE SE1/ 4, NE1/ 4 OF SECTION 33, T11N, R9W, GRAND ISLAND, HALL COUNTY NEBRASKA



LEGEND  
M = MEASURED DISTANCE  
R = RECORDED DISTANCE  
○ = #5 REBAR PLACED w/ PLASTIC CAP  
● = CORNER FOUND

CORNER TIES FOR SECTION 33 T11N, R9W  
HALL COUNTY, NEBRASKA

NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE  
20.77' S TO PK NAIL IN 24" ELM  
18.46' ESE TO PK NAIL IN WOOD POST  
1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE

SW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE  
6.39' N TO NAIL IN BRACE POST  
2.06' WSW TO NAIL IN BRACE POST  
9.76' S TO NAIL IN CORNER POST

SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET  
13.97' W TO NAIL IN LIGHT POLE  
33.22' NW NW TO NAIL IN POWER POLE  
103.79' ENE ENE TO CHISELED "X" IN CONCRETE. LIGHT POST BASE  
161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING

NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE  
64.52' NNW TO PK NAIL IN POWER POLE  
12.95' E TO PK NAIL IN CONCRETE JOINT  
132.31' SSE TO PK NAIL IN POWER POLE

## LEGAL DESCRIPTION

The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska.

More particularly described as follows:

Beginning at the northeast corner of said SE1/4, NE1/4; thence N 88° 47' 43" W on and upon the north line of said SE1/4, NE1/4 a distance of 1328.87 feet to the northwest corner of said SE1/4, NE1/4; thence S 00° 10' 44" E on and upon the west line of said SE1/4, NE1/4 a distance of 356.53 feet to a point; thence S 88° 09' 21" E a distance of 1329.42 feet to a point on the east line of said SE1/4, NE1/4; thence N 00° 11' 49" W a distance of 371.38 feet to the point of beginning. Said tract contains 11.100 acres more or less of which 0.340 acres are public right-of-way.

## SURVEYORS CERTIFICATE

I hereby certify that on August 15, 2017, I completed an accurate survey of 'JGMO SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

## 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 City of Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_, 2017.

Mayor City Clerk

(Seal)

SURVEY REQUESTED BY JASON OLDERBAK

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 17-44 - DATE 7/31/2017 - DRAWN BY K.S. - CHECKED BY AES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'JGMO SUBDIVISION', Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements 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 obstruction 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.

Jason C. Olderbak

Brian J. McMahon

Lori A. McMahon

## 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 Jason C. Olderbak, Brian J. McMahon and Lori McMahon to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution hereof to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires \_\_\_\_

Notary Public





# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item M2**

**Final Plat- Meadow Lane 7th**

**Staff Contact: Chad Nabity**

October 17, 2017

Dear Members of the Board:

**RE: Final Plat – Meadow Lane Seventh Subdivision.**

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

This final plat proposes to create 6 lots, in a replat of all of Lots 1, 2, and 3, of Meadow Lane Sixth Subdivision in Hall County, Nebraska, in a tract containing 11.861 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. November 1, 2017, 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 Utilities  
City Building Director  
Manager of Postal Operations  
Niedfelt Property Management

County Clerk  
County Attorney  
County Public Works  
County Zoning Administrator  
County Building Inspector  
Olsson Associates

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

