



# City of Grand Island

Tuesday, December 19, 2017

Council Session

## Item E-1

**Public Hearing on 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)**

*Council action will take place under Ordinances item F-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** December 19, 2017  
**Subject:** Rezone from LLR to B2 Zone  
**Presenter(s):** Chad Naby AICP, Regional Planning Director

## Background

This is an application requesting a change of zoning for land proposed for platting as Lots 1 and 2 of Meadow Lane Seventh Subdivision, in Hall County but within the zoning jurisdiction of Grand Island from LLR Large Lot Residential to B-2 General Business. This land is located on the north of U.S. Highway 34 and west of Shady Bend Road.

At the regular meeting of the Regional Planning Commission, held September 6, 2017 this item was considered following a public hearing.

A 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 Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska. (C-33-2017GI)

O'Neill opened the public hearing.

Naby said this rezoning is different than the one the commission saw in June that rezoned all the property to B2. This new proposal retains four housing lots along the north bordering Goldenrod Drive and Conrad Drive. There would be two lots on the south for B2 General Business. Naby said Lot 1 would have an access onto Highway 34 from the southwest corner and there would be an access easement to Lot 2. Lot 2 would also retain a legal access onto Conrad, but the county is forbidding truck traffic from that access. Naby said there is already B2 zoned property to the east.

Linda Uhrich, 3126 Goldrod Drive, spoke against the rezoning. She had concerns about water drainage in the subdivision.

Judy Herzog, 3415 Conrad Drive, spoke against the rezoning. She said ongoing flooding is a problem. Septic tanks in the subdivision are affected. She said she wants her house saved. She submitted flooding pictures to the commission to

review.

Rainforth asked if the area is in the floodplain. Nabity said the Wood River Flood Diversion project removed it from the floodplain, but the area has high groundwater. Nabity said septic tanks there are required to be mound systems.

Ray Dooley, 3060 Roselawn, spoke against the rezoning. He questioned why Lot 2 has a Conrad access. Nabity said every lot created must front onto a road. Dooley said rural fire protects the area and they aren't that quick. He opposes additional housing. He said there's no place for rainfall to go.

Commissioners asked questions about the condition of existing ditches and culverts. Residents in the subdivision said ditches are blocked and not all driveways have culverts. Robb and Rainforth suggested that the NRD be contacted to clean out culverts. O'Neill said he lives to the northeast and drainage in the area has been a problem for years.

Elaine Dooley, 3060 Roselawn, spoke against the rezoning. She said the subdivision has had drainage problems for 40 years. It leads to standing water and mosquitoes. She said two property owners have impaired water flow by not installing culverts in their driveways. She said the groundwater is high. She said water is intended to drain to the northeast, but it does not. She doesn't want to see businesses come into the area, which she said would be spot zoning, as there are only three businesses there now. She said traffic is a problem on Highway 34 and more business will make it worse. She reminded the commission that she submitted a petition at the previous meeting with 73 opponents to any rezoning that allows business in what is now a residential area.

Mary Jo Cook, 3311 Roselawn Drive, spoke against the rezoning. She is concerned about the additional houses with a lack of drainage already. Homeowners have already had to sandbag their homes. She said more water has come into the subdivision since the Wal-Mart was built in the area. Mosquitoes are a problem and the Health Department comes out regularly to do treatment.

Christi DePoorter, 3321 Conrad Drive, said she and her family own the area to be rezoned. She also built a house in the subdivision. She said at the last meeting, there were two potential buyers for commercial use, but both have backed out after the negative reaction from the neighbors. Her family has tried to respond to the concerns by making residential lots on the north to keep the character of the neighborhood, yet still have commercial use along the highway. She said her family does drainage for a living and understands how it works. She said she did not put a culvert in her driveway at the suggestion of the Hall County Public Works Department, which is close to having a paving district prepared for the subdivision that now has dirt roads. She said her driveway will likely be redone as part of the paving district. She said new houses there would likely be built up and be a buffer to the slough. In response to questions, DePoorter said the proposed

commercial lots are currently planted to alfalfa and if not rezoned for commercial use, could be used for the construction of 20 homes on the existing Large Lot residential zoning. She said the two commercial lots just make sense along Highway 34 as a highway corridor.

Suzie Schank, 3040 Roselawn Drive, spoke against the rezoning. She is concerned that some customers will try to exit the commercial lots via Conrad. She raised concerns about noise pollution, air pollution, traffic, water drainage and a lowering of property values.

Jane Richardson, 47 Kuester Lake, said she represents the Fifth District in Hall County. She said this area has had water drainage problems since her father represented the area. She said there needs to be a balance between commercial and residential property rights. Many people have lived in the subdivision for 40 years, she said.

Marlin Sekutera, 3521 Primrose Drive, spoke against the rezoning. He said he has lived in the subdivision for 14 years and drainage is a problem. He said whether the property is residential or commercial didn't much matter to him, but the land is at a confluence of water and that needs to be addressed.

Steve Spaulding, 3204 S. Shady Bend Road, said he is a new buyer of 12 acres to the north of Conrad and east of Shady Bend Road. He said he was there to better learn and understand the issues. He said drainage is difficult and groundwater is the problem as its only 6 feet below the surface.

Rick Plambeck, 3217 Roselawn, said his property fronts the commercial lot. He is concerned about noise and pollution from a commercial use. He said property owners are on private wells in that area.

O'Neill closed the public hearing. The commission continued its discussion.

A motion was made by Ruge and seconded by Robb to approve the rezoning and find that the rezoning is consistent with Grand Island's Comprehensive Plan.

The approval motion deadlocked in a tie with six members in favor (Apfel, Ruge, Robb, Rainforth, Rubio and Sears) and six members voting no (Allan, O'Neill, Maurer, Monter, Randone and Kjar) and no one abstaining.

A motion was made by Monter and seconded by Maurer to deny the rezoning.

The denial motion failed with two members voting in favor (Monter and Maurer) and nine members voting no (Apfel, O'Neill, Ruge, Robb,

Rainforth, Rubio, Sears, Randone, and Kjar) and one member (Allan) abstaining.

No consensus was reached so a recommendation of no recommendation is forwarded to the Grand Island City Council.

This item was considered at the September 26 meeting of the Grand Island City Council following a public hearing. Council chose to refer the item back to the planning commission to further discuss the issue, consider the drainage problems in the area along with the final plat for Meadow Lane Seventh Subdivision and make a recommendation regarding the rezoning. The item was originally scheduled for the November planning commission meeting and was pulled from that agenda by the applicant so more time could be spent on the drainage issues and so that a meeting could be held with the neighbors and the county engineer.

A meeting with the neighbors and the county engineer was held on November 21, 2017. The County has committed to cleaning the ditches along Conrad and Golden Rod. These ditches have not been cleaned since 1994. The County will also be relaying a culvert that crosses Goldenrod that allows water to flow from the south to the north. This drainage flows toward the slough that crosses the northern edge of the Rosenkotter\Spaulding property. Mr. Spaulding has agreed to dedicate a drainage easement along the north edge of his property that will give the County the ability to maintain the slough across his property. The Neidfelts have agreed to construct on-site detention at the north end of Lots 1 and 2 of Meadow Lane 7<sup>th</sup> subdivision that will be constructed in accordance with plans approved by the Hall County engineer that will prevent more water from leaving this property during a 50 year or less event than would leave the property in its current state as an alfalfa field. This will lower the drainage impact to surrounding properties and provide an open space buffer between the residential and commercial development.

## **Discussion**

Planning Commission held a meeting and public hearing on this request again at their meeting on December 6, 2017. The following is the minutes and action from that meeting regarding the rezoning and subdivision application for Meadowlark Seventh Subdivision:

O'Neill opened the public hearing.

Nabity said this rezoning has been before the commission at the July meeting and was reconfigured to allow residential lots along Conrad and Goldenrod Drive. However, the Grand Island City Council referred the rezoning and final plat back to the planning commission amid drainage concerns in the area. Nabity said the area doesn't drain well and never really has. He said the county, which has jurisdiction over the roads in the subdivision, last cleaned out the ditches there in 1994. Nabity said he and Hall County Engineer Steve Riehle met with neighbors to work out possible drainage remedies. Nabity said property owner Steve

Spaulding has consented to a 30-foot wide drainage easement through part of the subdivision, the developers have consented to creation of a 1.5 acre water retention pond to hold and meter out rainfall and runoff and the county has consented to cleaning out ditches.

Riehle said the county has two proposed short-term remedies – to clean out the ditches along Conrad Drive and Goldenrod and to work with Spaulding to design and implement a 30-foot wide drainage easement along the path of the original slough. Riehle said long term the county plans to work with the Natural Resources District to improve drainage along the slough. Riehle said there is a 4-inch high rise in the slough now that serves as a dam to water trying to flow through. Riehle said ultimately work needs to be done both up gradient (by Wal-Mart South) and down gradient (into Merrick County) to improve water flow through the subdivision. Riehle said the water retention cell could also help improve water flow.

O'Neill asked why the county should pay to clear out ditches when statute states property owners should do so. Riehle said this particular issue has become a health and welfare issue, so he feels the county should do more. Riehle said he feels the county has been negligent in waiting so long to clear out ditches. O'Neill said he was researching state statute and found that the county can make property owners clear drainage ways on their property. O'Neill said if the county doesn't take such action, five property owner can petition the county to force the county to take action. Riehle confirmed that state statute states a county "shall" take drainage action upon petition by five affected property owners.

Riehle said the county is also looking at a potential paving district for an orphaned gravel stretch of Conrad and is looking at replacing/relaying some culvert pipe along Conrad.

Christie DePoorter, 3321 Conrad Drive, owner and developer, spoke in favor of the rezoning. She said over the past six months work has been done to address concerns. Residential lots were identified along Conrad and Goldenrod to maintain the neighborhood feel, she said. DePoorter said restrictive covenants will be prepared to require a green space on the north end of Lot 2 (commercial lot) that can be used in the future for the creation of a 1-acre to 1.5-acre water retention cell to meter water out so the slough is not overwhelmed. She said work is being done with Spaulding to have the drainage easement identified that can serve as the outlet for the retention cell, which is proposed now to be 15 to 20 inches deep with sloped sidewalls. DePoorter said the southwest end of Lot 2 will have an access off Highway 34 and a 40-foot wide easement road will allow access to both Lot 2 and Lot 1. The northern access on Lot 1 that enters onto Conrad is there only to meet the city's regulations of frontage on a public road for all lots. That Conrad access will be a maintenance driveway, not one that can be accessed by commercial trucks, she said. DePoorter said there are currently no buyers for the proposed commercial lots. There were previously two interested

buyers, but their interest ceased after the concerns raised by neighbors back in July.

Steve Spaulding, 3204 S. Shady Bend Road, spoke in favor of the rezoning. He said it makes sense to have commercial usage along Highway 34, but he also favors improving the drainage. Spaulding said he is willing to give up one-half acre of his property for creation of a 30-foot wide drainage easement that the county will take over and maintain. Spaulding said the drainage easement and clearing out ditches should improve drainage through the subdivision as it currently exists. If the Meadow Lane 7<sup>th</sup> area is fully developed, Spaulding said the water retention cell will be needed in order to hold about 90,000 cubic feet of water and meter it out over one to two days after a significant rain.

Elaine Dooley, 3060 Roselawn Drive, said many concerns have been addressed, however she is concerned about standing water in the retention cell and mosquito populations. She is also concerned about existing Highway 34 traffic and fears vehicles slowing to turn into the proposed commercial lots will pose a safety risk. She would like a turn lane there. O'Neill said the state will not allow a turn lane there, however he plans to ask for a speed limit reduction during the next Metropolitan Planning Organization meeting, of which he is the Regional Planning Commission liaison.

Linda Uhrich, 3126 Goldenrod Drive, said the subdivision has had water problems for more than 20 years. The residents there ask the county for improvement and nothing happens. She said when it rains, homeowners dewater, which is nearly useless because they pump water out into their yards, which recycles into the home again. Uhrich said she agrees that something should happen with the field the developers want rezoned, but she has concerns with the water. She wants to see something done so that properties are not flooded.

O'Neill asked that the 1963 aerials shots of the area be displayed so that the commission could see that the subdivision was built in the bottom of the slough. O'Neill asked if drainage easements through the subdivision have been recorded. Naby said yes.

Ray Dooley, 3060 Roselawn Drive, asked about truck restrictions on the driveway onto Conrad and what improvements down gradient could be made. O'Neill reiterated the ability to force the county to improve drainage through a five-person petition. Naby said drainage issues up- and down-gradient aren't issues that are related to the rezoning of this particular parcel.

O'Neill called DePoorter to the podium and asked if she would agree to a no-truck stipulation for the driveway on Conrad. She said yes. O'Neill asked DePoorter if she would consent to the set aside of green space for future creation of a water retention cell on Lot 2. She said yes. Allan asked about maintenance on the retention cell. Riehle said he wants the floor of the retention cell built up one

foot above the floor of the ditches so that the cell remains dry except for major rain events. That will allow the cell to be mowed and maintained.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Robb to recommend approval of the rezoning from LLR Large Lot Residential to B-2 General Business.

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

A motion was made by Ruge and seconded by Kjar to stipulate that the subdivision agreement for the Meadow Lane 7<sup>th</sup> Subdivision (which the commission approved September 6, 2017) include a prohibition on a commercial driveway onto Conrad Drive and that green space be set aside on Lot 2 to accommodate the size and design of a water retention cell that meets the approval of the county engineer.

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

The memo sent to the planning commission with staff recommendation and information from the Hall County engineer is attached for review by Council.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

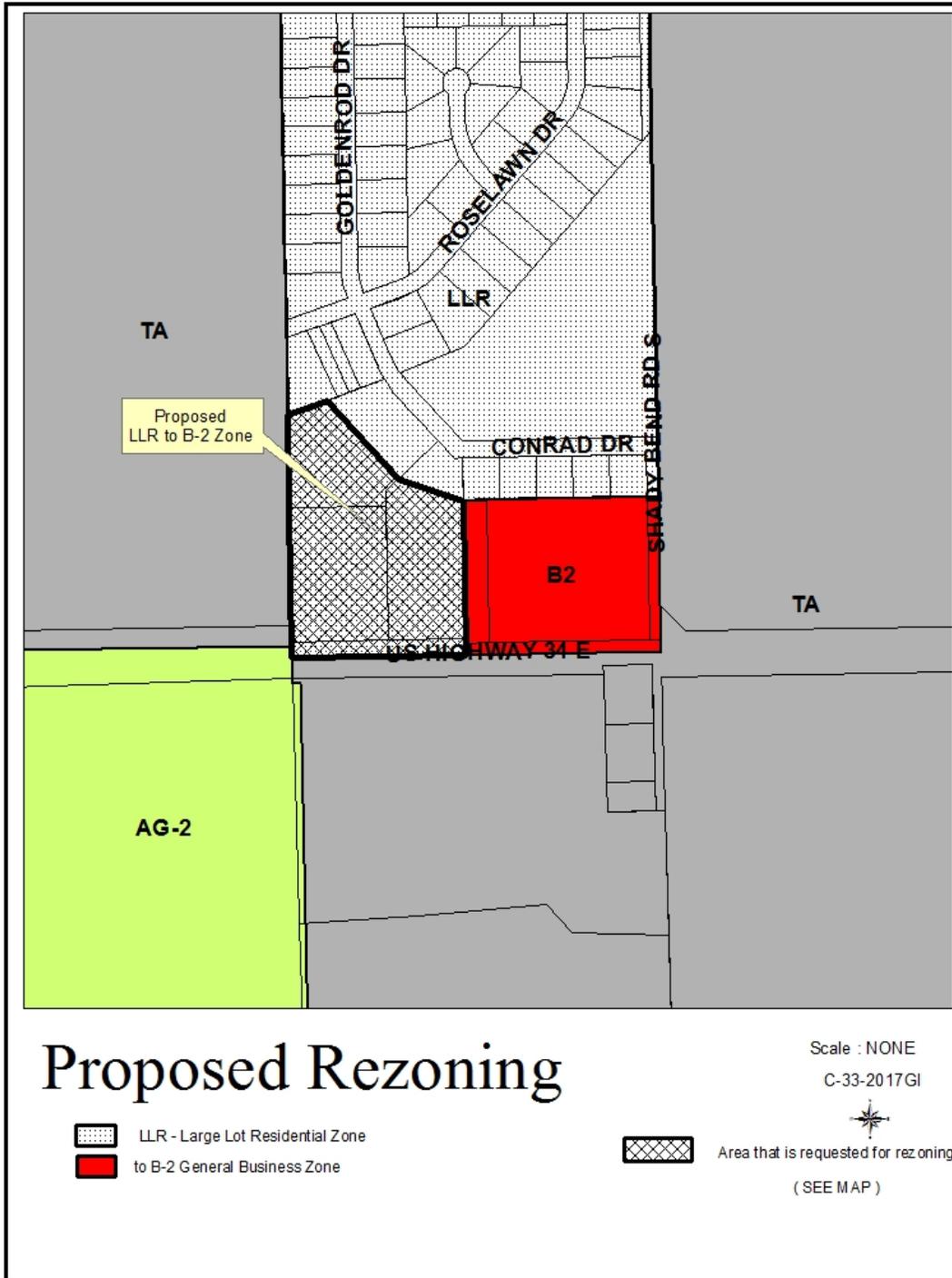
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Refer the item back to Planning Commission for further study and a recommendation
4. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes.

### **Sample Motion**

Move to approve the ordinance and as presented.



# Proposed Rezoning

Scale : NONE  
C-33-2017GI

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

 Area that is requested for rezoning  
( SEE MAP )



## 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](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

**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.

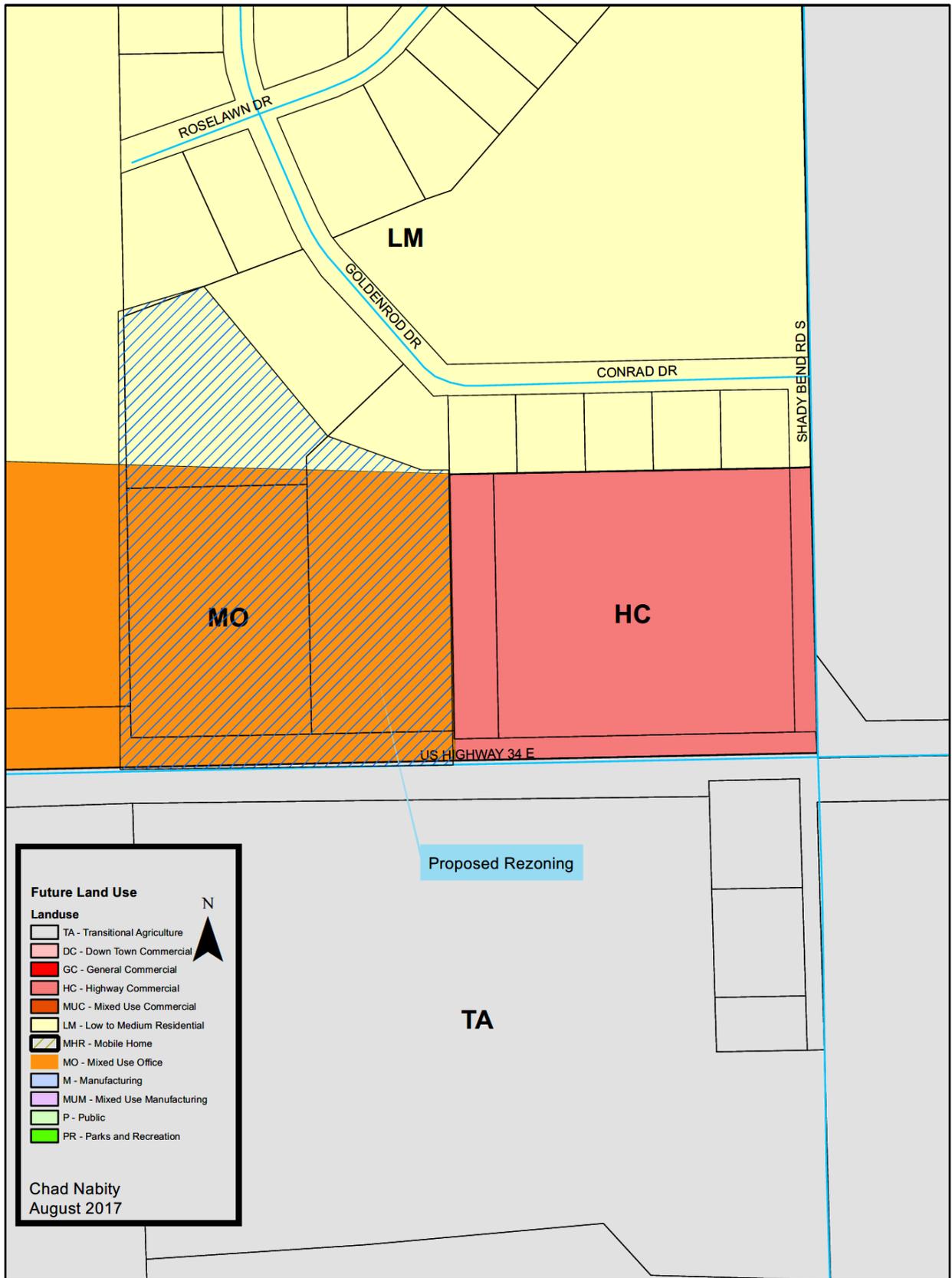
**South:** Transitional Agriculture.

*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.

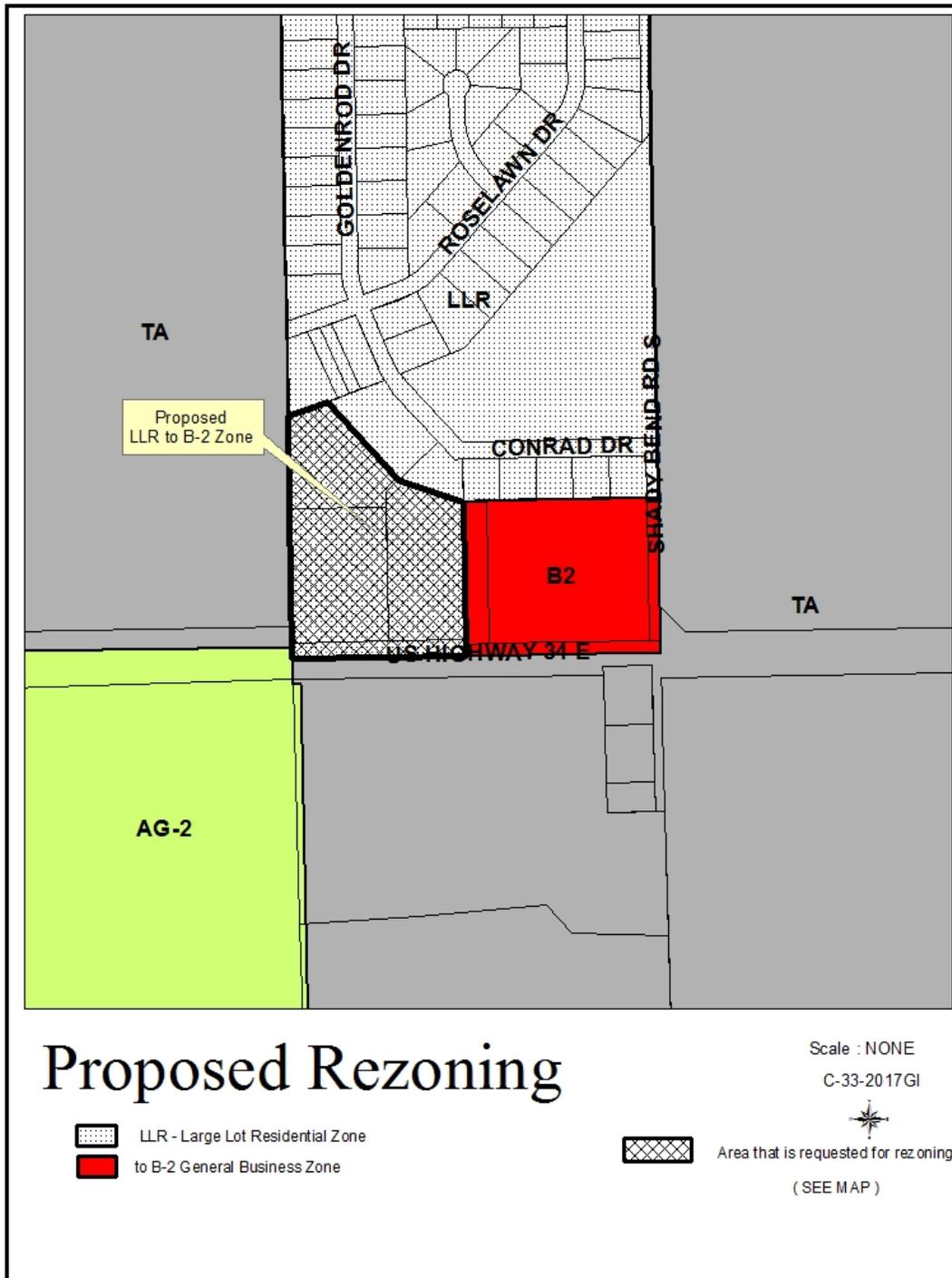
### **Negative Implications:**

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

- <sup>1</sup> No rear yard setback is required unless bounded by an alley, then a setback of 10 feet is required.
- <sup>2</sup> 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  
 Amateur 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  
 Furs & 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

Letter sent to property owners on Primrose Drive in Meadow Lane Subdivision that are in project # 3.

August 31, 2011

NAME  
ADDRESS  
GRAND ISLAND

Re: Drainage Ditches in and downstream from Meadow Lane Subdivision

A letter was sent to residents of the subdivision on July 11, 2011 to gauge interest in ditch drainage improvement projects for the subdivision. Your property is in an area of the subdivision where we are proceeding with a ditch cleaning project.

The letters and comments we received were taken into account by Hall County Roads Department staff to come up with an overall drainage improvement plan for the subdivision. The drainage improvement plan impacting the drainage of your property is shown on the attached map with improvements detailed below:

1. Project 1 on Shady Bend Road and Stolley Park Road. This project will improve drainage away from the subdivision north and east in the county road ditch.
  - a. A drainage improvement project will clean out the ditches downstream of the subdivision.
  - b. Ditch clean out for the south ditch of Stolley Park Road and the west ditch of Shady Bend Road should be completed by September 15<sup>th</sup>.
2. Project 3 on Primrose Drive: The proposed project is tentative pending completion of a topographic survey.
  - a. The project would clean out the ditches in the county road right-of-way adjacent to your property starting somewhere east of Goldenrod Drive and running east to Shady Bend Road. We have not conducted a detailed elevation survey, so we do not yet know if any driveway culverts will need to be changed; however, you will be contacted by phone or in person if your driveway culvert needs changed.

If you have any questions regarding the ditch work, please call us at 385-5126.

Sincerely,



Steven P. Riehle  
Hall County Engineer

cc: Hall County Board

Encl: 1-Project Map

Letter sent to property owners in Meadow Lane Subdivision that are in project # 2.

August 31, 2011

NAME  
ADDRESS  
GRAND ISLAND NE 68801

Re: Drainage Ditches in and downstream from Meadow Lane Subdivision

A letter was sent to residents of the subdivision on July 11, 2011 to gauge interest in ditch drainage improvement projects for the subdivision. Your property is in an area of the subdivision where we are proceeding with a ditch cleaning project.

The letters and comments we received were taken into account by Hall County Roads Department staff to come up with an overall drainage improvement plan for the subdivision. The drainage improvement plan impacting the drainage of your property is shown on the attached map with improvements detailed below:

1. Project 1 on Shady Bend Road and Stolley Park Road. This project will improve drainage away from the subdivision north and east in the county road ditch.
  - a. A drainage improvement project will clean out the ditches downstream of the subdivision.
  - b. Ditch clean out for the south ditch of Stolley Park Road and the west ditch of Shady Bend Road should be completed by September 15<sup>th</sup>.
2. Project 2 on Sunflower Drive, Roselawn Drive & Primrose Drive. Project 2 will improve drainage within the subdivision and especially east side of the Sunflower Drive cul-de-sac.
  - a. The elevation of the county culvert under Primrose Drive at Shady Bend Road will be evaluated and may need to be re-laid to improve drainage.
  - b. A drainage improvement project will clean out the ditches in the county road right-of-way adjacent to your property.
    - i. A few property owners were contacted in person or by phone regarding their driveway culvert that will be removed and re-laid to improve drainage.
    - ii. French drains will be built at the ends of the culverts to assist with complete drainage after a rainfall.
    - iii. If you were not contacted about your driveway culvert, it will not be changed.

- iv. The property owner will be responsible for adjusting or moving lawn sprinkler systems, and re-seeding or re-sodding the area. We are planning to disturb an area approximately 8' to 14' wide centered on the existing ditch and culvert line.
3. We anticipate starting this project on Monday, September 12, 2011 and have the work completed by Thursday, September 15<sup>th</sup>. Please use the time you have before September 12<sup>th</sup> to move or salvage lawn sprinkler heads and fittings that are located within the anticipated disturbed area described above.

If you have any questions regarding the ditch work, please call us at 385-5126.

Sincerely,

A handwritten signature in black ink that reads "Steven P. Riehle". The signature is written in a cursive, flowing style.

Steven P. Riehle  
Hall County Engineer

cc: Hall County Board

Encl: 1-Project Map

Letter sent to property owners on Roselawn Drive in Meadow Lane Subdivision that are in project # 4.

August 31, 2011

NAME  
ADDRESS  
GRAND ISLAND NE 68801

Re: Drainage Ditches in and downstream from Meadow Lane Subdivision

A letter was sent to residents of the subdivision on July 11, 2011 to gauge interest in ditch drainage improvement projects for the subdivision. Your property is in an area of the subdivision where we are proceeding with a ditch cleaning project.

The letters and comments we received were taken into account by Hall County Roads Department staff to come up with an overall drainage improvement plan for the subdivision. The drainage improvement plan impacting the drainage of your property is shown on the attached map with improvements detailed below:

1. Project 1 on Shady Bend Road and Stolley Park Road. This project will improve drainage away from the subdivision north and east in the county road ditch.
  - a. A drainage improvement project will clean out the ditches downstream of the subdivision.
  - b. Ditch clean out for the south ditch of Stolley Park Road and the west ditch of Shady Bend Road should be completed by September 15<sup>th</sup>.
2. Project 4 along Roselawn Drive: This project is tentative pending completion of a topographic survey.
  - a. The tentative drainage improvement project would clean out the ditches in the county road right-of-way adjacent to the properties with very minimal impact to the ditch. We do not anticipate a ditch project that encompasses the removal and replacement of any driveways or driveway culverts.
  - b. We are proceeding with a ditch improvement project on the west side of Roselawn Drive, north of Sunflower Drive and if you feel that drainage from your property would be improved with a similar project on your side of the street, contact the highway department to request we proceed with project 4.
3. Project 5 for the cleaning of the drainage slough south of Subdivision: Hall County will survey the drainage slough south of your property. If cleanout

work is performed, Hall County will coordinate with the owners of the slough property adjacent to your property and as far downstream as land owners are willing to cooperate with a clean-out project.

If you have any questions regarding the ditch work, please call us at 385-5126.

Sincerely,

A handwritten signature in black ink that reads "Steven P. Riehle". The signature is written in a cursive, flowing style.

Steven P. Riehle  
Hall County Engineer

cc: Hall County Board

Encl: 1 Project Map

Letter sent to property owners, all of Goldenrod Drive, some of Roselawn Drive, and almost every property in the Sunflower Drive cul-de-sac in the Meadow Lane Subdivision where the majority of the property owners were against a drainage improvement project in the county road right-of-way adjacent to their property.

August 25, 2011

NAME  
ADDRESS  
GRAND ISLAND, NE 68801

Re: Drainage Ditches in Meadow Lane Subdivision

A letter was sent to residents of the subdivision on July 11, 2011 to gauge interest in ditch drainage improvement projects for the subdivision.

An improvement project in the county road right-of-way adjacent to your property was not successful, so there will be no work in the county right-of-way adjacent to your property.

We are moving forward with drainage projects in other areas of the subdivision, so you will see some work in the area in September.

Sincerely,



Steven P. Riehle  
Hall County Engineer

SPR:jsh

cc: Hall County Board

Stolley Park Rd

Project 1

Shady Bend Rd

Project 1

WASHINGTON

Project 3

No Project

Project 2

No Project

No Project

No Project

Project 4

Project 5



Meadow Lane Drainage Projects  
September 2011  
Hall County Highway Department

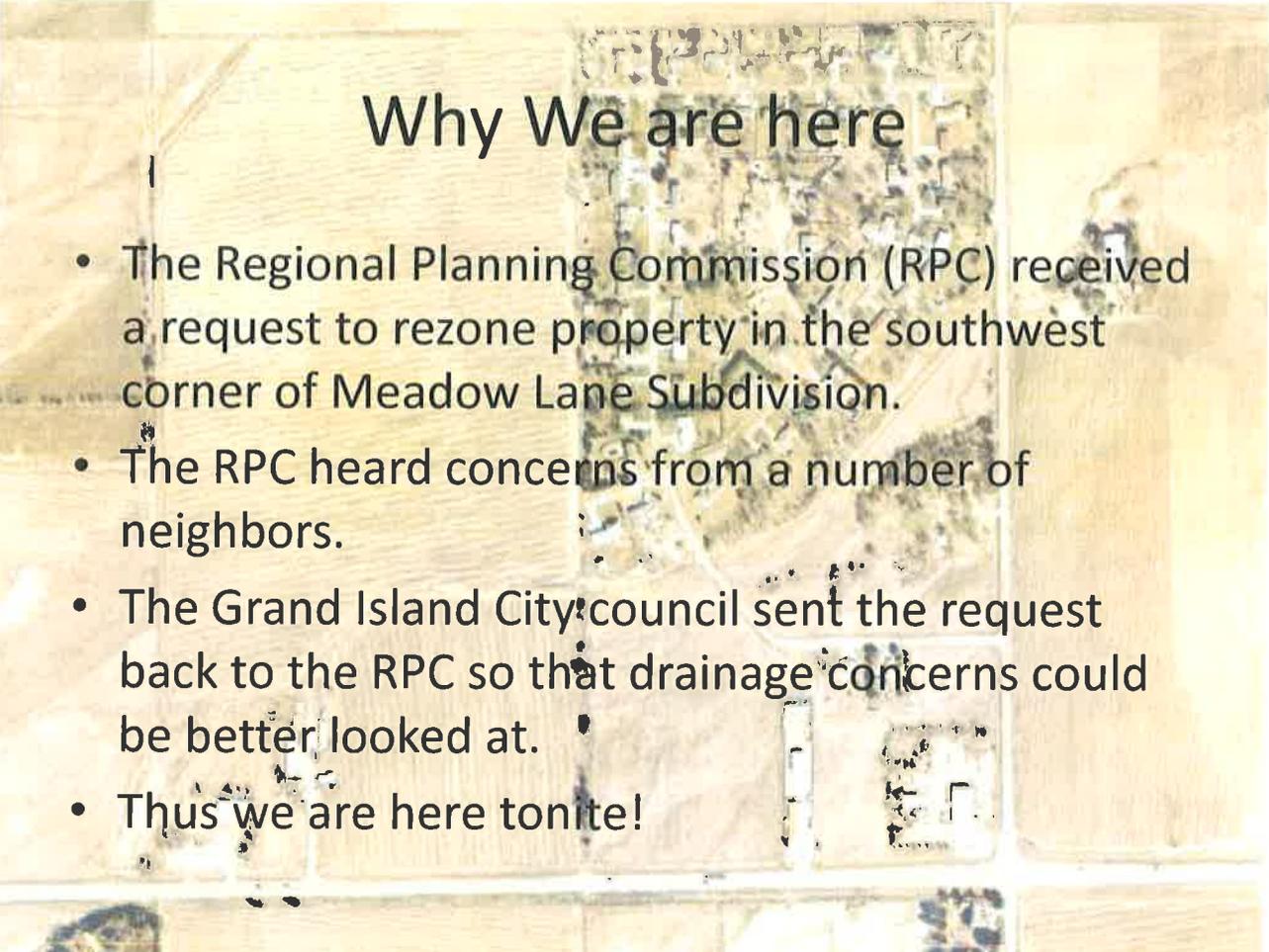


## Meadow Lane Drainage

Tuesday

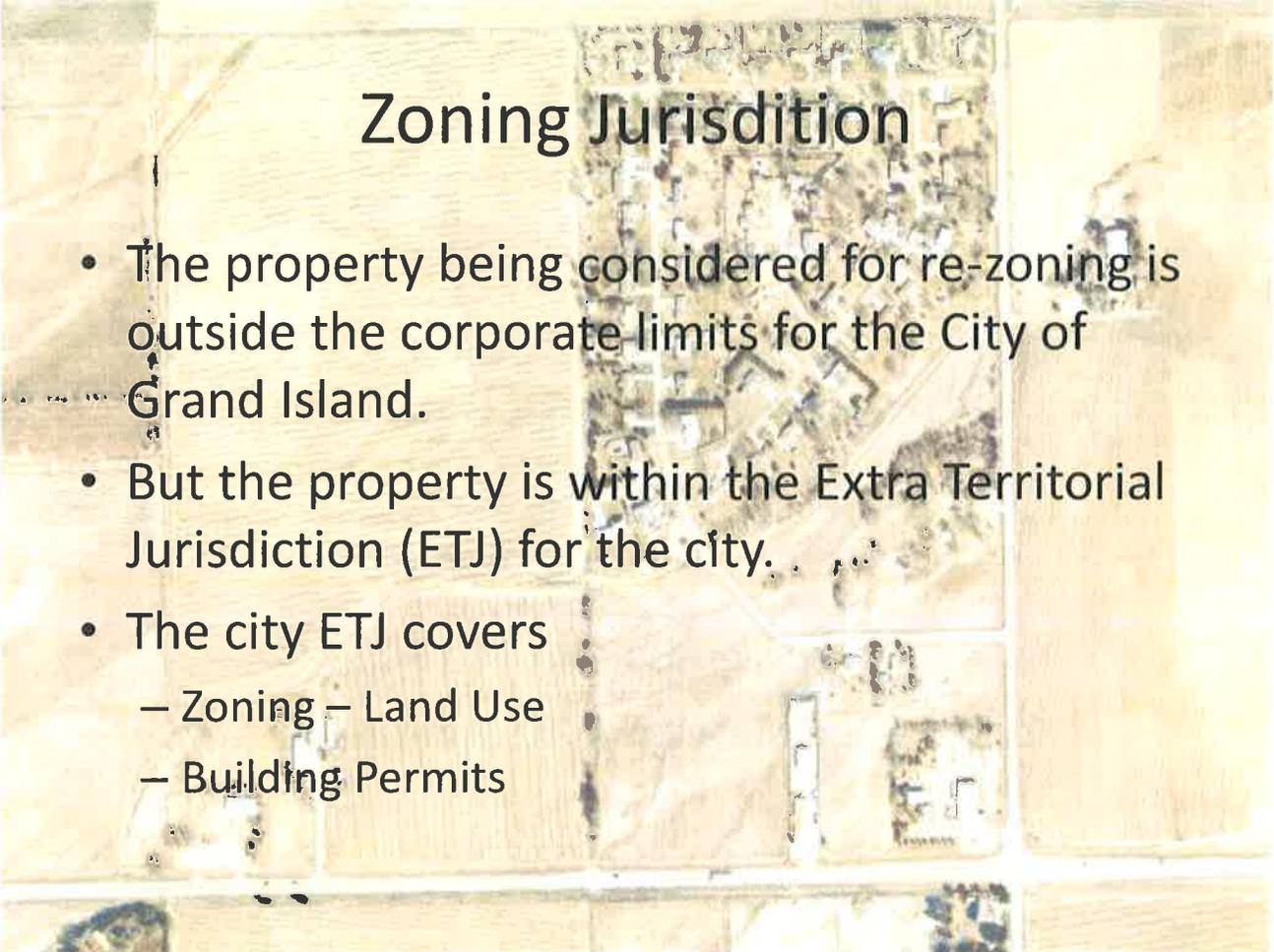
November 21, 2017

Grand Island Community Meeting Room



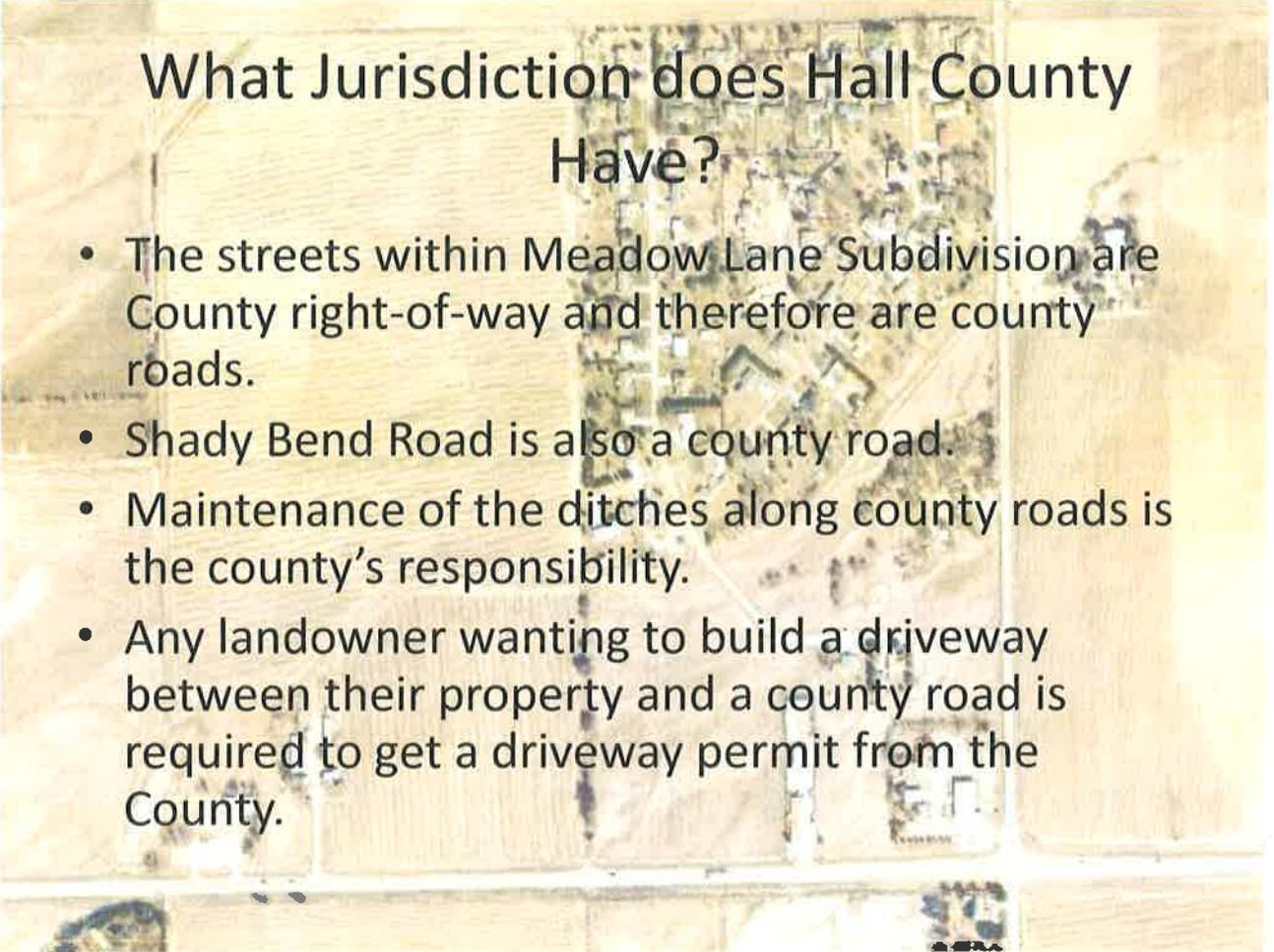
## Why We are here

- 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!



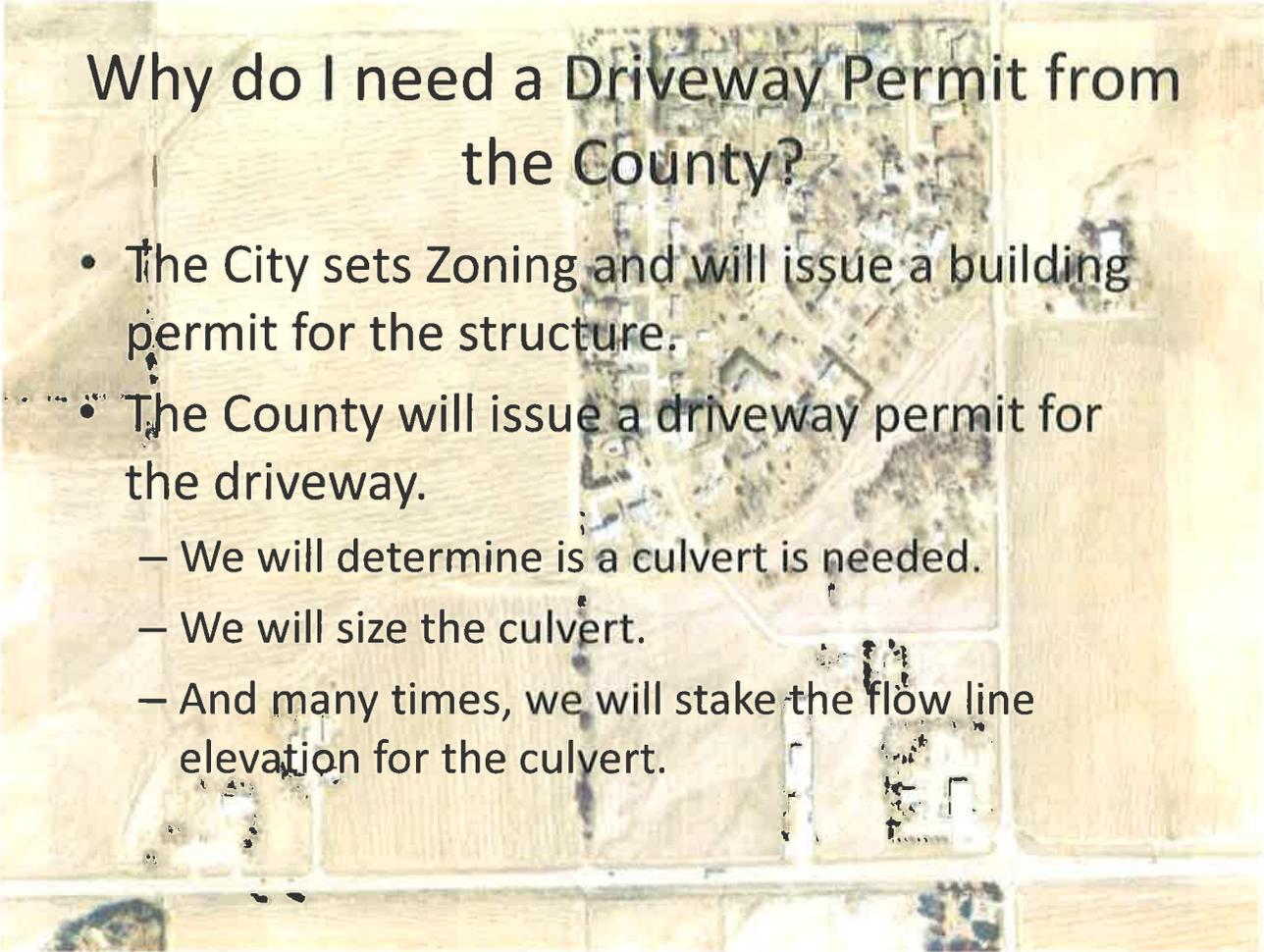
## Zoning Jurisdiction

- 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



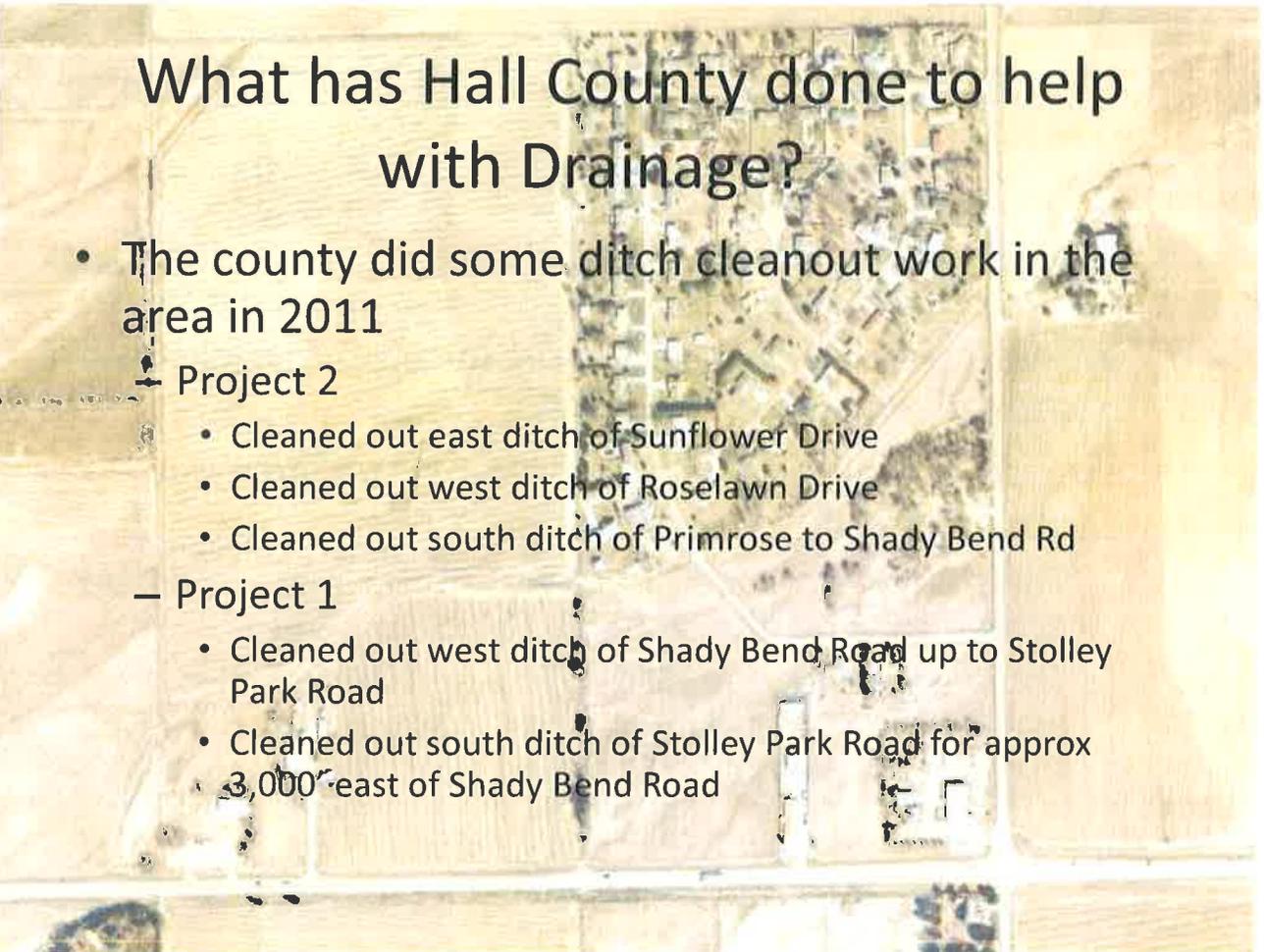
## What Jurisdiction does Hall County Have?

- 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.



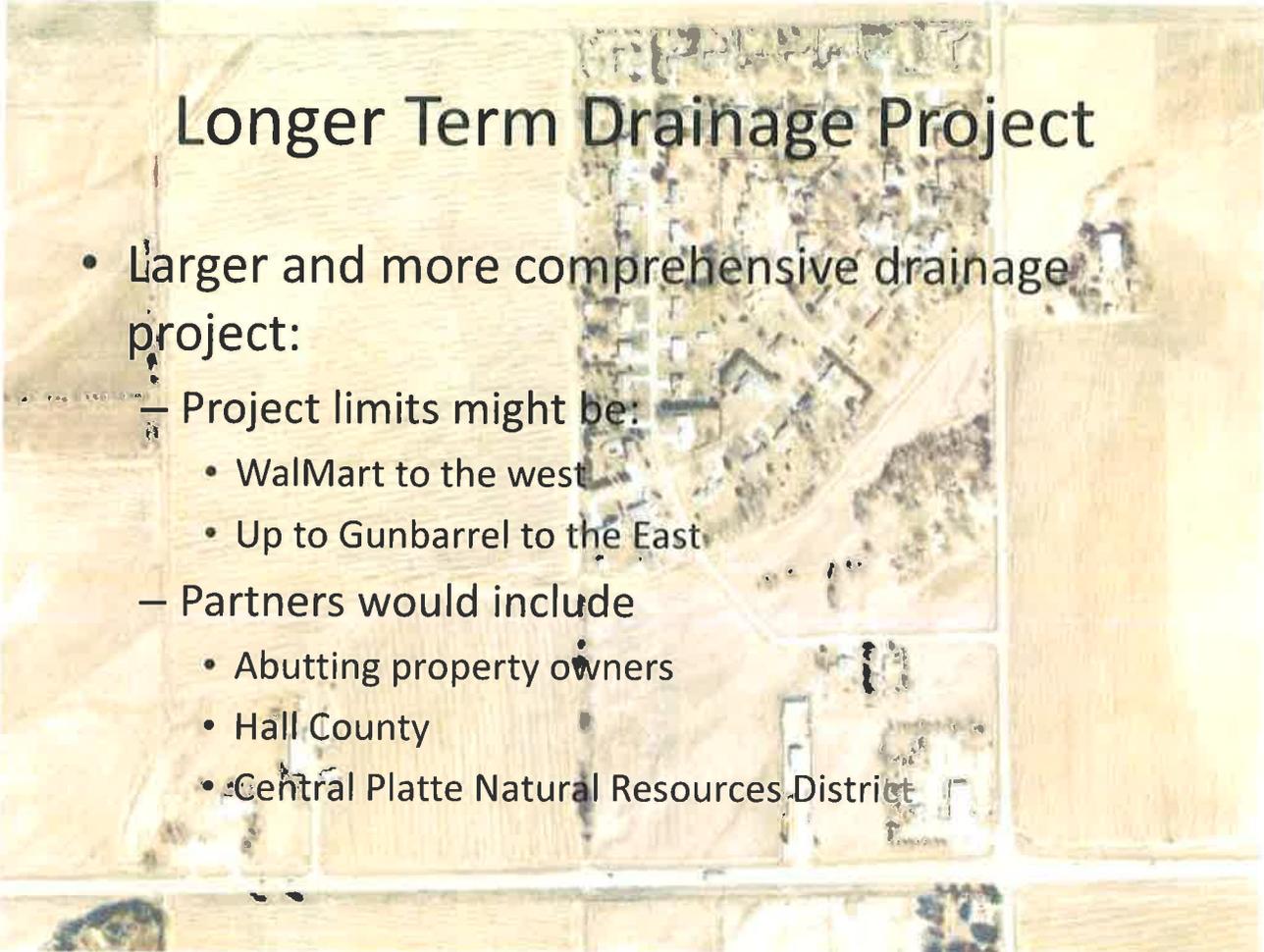
## What has Hall County done to help with Drainage?

- 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



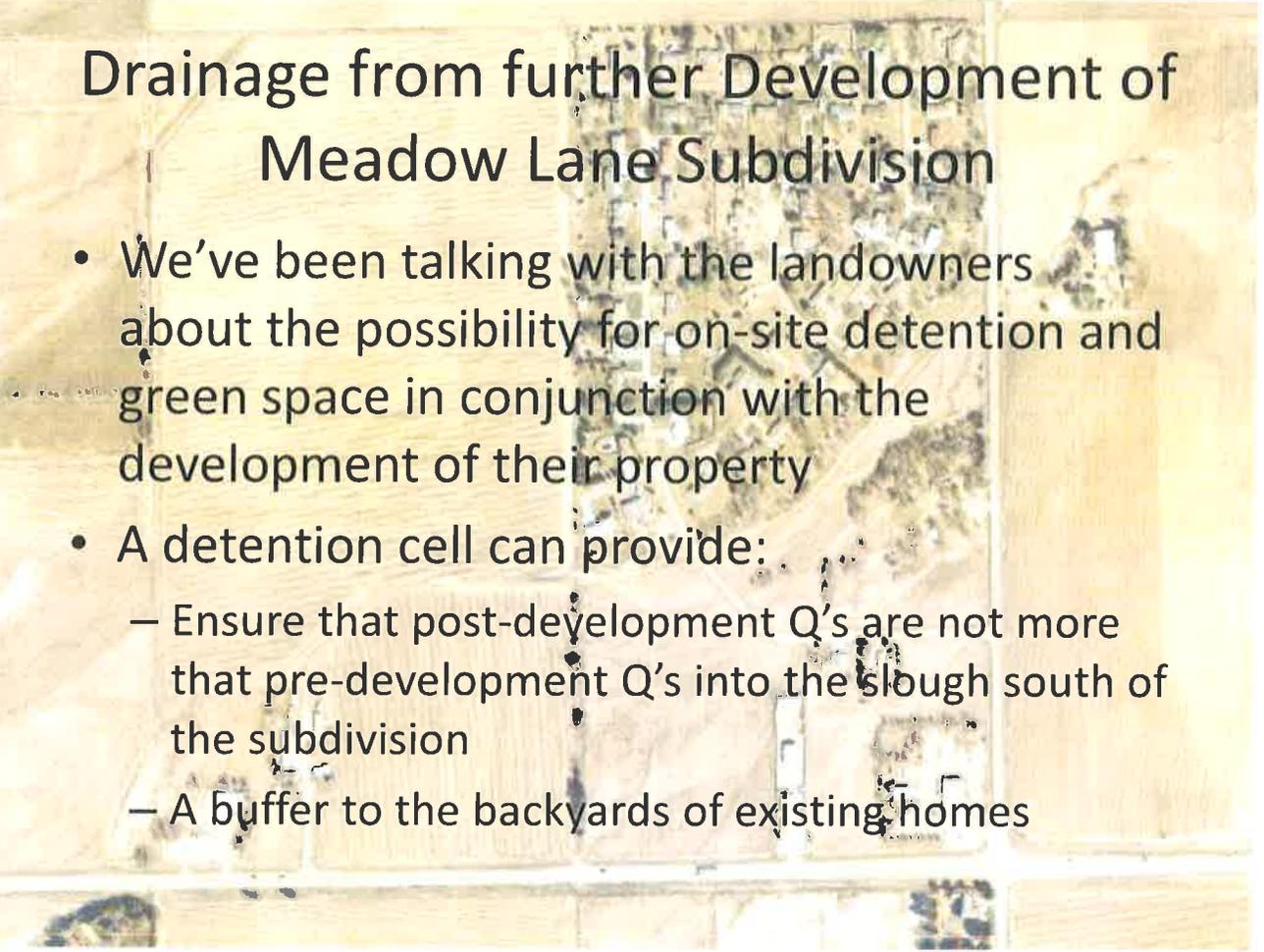
## What can Hall County do to Further help with Drainage

- 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 than pre-development Q's into the slough south of the subdivision
  - A buffer to the backyards of existing homes

