



Hall County Regional Planning Commission

Wednesday, December 6, 2017
Regular Meeting Packet

Commission Members:

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

Regional Planning Director: Chad Nabity

Planning Technician:

Administrative Assistant:

Tracy Gartner

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item A1

Agenda 12-6-17

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, December 6, 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 the November 1, 2017.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Take Flight Investments LLC–
Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 209 W. Third, Grand Island, Hall County, Nebraska (C-07-2018GI)

5. Public hearing – One and Six Year Street Improvement Plan – Grand Island – Public hearing and action on the 2018 to 2023 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2018GI)

6. 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)

Consent agenda

7. Final Plat – Meadow Lane 7th Subdivision – Located north of Highway 34 and west of Shady Bent Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)

8. **Final Plat – TDKM Subdivision – Hall County** – located south of Platte River Drive and west of Hilltop Road in Hall County, Nebraska (1 lot, 1.02 acres)
9. **Final Plat – Walker Acres Subdivision – Hall County** – located south of Lepin Road and west of 190th Road in Hall County, Nebraska (1 lot, 3.4407 acres)
10. **Final Plat – Stacy Jo 2nd Subdivision – Wood River** – located south of Wood River Road and east of Cottonwood Street in the City of Wood River, in Hall County, Nebraska (1 lot, 0.551 acre)
11. **Election of New Officers**
12. **Director's Report.**
13. **Next Meeting January 3, 2017.**
14. **Adjourn.**

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

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 6, 2017**

- 4. Public Hearing – Redevelopment Plan – Take Flight Investments LLC–** Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 209 W. Third, Grand Island, Hall County, Nebraska. This is a redevelopment plan for the former Connie Swanson Photography building by Take Flight Investments LLC to develop commercial space on the first floor and upper-level housing on the mezzanine and second floor. A motion to approve Resolution 2018-05 is in order. (C-07-2018GI) (Hearing, Discussion, Action)
- 5. Public hearing – One and Six Year Street Improvement Plan – Grand Island –** Public hearing and action on the 2018 to 2023 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2018GI) (Hearing, Discussion, Action.)
- 6. Public hearing – Rezoning – Grand Island –** A request from Niedfelt Property Management 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, located between Highway 34 and Goldenrod Drive and west of Shady Bend Road in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI) (Hearing, Discussion, Action)

Consent agenda

- 7. Final Plat – Meadow Lane 7th Subdivision –** Located north of Highway 34 and west of Shady Bent 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)
- 8. Final Plat – TDKM Subdivision – Hall County –** located south of Platte River Drive and west of Hilltop Road in Hall County, Nebraska (1 lot, 1.02 acres) (Discussion, Action)
- 9. Final Plat – Walker Acres Subdivision – Hall County –** located south of Lepin Road and west of 190th Road in Hall County, Nebraska (1 lot, 3.4407 acres) (Discussion, Action)
- 10. Final Plat – Stacy Jo 2nd Subdivision – Wood River –** located south of Wood River Road and east of Cottonwood Street in the City of Wood River, in Hall County, Nebraska (1 lot, 0.551 acre) (Discussion, Action)



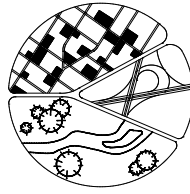
Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item E1

Minutes 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

Minutes
for
November 1, 2017

The meeting of the Regional Planning Commission was held Wednesday, November 1, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on October 20, 2017.

Present: Pat O'Neill Robin Hendricksen
 Les Ruge Dean Kjar
 Hector Rubio Tony Randone
 Leonard Rainforth Jaye Monter
 Carla Maurer Greg Robb

Absent: Derek Apfel, Judd Allan.

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

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Harold Reutter, Grand Island Independent.

1. Call to order.

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

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

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

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

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

O'Neill and Nabity announced that Item 9, the rezoning of proposed Meadow Lane 7th, and Item 10, the final plat for Meadow Lane 7th, were removed from the agenda. The rezoning has been continued until the December 6 meeting at the request of the applicant. Nabity said the applicant, a representative of the subdivision, and city and county staff will be meeting early next week to discuss drainage concerns in the subdivision.

2. Minutes of the October 11, 2017 meeting.

A motion was made by Maurer and seconded by Randone to approve the minutes of the October 11, 2017 meeting.

The motion carried with nine members in favor (O'Neill, Ruge, Maurer, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no and one abstaining (Robb.)

3. Request Time to Speak.

Todd Enck, 4133 Fleetwood, Item 5; Dana Jelinek, 616 Swan Lane, Item 6; and Jeremy Trotter, 1024 E. Capital Avenue, Item 6.

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)

O'Neill opened the public hearing.

Nabity said this redevelopment plan seeking to redevelop the banquet hall area of the former Nathan Detroit's Restaurant, which is now owned by Urban Island LLC and operated as Kinkaiders Brewery. A portion of the first floor and the second floor will be renovated into apartments. Nabity said the mixed use downtown is consistent with Grand Island's comprehensive plan.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Randone to recommend approval of the redevelopment plan and Resolution 2018-04, finding that the plan is consistent with the comprehensive land use plan.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

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)

O’Neill opened the public hearing.

Nabity said R-2 allows for one dwelling unit for 6,000 square feet of property, whereas R-3 allows for one dwelling unit for 3,000 square feet of property. The applicant wants to put one duplex on each of two vacant lots. Across the alley is R-4, which allows for one dwelling unit for 1,000 square feet of property. Nabity said this is an older neighborhood that would benefit from the new development. Similar density is already in use on the north end of the block. Nabity said he had one call from a property owner who hoped the development would be positive because the owner has a long-time tenant there and is planning to do some reinvestment in her own property. Nabity said the proposed project is very positive and is consistent with Grand Island’s comprehensive plan.

O’Neill offered the floor to Enck. Enck stated he was there to answer questions and declined comment.

O’Neill closed the public hearing.

A motion was made by Ruge and seconded by Rainforth to recommend approval of the rezoning from R-2 to R-3.

The motion carried with ten members in favor (O’Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

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)

O’Neill opened the public hearing.

Nabity said this rezoning does not change the density of development, but only the lot size. R-3 and R-3SL both allow one dwelling unit for 3,000 square feet of property. The R-3SL was approved by city council in October and would allow for a 35-foot-wide lot. He said Habitat for Humanity would like to use the zoning to get 22 lots on land it owns rather than 17 lots.

Dana Jelinek, 616 Swan Lane, spoke in favor of the rezoning. She is the executive director of the Grand Island Habitat for Humanity. Jelinek said the rezoning doesn’t

mean Habitat will build smaller homes. They will still build homes at just under 1,100 square feet per home, but the R-3SL zoning will allow them to shave off part of the yard and fit more home lots onto the L-shaped parcel of land they own. Kjar asked if utilities extend to the land now. Jelinek said no. Nabity said city sewer and water is available in Capital Avenue and can be extended into the new development.

Jeremy Trotter, 1024 E. Capital Avenue, said the previous owner of this parcel talked of putting trailer homes there. Trotter said that would be a concern. He asked what types of homes and how many were planned for the parcel. Nabity said Habitat builds stick-built homes on site and 22 homes are planned. Ruge said this will be a very good-looking neighborhood with homes in which property taxes are being paid. Ruge said the R-3SL seems to be a fantastic idea for this parcel.

O'Neill closed the public hearing.

A motion was made by Maurer and seconded by Rubio to recommend approval of the rezoning from R-3 to R-3SL.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

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)

O'Neill opened the public hearing and the discussion on the final plat for JGMO Subdivision.

Nabity said this is the former Honda Shop. He said during past rezoning and corridor entrance work, the front 300 feet of the deep lot along South Locust Street was zoned B-2 General Business use, while leaving the majority of the property LLR. This rezoning would make the entire lot a consistent B-2 General Business Use. Nabity said one existing home on the site is being removed. Another home at the back of the lot can remain in the B-2 zoning, Nabity said. O'Neill and Ruge asked questions about the width of the access drive, which Nabity said must widen to half the allowed width in the B-2 zone (30 feet) at least by the mid-point of the lot, which the proposed subdivision does.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Maurer to recommend approval of the rezoning from LLR to B-2.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

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)

A motion was made by Randone and seconded by Rainforth to approve the final plat for JGMO Subdivision.

The motion for the final plat carried with nine members in favor (Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and one member voting no (O'Neill) and no members abstaining.

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 item was continued to the December 6 meeting at the request of the applicant.

10. **Final Plat – Meadow Lane 7th 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 acted upon by the commission at its September 6 meeting and was informational in nature relative to Item 9.

11. **Director's Report.**

Nabity said the department is in the process of reviewing applications for the vacant planning technician position and administrative assistant position.

12. **Next Regular Meeting December 6, 2017.**

13. **Adjourn**

O'Neill adjourned the meeting at 6:33 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item F1

Redevelopment plan - Take Flight Investments LLC

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION: December 6, 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 209 W 3rd Street in Grand Island, in Hall County, Nebraska to support this development. (C-07-2018GI)

PROPOSAL:

The Take Flight Investments LLC is proposing to renovate the first floor of this space for commercial space and the second floor/mezzanine level 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
November 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 209 W. THIRD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

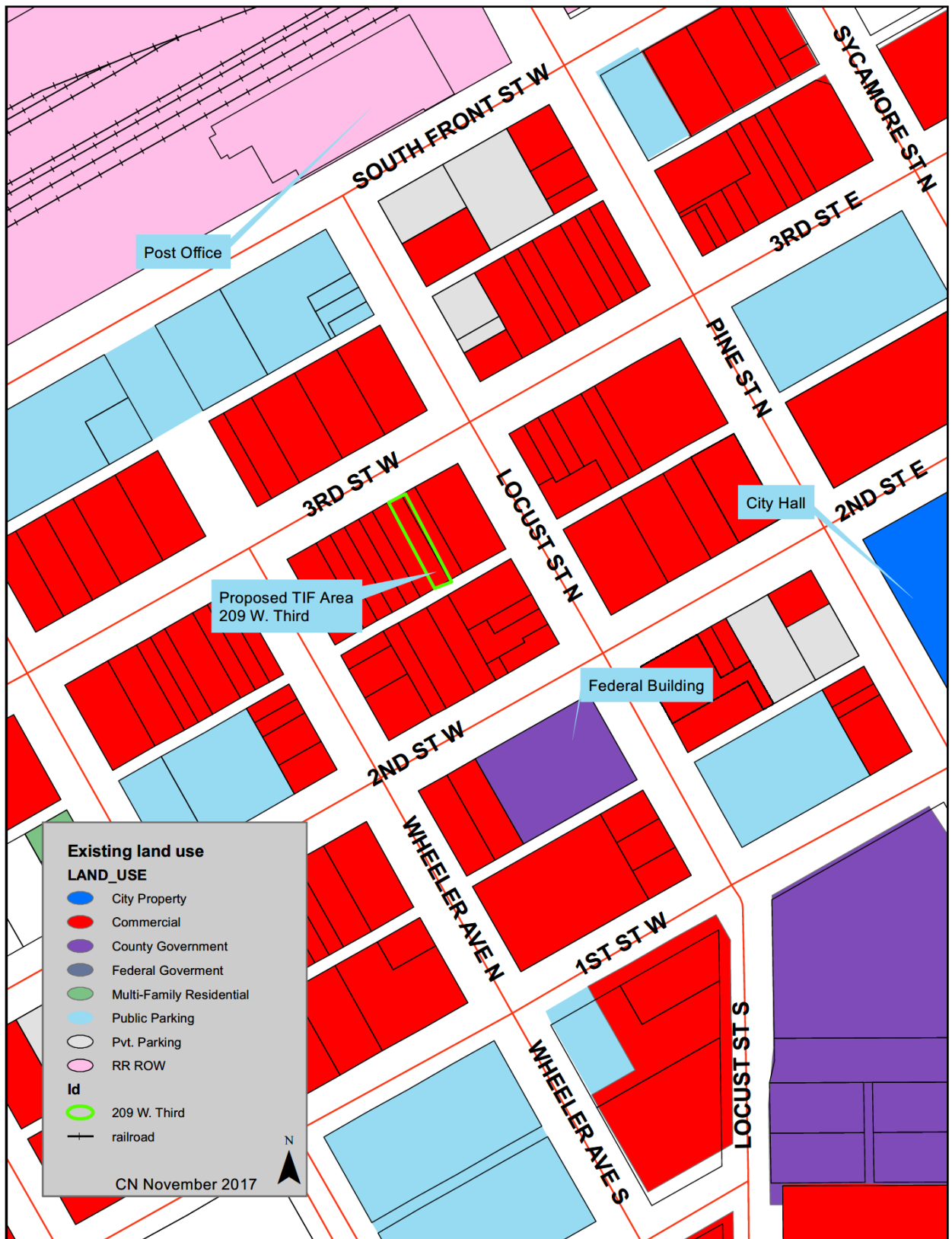
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the of 209 W Third Street into a mixed use building containing two apartments and retail tenant space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this downtown 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.

Take Flight Investments LLC is the owner of the property. Take Flight Investments purchased this property in March of 2017. The purchase price is not included as an eligible TIF activity. 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”)

209 W. Third Street in Grand Island Nebraska

Legal Descriptions: The Center 1/3 of Lot Two (2) in Block Sixty-Five (65) 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 B-3 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 December 6, 2017 and passed Resolution 2018-05 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:

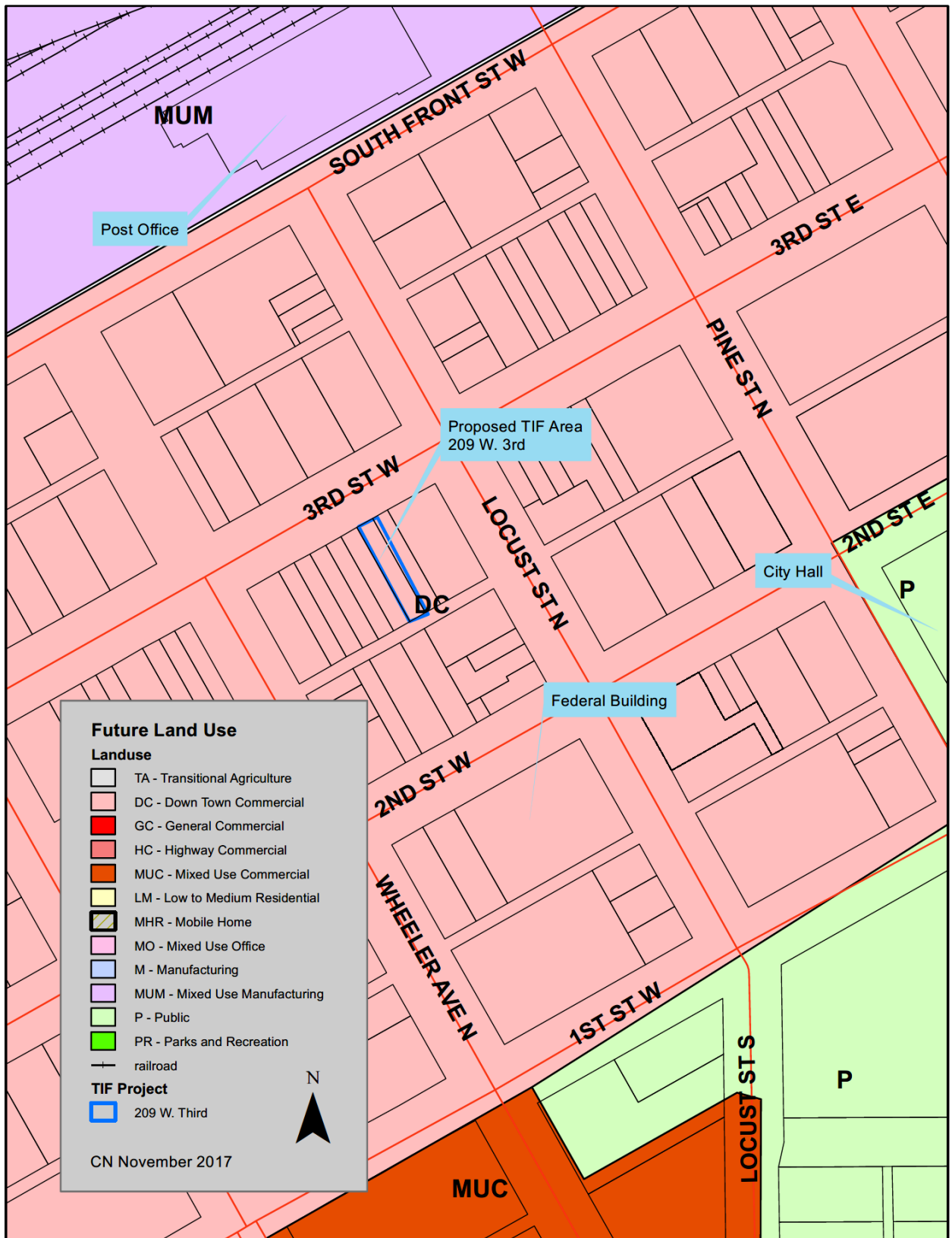
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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 \$281,000

planning related expenses for Architectural and Engineering services of \$3,500 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$7,500 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$292,000. The CRA has been asked to grant \$35,000 to this project to offset the cost of life safety improvements. The total eligible expenses for this project less other grant funds by the CRA is \$267,000. The developers have also invested \$78,500 in acquisition of the property.

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 \$99,200 from the proceeds of the TIF. 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.

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 \$99,200 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 \$35,000. This investment by the Authority will leverage \$236,989 in private sector financing; a private investment of \$1.77 for every TIF and grant dollar investment.

Use of Funds	Source of Funds.			
	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition			\$78,500	\$78,500
Legal and Plan*			\$7,500	\$7,500
Engineering/Arch			\$3,500	\$3,500
Renovation	\$99,200		\$124,944	\$224,144
Life/Safety		\$35,000		\$35,000
Facade				
Developer/Audit Fees				\$
Contingency			\$22,545	\$22,545
TOTALS	\$99,200	\$35,000	\$236,989	\$371,189

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$110,564. Based on the 2016 levy this would result in a real property tax of approximately \$2,403. It is anticipated that the assessed value will increase by \$304,325 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$6,613 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 2018 assessed value:	\$ 110,564
Estimated value after completion	\$ 414,889
Increment value	\$ 304,325
Annual TIF generated (estimated)	\$ 6,613
TIF bond issue	\$ 99,200

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

The redevelopment project area currently has an estimated valuation of \$110,564. The proposed redevelopment will create additional valuation of \$304,325. 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 actually reduces 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 \$99,200 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 \$270,000 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 2018-05

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 209 W Third St. by Take Flight Investments LLC** 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: December 6, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item F2

One and Six Year Plan - Grand Island

Staff Contact: Chad Nabity

1 & 6 YEAR STREET IMPROVEMENT PLAN 2018

Presented by: John Collins, PE

2017 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

PROJECT	TOTAL PROJECT
Broadwell - US Hwy 281 to End Concrete Reconstruction	\$ 1,800,000
4th & 5th Street CDBG	\$ 907,845
Sterling Estates Paving District No. 1262	\$ 186,425
Adams St Widening & Roundabout	\$ 1,022,869
Stolley Park & Adams Traffic Signal Installation	\$ 100,000
Asphalt Resurfacing, 2017-AC-1	\$ 975,820
TOTAL	\$ 4,992,959

****DOES NOT INCLUDE ALL CIP PROJECTS**

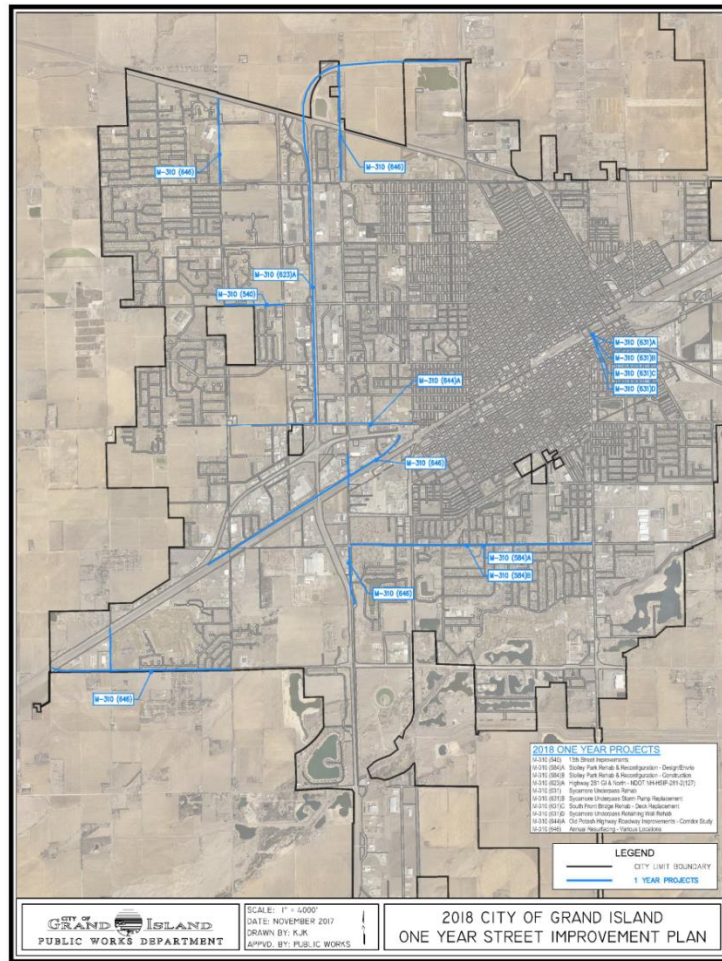
1 & 6 YEAR STREET IMPROVEMENT PLAN

(NOTES CITY COSTS)

	2018	2019	2020	2021	2022	2023
OBLIGATED TO OTHER AGENCIES						
Hwy 281 in GI & North [\$10,800,000 total project cost]	\$ -					
Stolley Park Rd Rehabilitation / Reconfiguration	\$ 285,400					
Five Points Intersection Improvements				\$ 350,000		
Hwy 30 Realignment, S-30-4(1046) - City Share Est. \$10M					\$ 2,400,000	
Hwy 2 Resurfacing NDOR, NH-2-4(112) - City Share Est. \$600K					\$ 600,000	
Hwy 30 Bridges NDOT, NH-30-4(162) - No City Share						\$ -
RECONSTRUCTION/NEW CONSTRUCTION						
Asphalt Resurfacing (annual)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Jay St Paving District		\$ 200,000				
Hwy 281 St Lighting - Stolley Park to Hwy 30 Interchange		\$ 95,000				
Sycamore Underpass Rehabilitation – Design	\$ 80,000					
Sycamore Underpass Storm Pump Replacement	\$ 60,000					
Sycamore Underpass Rehab - S Front St Bridge Deck Replacement	\$ 800,000					
Sycamore Underpass Rehab - Retaining Wall Rehab	\$ 800,000					
Old Potash Improvements - Claude to Custer	\$ 150,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
13th St Improvements - North Rd to Diers Ave	\$ 1,945,775					
Husker Hwy Improvements- Prairieview to Hwy 281		\$ -				
Jefferson Street Realignment		\$ -				
TOTAL	\$ 5,021,175	\$ 3,195,000	\$ 2,900,000	\$ 3,250,000	\$ 5,900,000	\$ 2,900,000

Hwy 281 in GI & North City share was paid in FY 16/17 (\$2,928,665.07)

DOES NOT INCLUDE ALL OF OUR PROJECTS

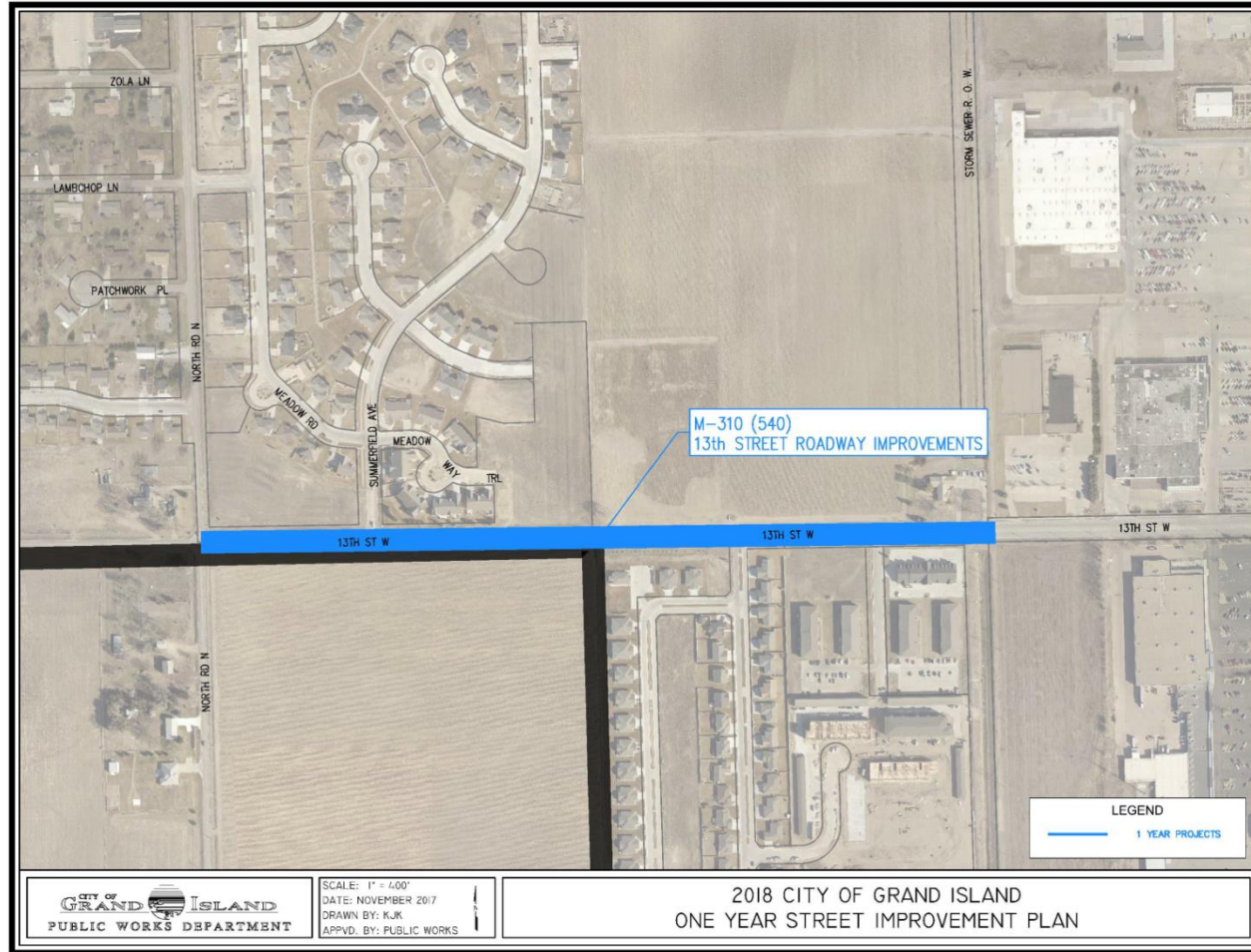


2018 ONE YEAR PROJECTS MAP

13 STREET IMPROVEMENTS

M-310 (540)

- 🌊 Drainage & traffic flow to accommodate the Emergency Center and Fire Station No. 4
- 🌊 13th Street and North Road intersection
- 🌊 Enhanced pedestrian access with sidewalk and drainage additions



STOLLEY PARK ROAD RECONFIGURATION M-310 (584)

- Restriping for new lane designations
- Pavement repairs and diamond grinding for improving pavement structure and ride quality



SYCAMORE UNDERPASS REHAB

M-310 (631)

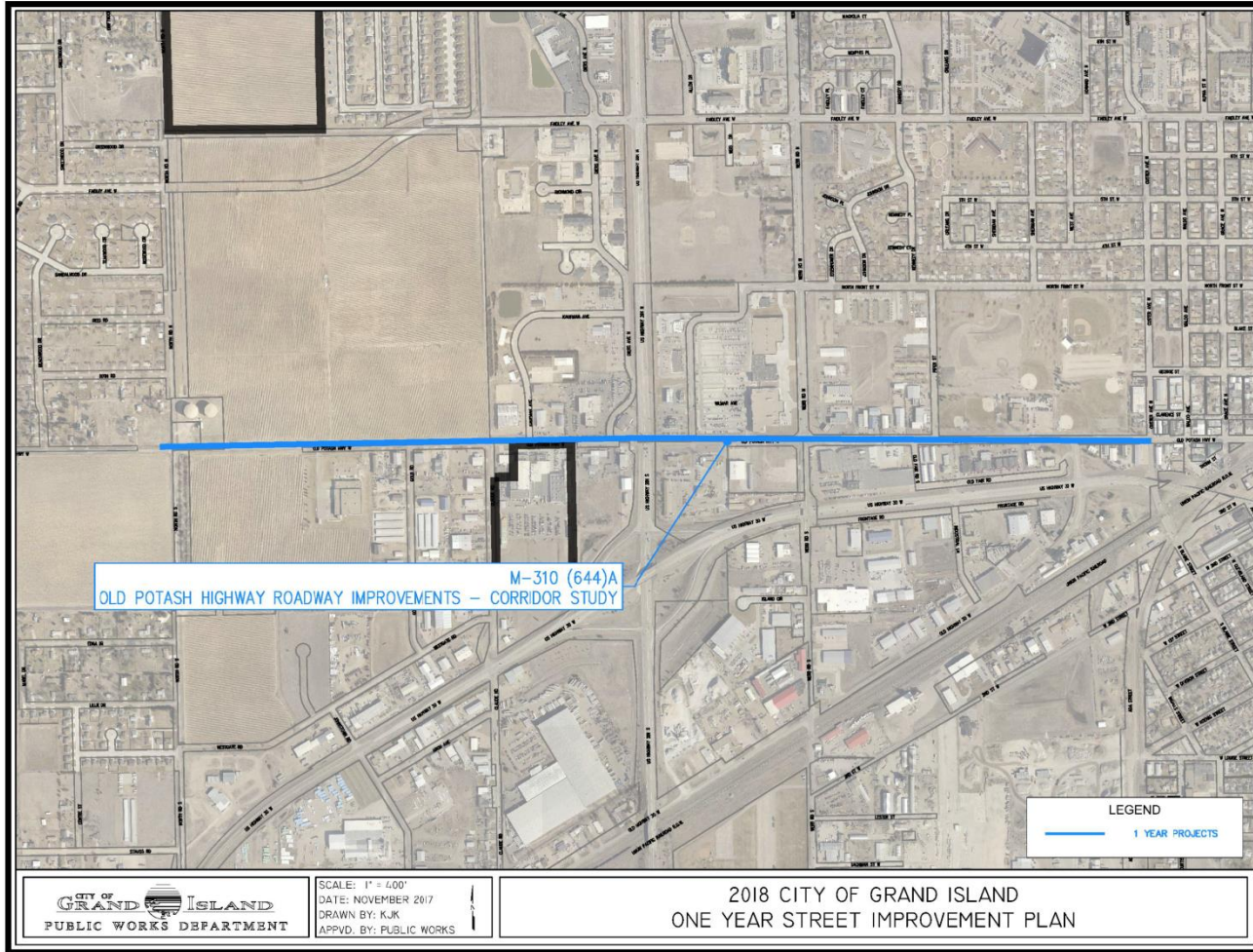
- ➊ Replace bridge deck and abutment, patch and seal abutment walls, seal retaining walls, add drainage, and reconstruct pumps
- ➋ Complete design of bridge deck and retaining walls
- ➌ Construction in 2018 with completion in 2019



OLD POTASH HIGHWAY IMPROVEMENTS

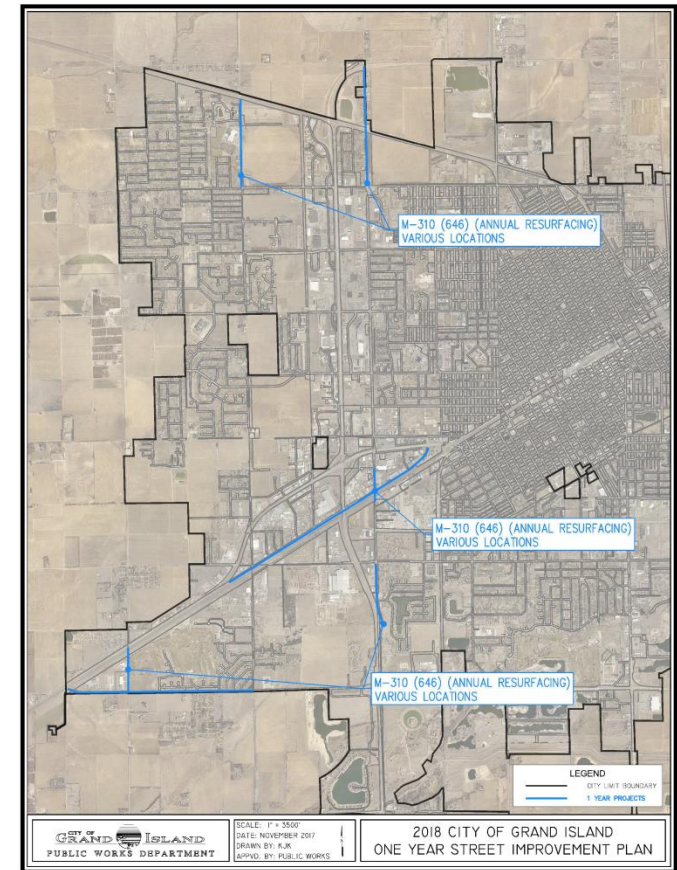
M-310 (644)

- Interaction between various traffic features is complex, so it is necessary to create a master plan for the corridor to ensure that the individual street and intersection projects will function together
- Anticipated projects include widening and reconfiguring Old Potash, signal and geometric improvements at each intersection, and improvements north and south of the project corridor

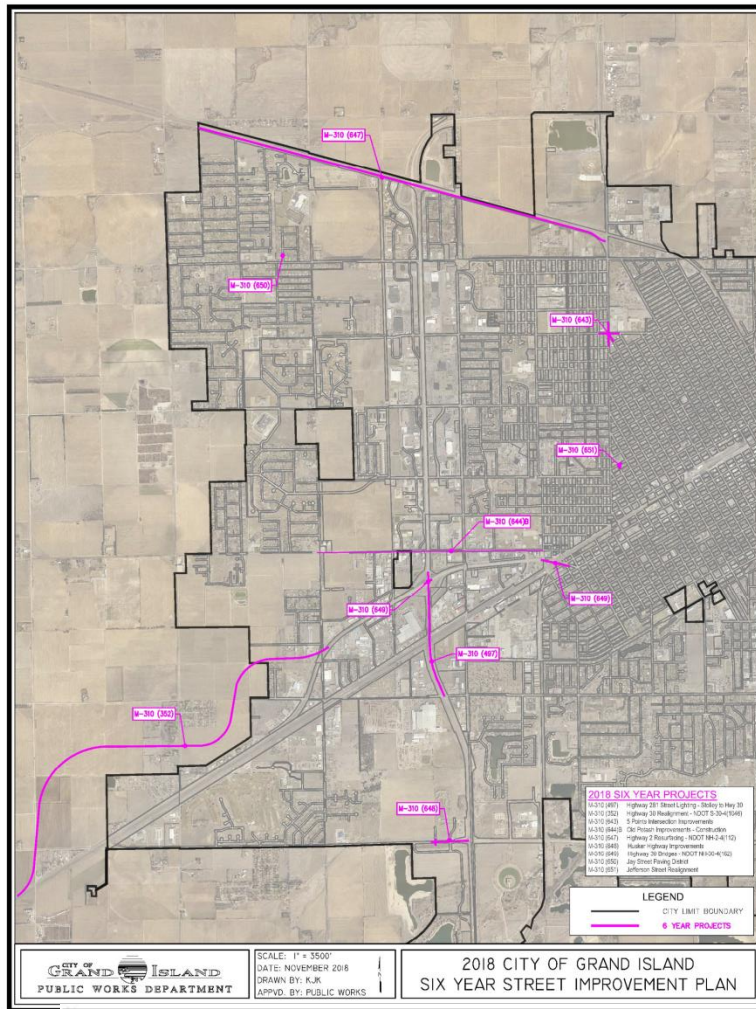


LOCAL RESURFACING M-310 (646)

- North Road; Capital to Highway 2
- North Road; State to Capital
- Old Highway 30
- Husker Highway; Highway 30 to North
- Engleman Road; Husker to Highway 30
- Webb Road; 2nd to Island Circle
- Webb Road; Woodridge to Stolley Park
- Webb Road; Capital to Airport



2019 – 2023 YEAR PROJECTS MAP





Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item F3

Rezoning of proposed Meadow Lane 7th

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING November 22, 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 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.

The proposed hearing scheduled for November 1 was pulled from the agenda at the request of the developer to allow time to consider solutions to the drainage concerns. Subsequent meetings were held with Hall County Engineer Steve Riehle, Chad Nabity, Steve Spaulding, Christy DePoorter and Barry Niedfelt to discuss the issues. Upon developing a preliminary plan to address the drainage concerns a neighborhood meeting was scheduled for and held on November 21, 2017 in the community meeting room at City Hall. About 12 people were in attendance at that meeting from 6:30 to 8:30. Mr. Riehle answered a number of questions and presented a proposed plan for cleaning ditches along Golden Rod and Conrad and cleaning out the slough that crosses the Meadow Lane subdivision. A copy of his presentation is included.

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

An aerial photograph of a residential subdivision, likely Meadow Lane Subdivision, showing a grid of streets and individual lots. The image is used as a background for the title slide.

Meadow Lane Drainage

Tuesday

November 21, 2017

Grand Island Community Meeting Room

An aerial photograph of a residential subdivision, likely Meadow Lane Subdivision, showing a grid of streets and individual lots. The image is used as a background for the content slide.

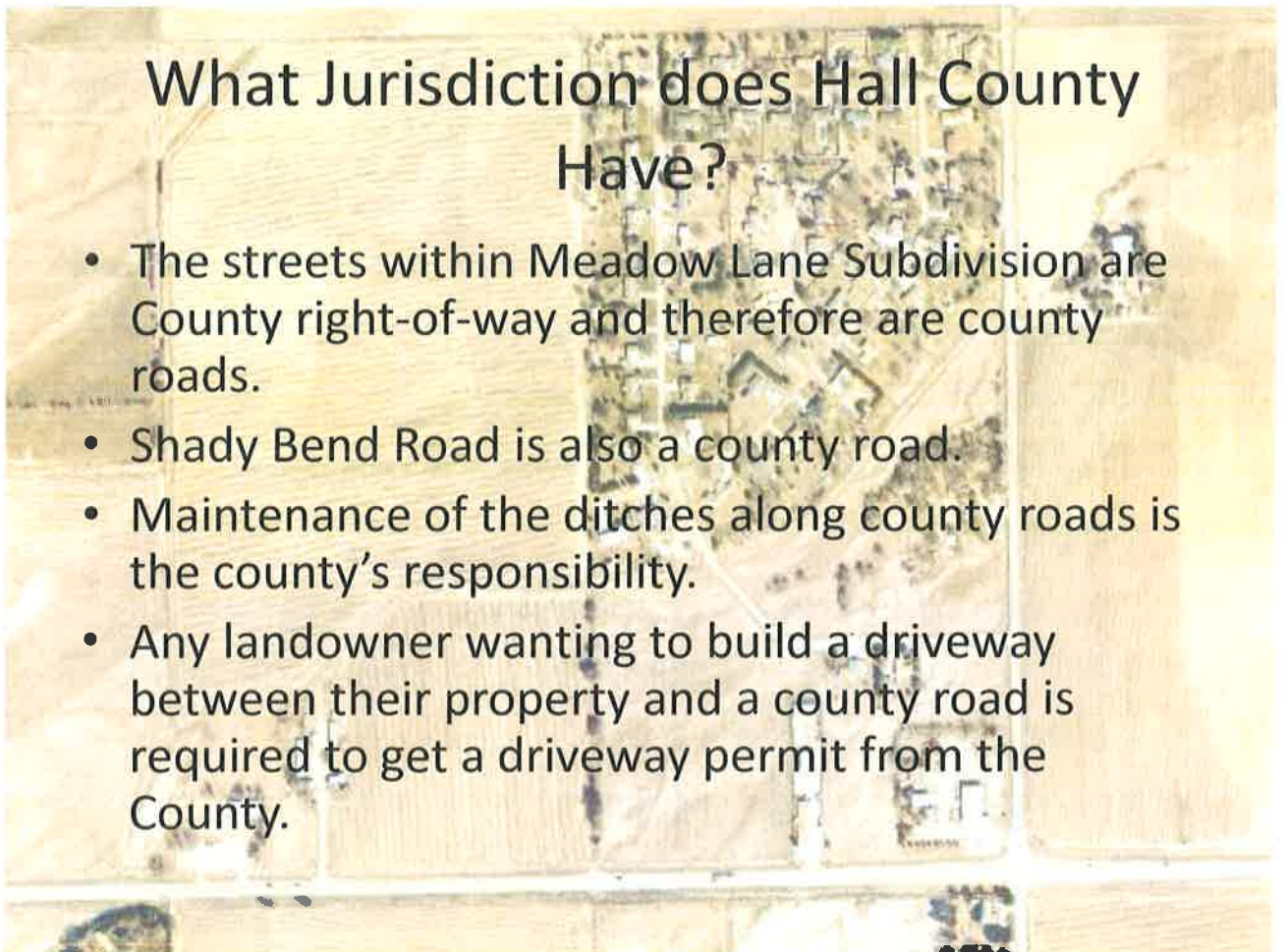
Why We are here

- The Regional Planning Commission (RPC) received a request to rezone property in the southwest corner of Meadow Lane Subdivision.
- The RPC heard concerns from a number of neighbors.
- The Grand Island City council sent the request back to the RPC so that drainage concerns could be better looked at.
- Thus we are here tonite!



Zoning Jurisdiction

- The property being considered for re-zoning is outside the corporate limits for the City of Grand Island.
- But the property is within the Extra Territorial Jurisdiction (ETJ) for the city.
- The city ETJ covers
 - Zoning – Land Use
 - Building Permits



What Jurisdiction does Hall County Have?

- The streets within Meadow Lane Subdivision are County right-of-way and therefore are county roads.
- Shady Bend Road is also a county road.
- Maintenance of the ditches along county roads is the county's responsibility.
- Any landowner wanting to build a driveway between their property and a county road is required to get a driveway permit from the County.



Why do I need a Driveway Permit from the County?

- The City sets Zoning and will issue a building permit for the structure.
- The County will issue a driveway permit for the driveway.
 - We will determine if a culvert is needed.
 - We will size the culvert.
 - And many times, we will stake the flow line elevation for the culvert.



What has Hall County done to help with Drainage?

- The county did some ditch cleanout work in the area in 2011
 - Project 2
 - Cleaned out east ditch of Sunflower Drive
 - Cleaned out west ditch of Roselawn Drive
 - Cleaned out south ditch of Primrose to Shady Bend Rd
 - Project 1
 - Cleaned out west ditch of Shady Bend Road up to Stolley Park Road
 - Cleaned out south ditch of Stolley Park Road for approx 3,000' east of Shady Bend Road



What can Hall County do to Further help with Drainage

- Ditches along Conrad Drive haven't been cleaned out for quite some time (some say since 1994). We will clean out the Conrad Avenue ditches this winter or early spring 2018.
- The slough along the backside of the Meadow Lane Subdivision needs cleaned out.
 - The slough is private property, but the landowner has agreed to allow the slough to be cleaned out.
 - The property owner east of Shady Bend has also agreed to allow the ditch to be cleaned out through the pasture east of Shady Bend Road for approx 600'



Longer Term Drainage Project

- Larger and more comprehensive drainage project:
 - Project limits might be:
 - WalMart to the west
 - Up to Gunbarrel to the East
 - Partners would include
 - Abutting property owners
 - Hall County
 - Central Platte Natural Resources District



Drainage from further Development of Meadow Lane Subdivision

- We've been talking with the landowners about the possibility for on-site detention and green space in conjunction with the development of their property
- A detention cell can provide:
 - Ensure that post-development Q's are not more that pre-development Q's into the slough south of the subdivision
 - A buffer to the backyards of existing homes



Steve Riehle
Hall County Engineer
SteveR@HallCountyNE.gov
Phone: (308) 385-5126

?’s

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 6, 2017

SUBJECT: *Zoning Change (C-33-2017GI)*

PROPOSAL: This application includes approximately 9.8 acres of land north of U.S. Highway 34 and west of Shady Bend Road. This is the vacant property located immediately east of the property zoned B-2 General Business on the corner of U.S. Highway 34 and Shady Bend Road. The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island.

The applicant is requesting to change the zoning on most of Lot 1 and all of lot 2 of the proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential Zone to B-2 General Business.

OVERVIEW:

Site Analysis

Current zoning designation:
Intent of zoning district

LLR: Large Lot Residential.

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, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20,000 square feet.

Comprehensive Plan Designation:

Designated for future medium density residential to office development the area immediately to the east is planned and zoned for highway commercial uses and Council previously amended the future land use map and rezoned the Mile Bridge school ¼ mile to the east for commercial uses.

Existing land uses.

Undeveloped property

Adjacent Properties Analysis

Current zoning designations:

East: B-2 General Business Zone

South: TA-Transitional Agriculture Zone,

North and West: TA-Transitional Agriculture.

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.

TA: The intent of this zoning district is 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 both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture.

Comprehensive Plan Designation:

North: Designated for future low to medium density residential development.

East: Highway Commercial.

West: Medium Density Residential.

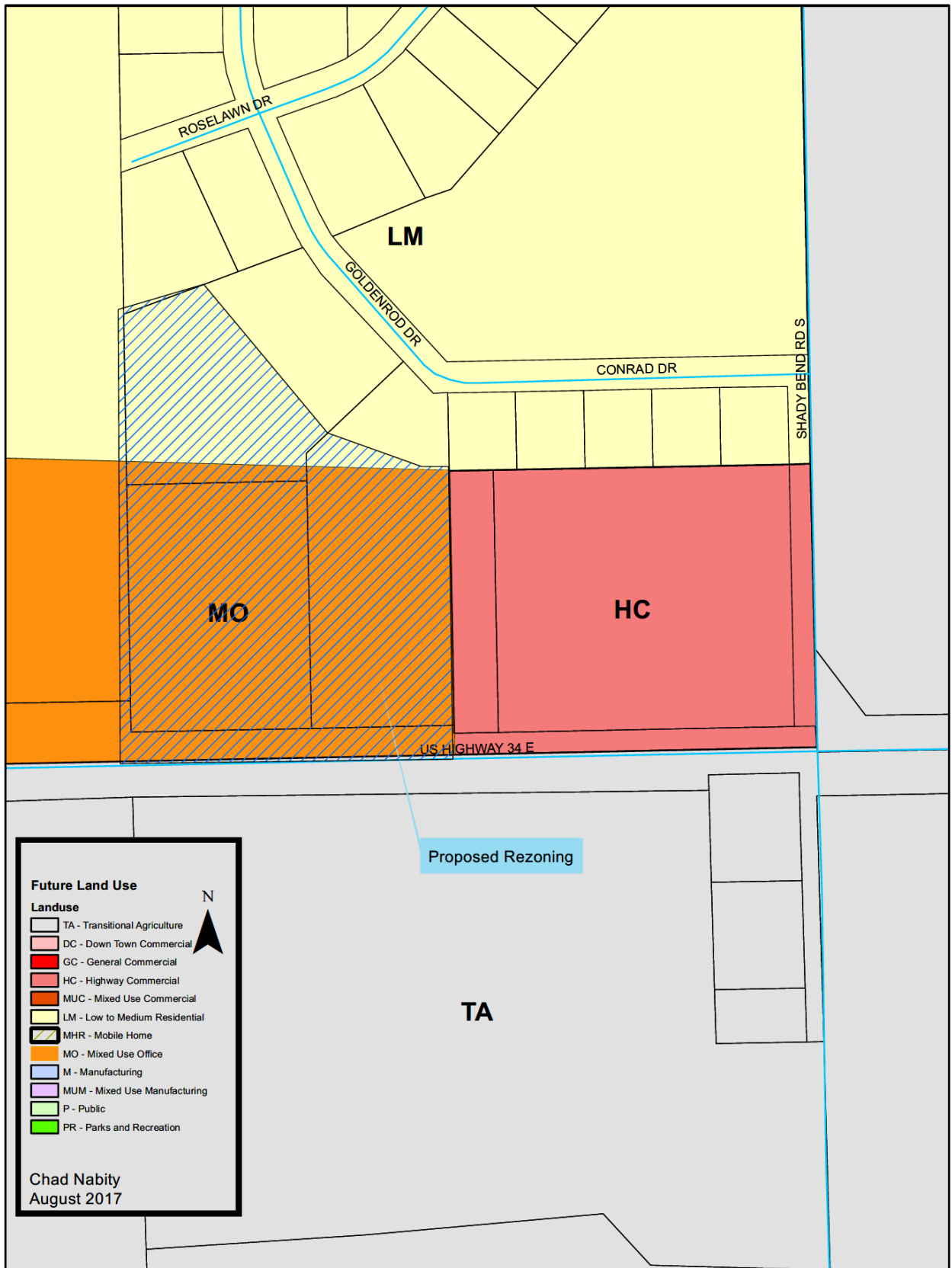
South: Transitional Agriculture.

Existing land uses:

East: Commercial.

North: Vacant and Residential.

South and West: U.S. Highway 34 and Agricultural land.



Future Land Use Map from Grand Island Comprehensive Plan

Future Land Use Map Descriptions and Policies

MO - Medium Residential to Office

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

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

HC - HIGHWAY COMMERCIAL

This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc.

The Highway Commercial classification designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development.

Internal street networks with access roads serving multiple developments and landscaping are required within this land use designation.

LM - LOW TO MEDIUM RESIDENTIAL

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

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

EVALUATION:

Positive Implications:

- *Would not negatively impact traffic on Highway 34:* Access to both businesses would be a shared access at the west end of the property.
- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long-term medium density residential to office development, but is immediately adjacent to an area planned for and zoned for commercial development. The Grand Island City Council amended the future land use map to designate Mile Bridge School for commercial development in December 2004, so it is likely that this stretch of U.S. 34 will develop to support commercial uses. Especially those uses aimed at people traveling to and from Grand Island. Maintaining the residential buffer along Goldenrod and Conrad at the north end of the property will minimize impacts to the residential neighborhood to the north.

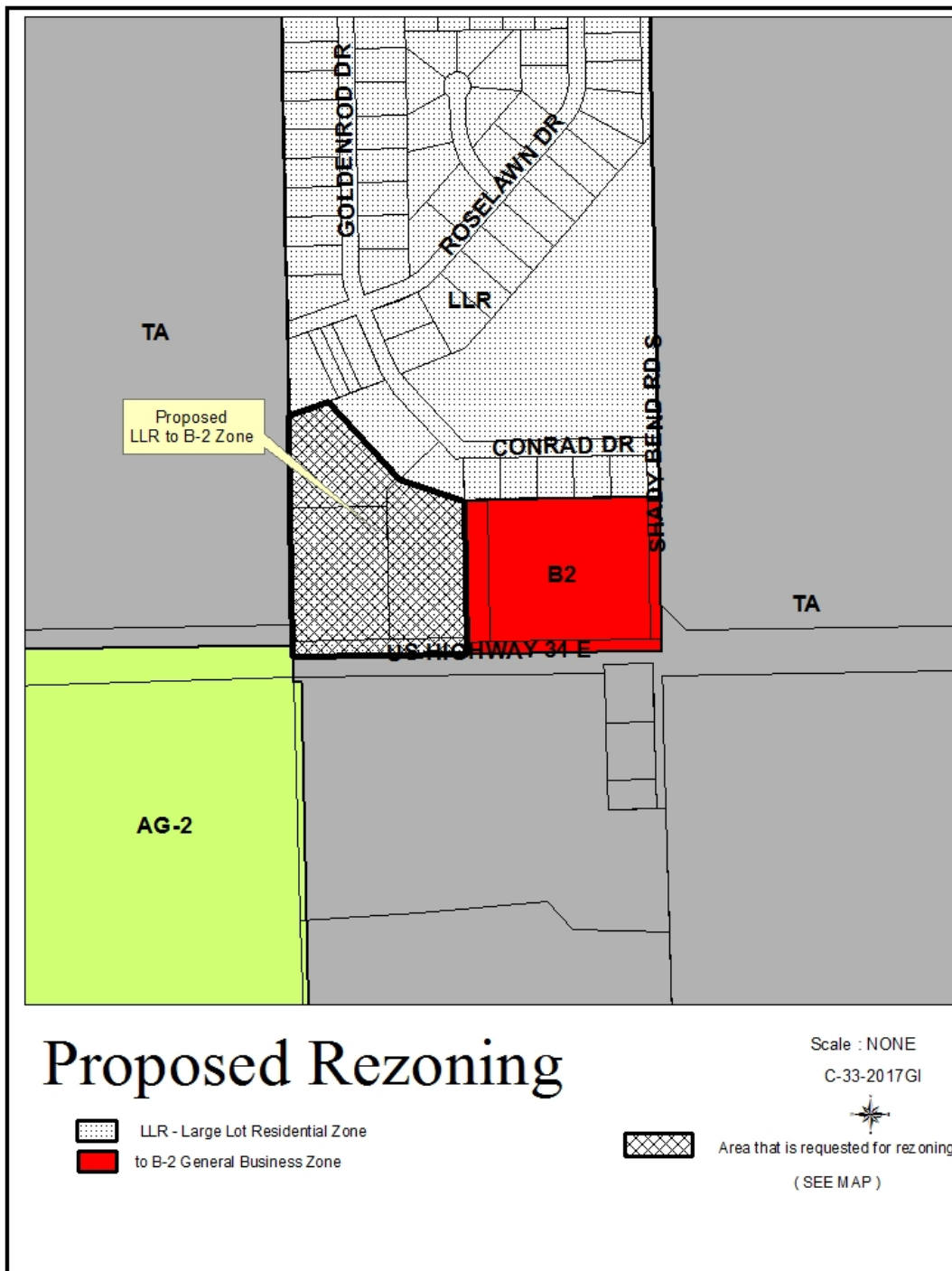
Negative Implications:

- *Uses other than those proposed are allowed in the B-2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B-2 Zoning District is attached.
- *Lack of municipal infrastructure:* Sewer and water are not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of municipal infrastructure. The proposed uses would not require municipal infrastructure so would fit here.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director



§36-68. (B-2) General Business Zone

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

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

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes
- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
- (26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

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

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

(C) Permitted Accessory Uses:

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

(D) Space Limitations:

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

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

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

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

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

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

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

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

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

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

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

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

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



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item M1

Meadow Lane 7th

Staff Contact: Chad Nabity

November 20, 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.

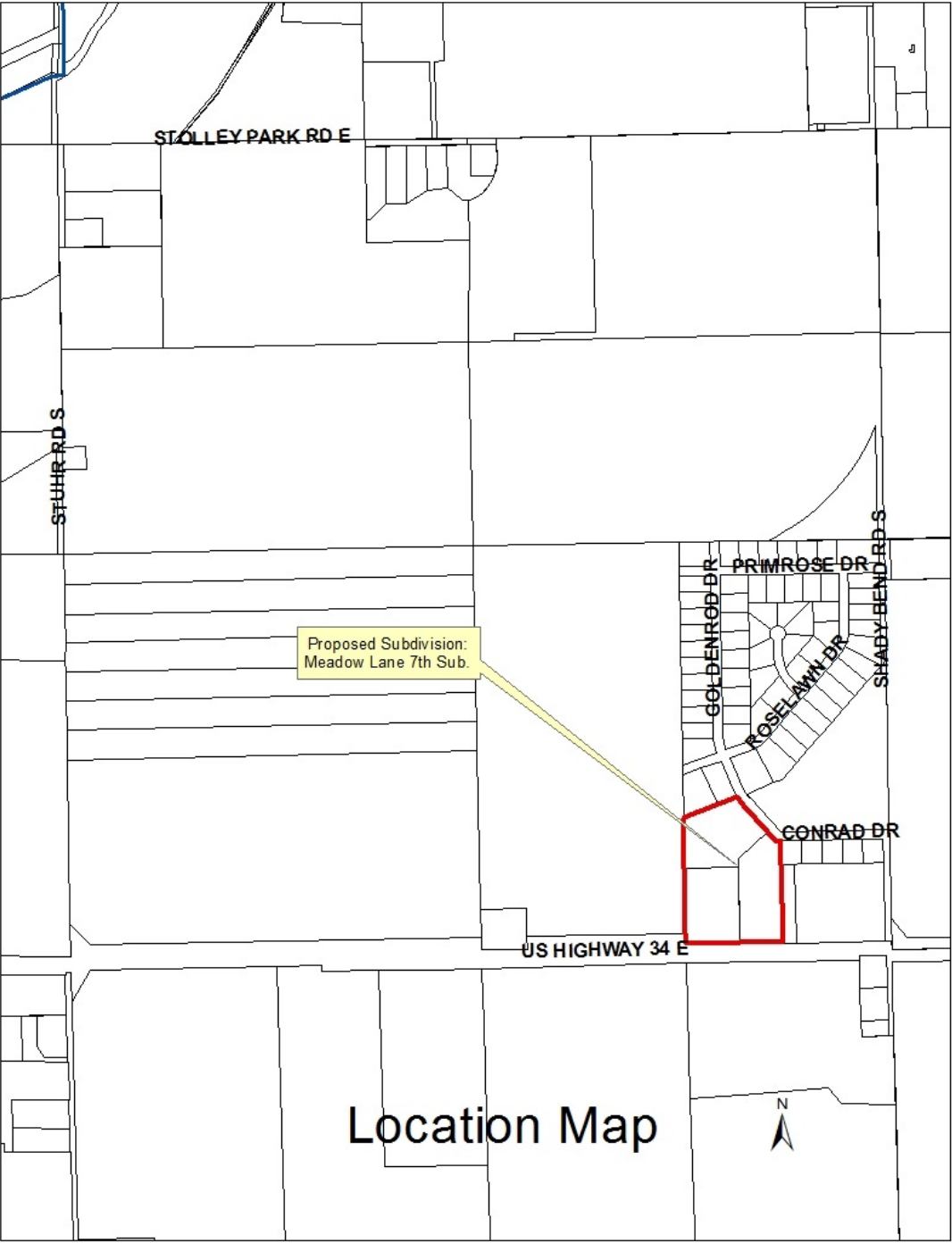
Sincerely,

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

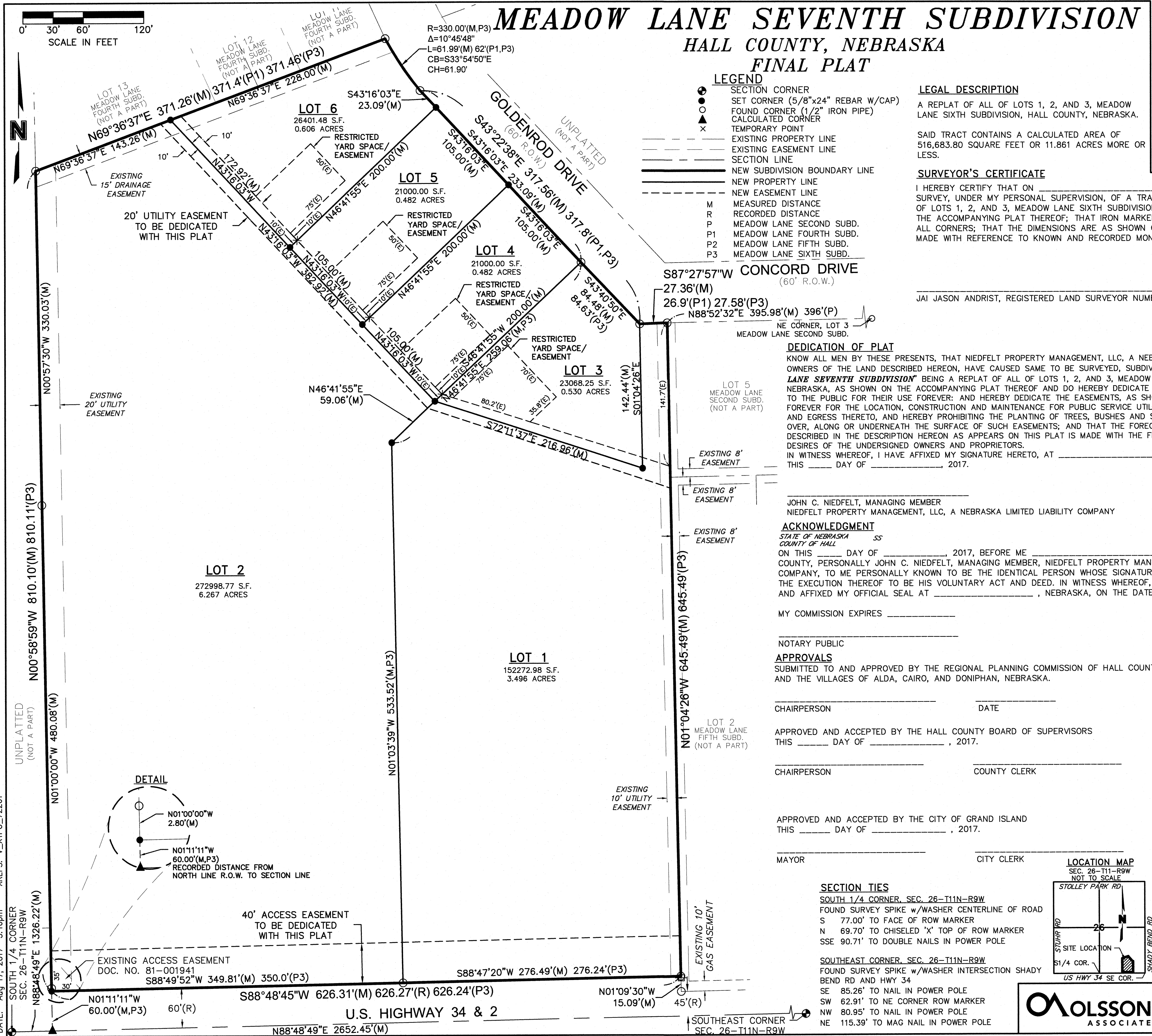
County Clerk
County Attorney
County Public Works
County Zoning Administrator
County Building Inspector
Olsson Associates

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





DWG: F:\2017\2001-2500\017-2201\40-Design\Survey\SRV\Sheets\72201.dwg
DATE: Aug 17, 2017 3:16pm XREFS: V_XTPO_72201
USER: jjimenez





Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item M2

TDKM Subdivision

Staff Contact: Chad Nabity

November 20, 2017

Dear Members of the Board:

RE: Final Plat – TDKM Subdivision.

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

This final plat proposes to create 1 lot on a tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Eleven (11), Township Nine (9) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 7.849 acres.

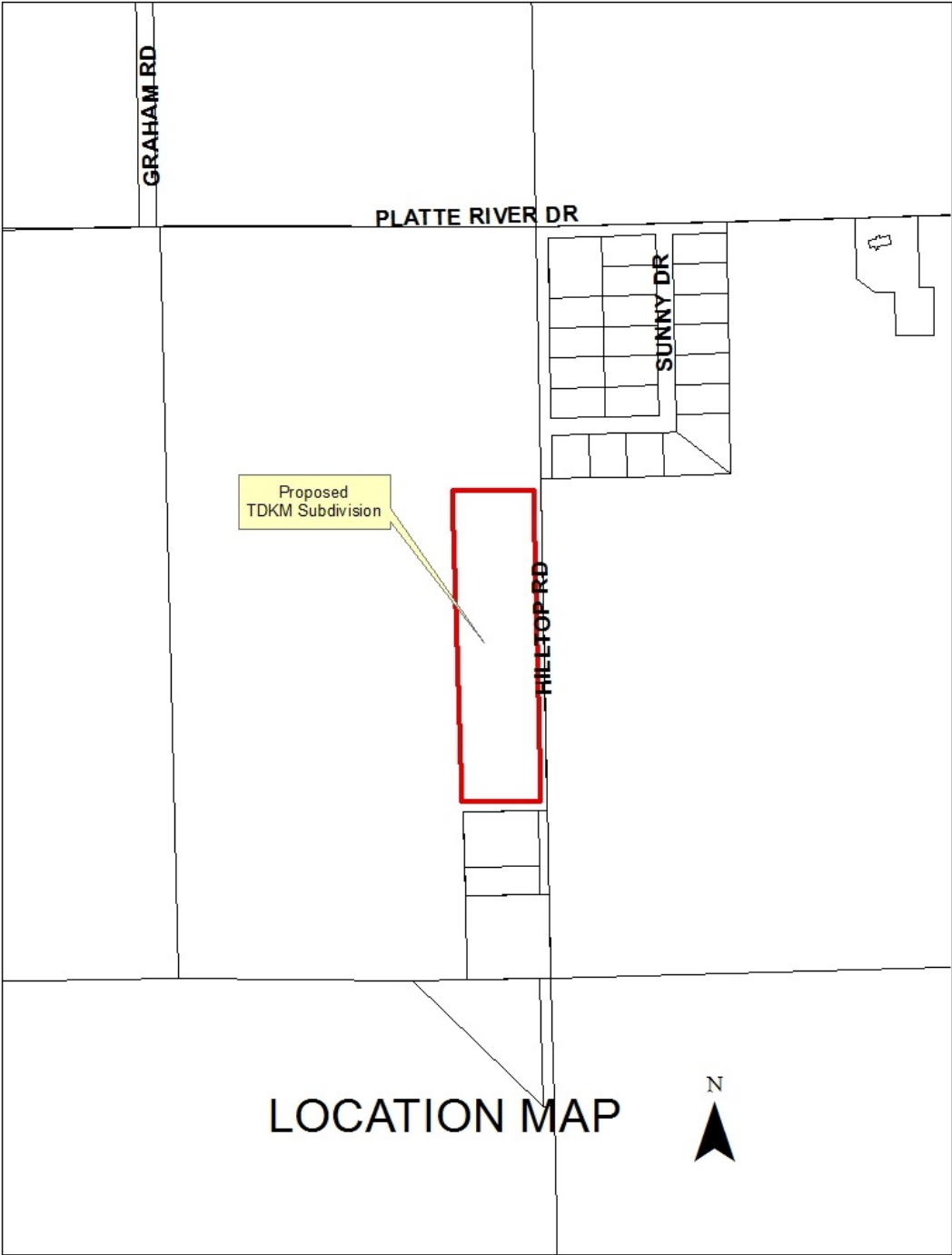
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

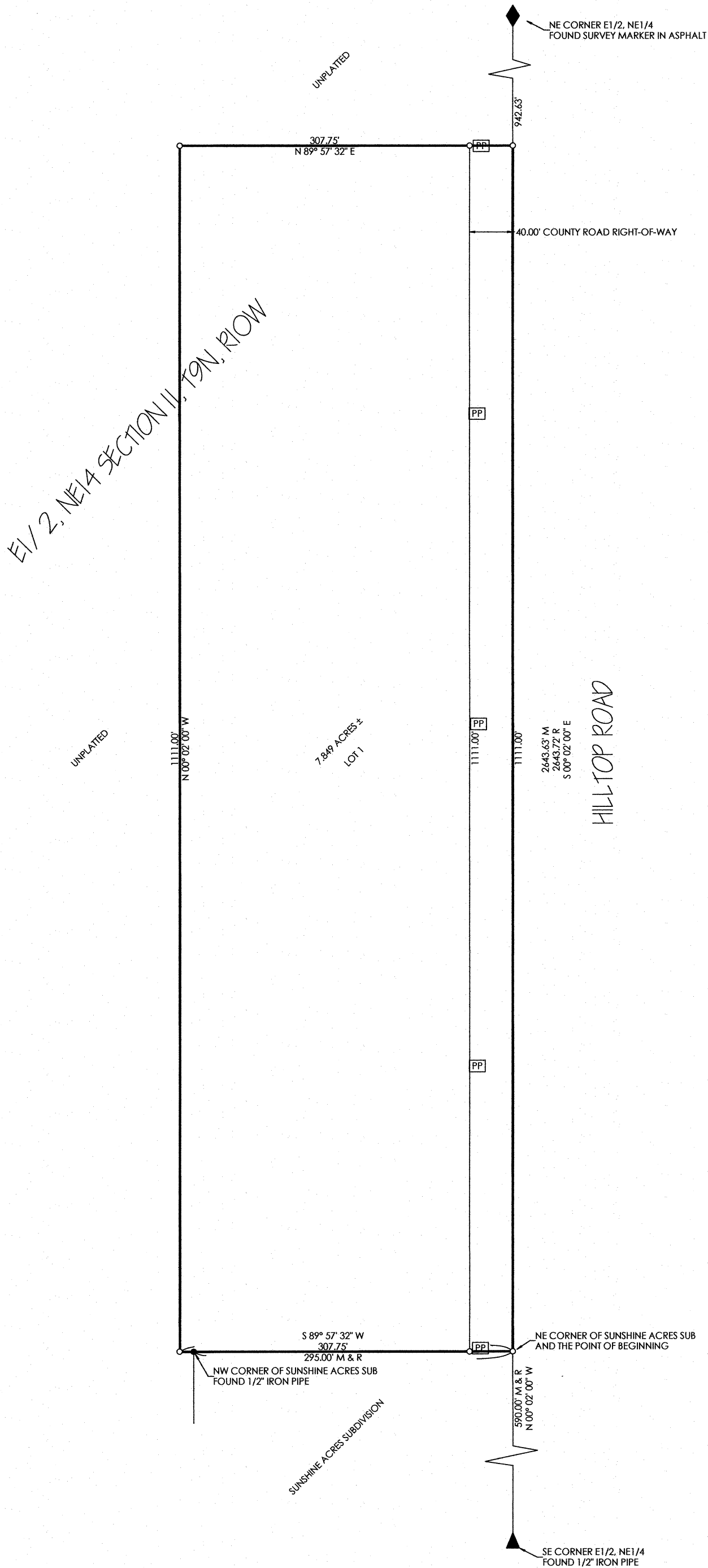
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





TDKM SUBDIVISION

PART OF THE E1/ 2, NE1/ 4, SECTION 11, T 9 N, R 10 W HALL COUNTY, NEBRASKA

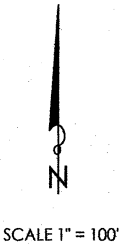


CORNER TIES FOR SECTION 11 T9N, R10W
HALL COUNTY, NEBRASKA

NE CORNER E1/2, NE1/4, FOUND SURVEY MARKER IN ASPHALT
47.23' NE TO REBAR IN WC
56.19' SE TO REBAR IN WC
46.33' SW TO NAIL IN CUT OFF PP
52.18' NE TO #5 REBAR

SE CORNER E1/2, NE1/4 FOUND 1/2" IRON PIPE
34.25' NW TO NAIL IN MAIL BOX
33.85' W TO NAIL IN CORNER POST
140.30' NW TO NAIL IN POWER POLE

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Jeanine Brunken being the owner of the land described hereon has caused same to be surveyed, subdivided, platted and designated as 'TDKM SUBDIVISION', 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, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2017.

Jeanine L. Brunken

ACKNOWLEDGEMENT

State Of Nebraska
County Of Hall
On the _____ day of _____, 2017, before me _____
a Notary Public within and for said County, personally appeared Jeanine L. Brunken, trustee of the John A. Brunken and Jeanine L. Brunken revocable trust and owner of part of the E1/2, NE1/4 of Section 11, T9N, R10W, Hall County, Nebraska, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution hereof to be her 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

APPROVALS

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

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2017.

Chairman of the Board

County Clerk

(Seal)

LEGAL DESCRIPTION

A tract of land comprising a part of the E1/2, NE1/4 of Section 11, Township 9 North, Range 10 West of the 6th P.M., Hall County, Nebraska.
More particularly described as follows:

Commencing at the southeast corner of said E1/2, NE1/4; thence N 00° 02' 00" W on and upon the east line of said E1/2, NE1/4 a distance of 590.00 feet to the Point of Beginning said point being the northeast corner of Sunshine Acres Subdivision; thence S 89° 57' 32" W on and upon the north line of said Sunshine Acres Subdivision a distance of 307.75 feet to a point; thence N 00° 02' 00" W and parallel with east line of said E1/2, NE1/4 a distance of 1111.00 feet to a point; thence N 89° 57' 32" E and parallel with the north line of said Sunshine Acres Subdivision a distance of 307.75 feet to a point on the east line of said E1/2, NE1/4; thence S 00° 02' 00" E on and upon the east line of said E1/2, NE1/4 a distance of 1111.00 feet to the Point of Beginning. Said tract contains 7.849 acres of which 1.020 acres are County Road right-of-way.

SURVEYORS CERTIFICATE

I hereby certify that on October 17, 2017, I completed an accurate survey of 'TDKM SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments. 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

SURVEY REQUESTED BY SCOTT ROACH

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

PROJECT NUMBER 17-62 - DATE 10/17/2017 - DRAWN BY K.S. - CHECKED BY AES

Sheet 1 of 1



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item M3

Walker Acres Subdivision

Staff Contact: Chad Nabity

November 21, 2017

Dear Members of the Board:

RE: Final Plat – Walker Acres Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Southeast Quarter (SE ¼) and a part of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Nine (9) North, Range Twelve (12) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 3.4407 acres.

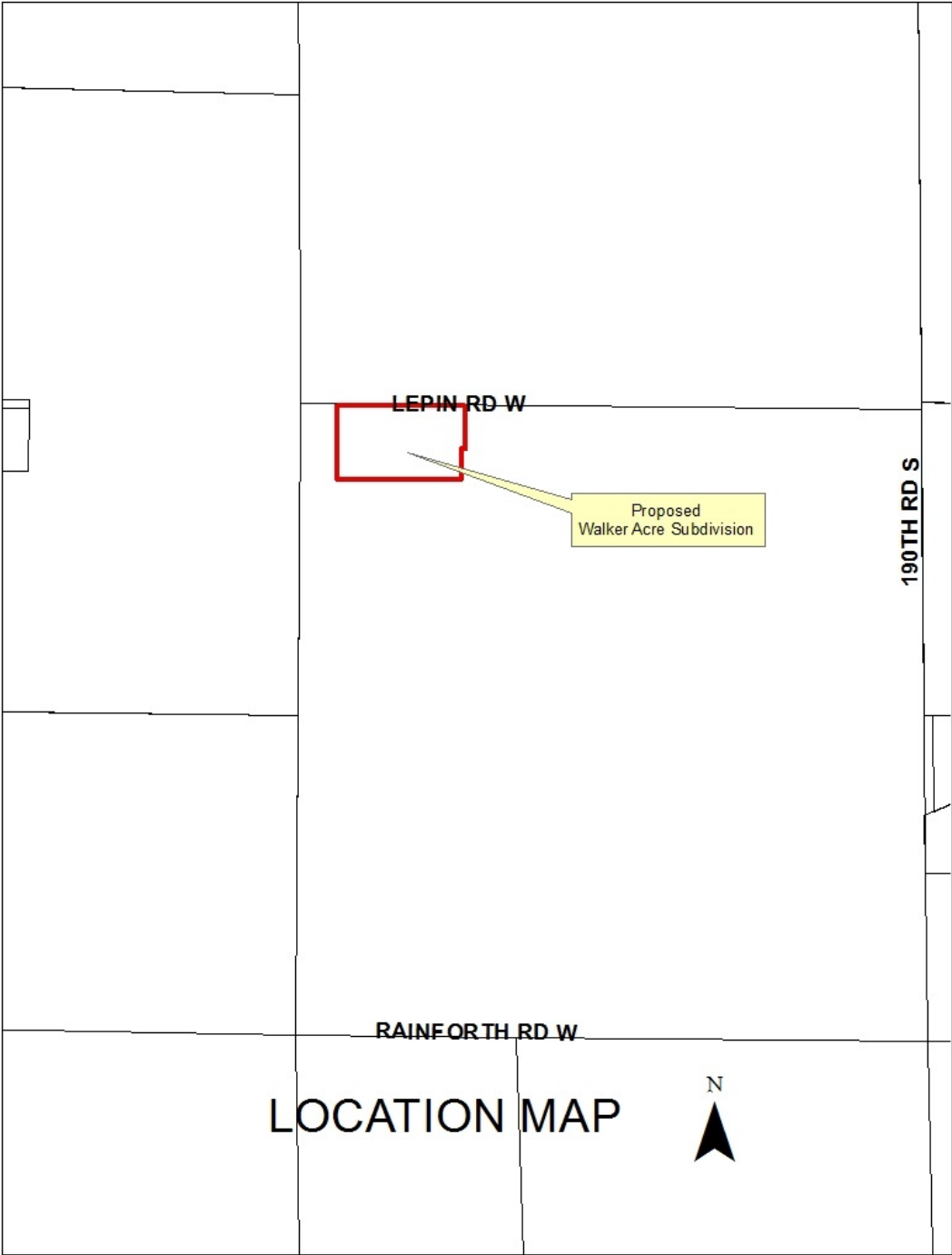
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

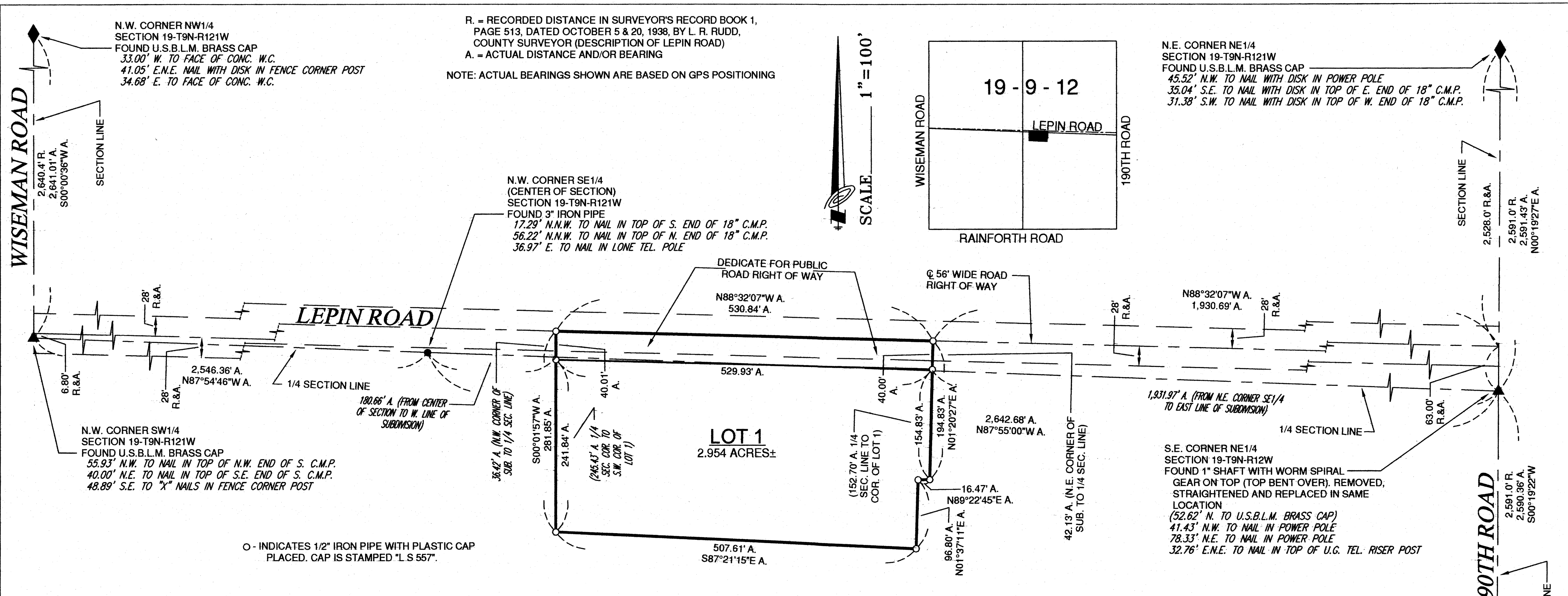
Chad Nabity, AICP
Planning Director

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

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







LEGAL DESCRIPTION

A tract of land comprising a part of the Southeast Quarter (SE1/4) and a part of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Nine (9) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southeast corner of said Northeast Quarter (NE1/4); thence N00°19'27"E, along and upon the east line of said Northeast Quarter (NE1/4), a distance of Sixty Three (63.00) feet to the centerline of Lepin Road as described in Surveyor's Record Book No. 1, Page 513, Hall County, Nebraska; thence N88°32'07"W, along and upon said Lepin Road centerline as described in Surveyor's Record Book No. 1, Page 513, a distance of One Thousand Nine Hundred Thirty and Sixty Nine Hundredths (1,930.69) feet to the ACTUAL point of beginning; thence continuing N88°32'07"W, along and upon said Lepin Road centerline as described in Surveyor's Record Book No. 1, Page 513, a distance of Five Hundred Thirty and Eighty Four Hundredths (530.84) feet; thence S00°01'57"W, a distance of Thirty Six and Forty Two Hundredths (36.42) feet to a point on the north line of said Southeast Quarter (SE1/4), said point being One Hundred Eighty and Sixty Six Hundredths (180.66) feet east of the northwest corner of said Southeast Quarter (SE1/4); thence continuing S00°01'57"W, a distance of Two Hundred Forty Five and Forty Three Hundredths (245.43) feet; thence S87°21'15"E, a distance of Five Hundred Seven and Sixty One Hundredths (507.61) feet; thence N01°37'11"E, a distance of Ninety Six and Eight Tenths (96.80) feet; thence N89°22'45"E, a distance of Sixteen and Forty Seven Hundredths (16.47) feet; thence N01°20'27"E, a distance of One Hundred Fifty Two and Seven Tenths (152.70) feet to a point on the north line of said Southeast Quarter (SE1/4), said point being One Thousand Nine Hundred Thirty One and Ninety Seven Hundredths (1,931.97) feet west of the northeast corner of said Southeast Quarter (SE1/4); thence continuing N01°20'27"E, a distance of Forty Two and Thirteen Hundredths (42.13) feet to the ACTUAL point of beginning and containing 3.441 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, I completed an accurate survey (made under my supervision) of "WALKER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

WALKER ACRES SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Don D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "WALKER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____.

Don D. Walker, Co-Trustee of the
DONALD J. WALKER 2008 TRUST

KNOW ALL MEN BY THESE PRESENTS, that I, Michael D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "WALKER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____.

Michael D. Walker, Co-Trustee of the
DONALD J. WALKER 2008 TRUST

ACKNOWLEDGEMENT

State of Nebraska ss
County of _____

On the _____ day of _____, before me, _____, a Notary Public within and for said County, personally appeared Don J. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution to be his voluntary act and deed.

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

My commission expires _____.

Notary Public (SEAL)

State of Nebraska ss
County of _____

On the _____ day of _____, before me, _____, a Notary Public within and for said County, personally appeared Michael D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution to be his voluntary act and deed.

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

My commission expires _____.

Notary Public (SEAL)

APPROVALS

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

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____.

Chairman of the Board County Clerk

WALKER ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item M4

Stacy Jo 2nd Subdivision

Staff Contact: Chad Nabity

November 21, 2017

Dear Members of the Board:

RE: Final Plat – Stacy Jo 2nd Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Stacy Jo 2nd Subdivision, located in the City of Wood River, Hall County, Nebraska.

This final plat proposes to create 1 lot, on a replat of all of Lot One (1) Stacy Jo Subdivision, City of Wood River and a tract of land located in part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 0.551 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 December 6, 2017 in the Council Chambers located in Grand Island's City Hall.

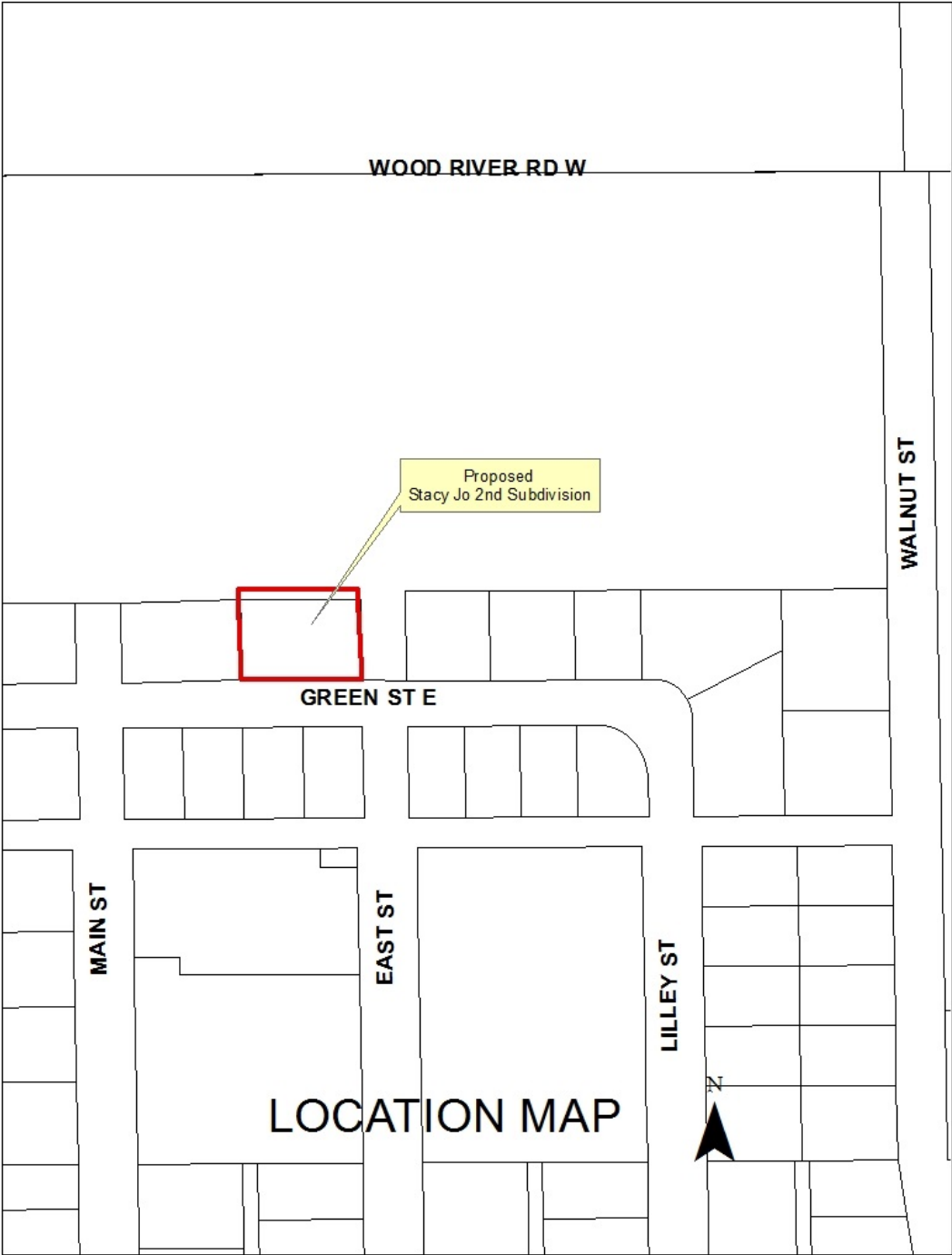
Sincerely,

Chad Nabity, AICP
Planning Director

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

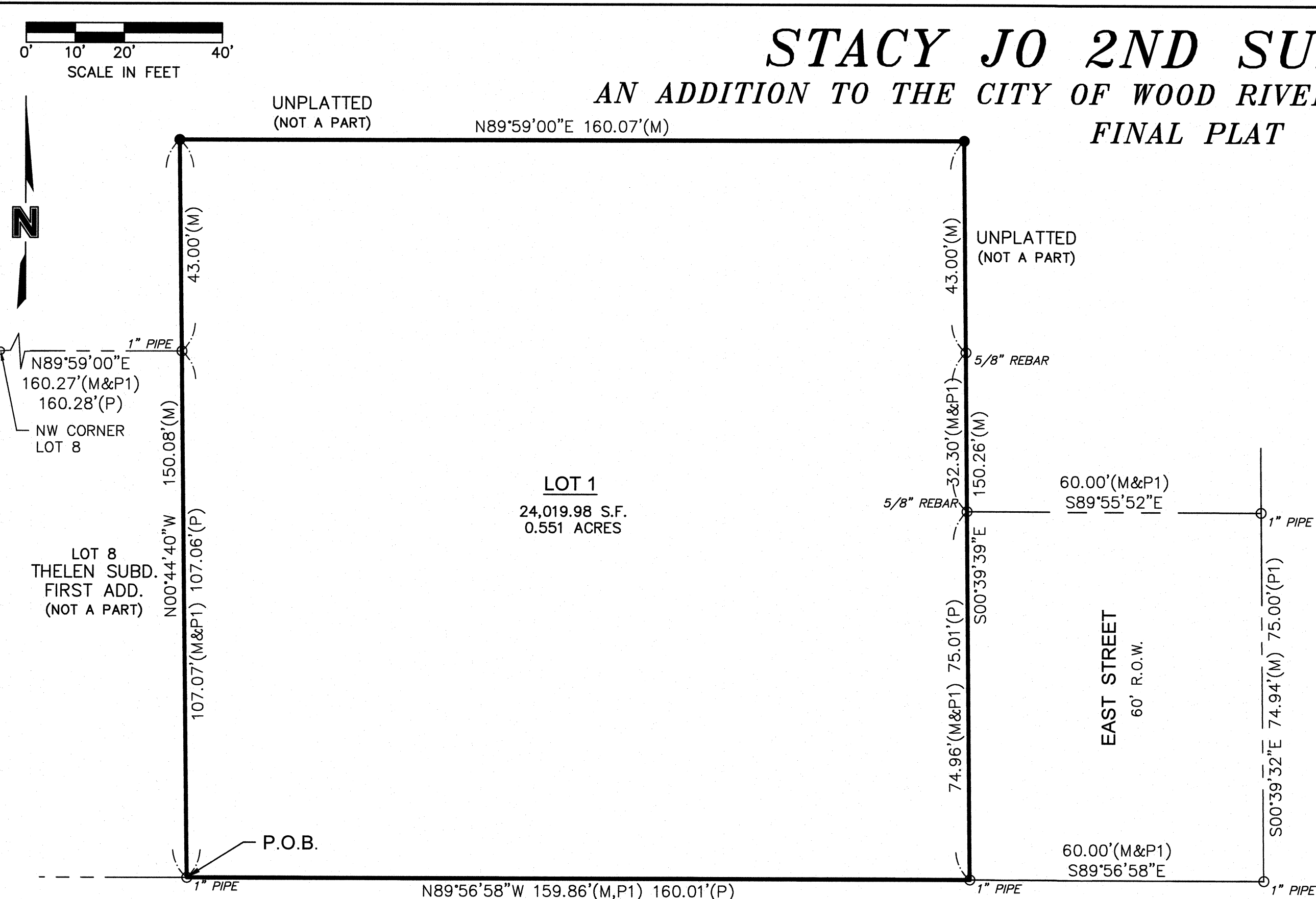
City Clerk
City Attorney
Regional Planning
County Building
Olsson Associates

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

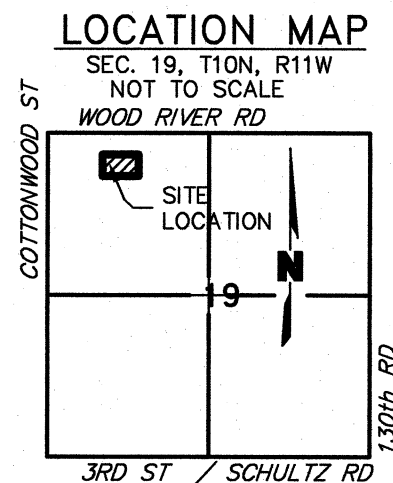





DWG: F:\2017\3001-3500\017-3233\40-Design\Survey\SRVY\Sheets\SRVY_FPT_73233.dwg
DATE: Nov 16, 2017 4:35pm
USER: jjimenez
XREFS: cnty\hall



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - SUBDIVISION BOUNDARY LINE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE THELEN SUB 1ST ADD
 - P1 PLATTED DISTANCE STACY JO SUB



OWNERS: AUBREY & LISA BOUCHER,
THELEN GRAIN CO
SUBDIVIDER: AUBREY & LISA BOUCHER,
THELEN GRAIN CO
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1



201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2017-3233
ADAM HAYES WOOD RIVER SURVEY
FB: MISC TOWNS 04

LEGAL DESCRIPTION
A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, STACY JO SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°44'40"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 107.07 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING N00°44'40"W A DISTANCE OF 43.00 FEET; THENCE N89°59'00"E A DISTANCE OF 160.07 FEET TO A POINT OF THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE S00°39'39"E, ALONG SAID EXTENSIONS OF THE WEST RIGHT-OF-WAY LINE OF EAST STREET, A DISTANCE OF 43.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S00°39'39"E, ALONG THE EAST LINE OF SAID LOT 1 AND AND SAID WEST RIGHT-OF-WAY LINE EAST STREET, A DISTANCE OF 107.26 FEET TO THE SOUTHEAST CORNER OF LOT 1 AND ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF GREEN STREET; THENCE N89°56'58"W, ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF GREEN STREET, A DISTANCE OF 159.86 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 24,019.98 SQUARE FEET OR 0.551 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ARDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

STACY JO 2ND SUBDIVISION

AN ADDITION TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA

FINAL PLAT

APPROVALS
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA
THIS ____ DAY OF _____, 2017.

CHAIRPERSON _____ CLERK _____
DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT AUBREY BOUCHER AND LISA BOUCHER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO 2ND SUBDIVISION**" A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

AUBREY BOUCHER _____ LISA BOUCHER _____

ACKNOWLEDGMENT
STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AUBREY BOUCHER AND LISA BOUCHER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THELEN GRAIN COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO 2ND SUBDIVISION**" A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

PATRICK THELEN, PRESIDENT

ACKNOWLEDGMENT
STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PATRICK THELEN, PRESIDENT, THELEN GRAIN COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC