



Hall County Regional Planning Commission

Wednesday, August 1, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



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

AGENDA AND NOTICE OF MEETING
Wednesday, August 1, 2018
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 July 11, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Zoning Change:** Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan (C-23-2018D)

- 5. Public Hearing – Zoning Change:** Concerning an application to rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-24-2018GI)

Discussion of the Preliminary Plat for The Orchard Subdivision.

- 6. Request for Conservation Easement -** Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W. of the 6th P.M. (C-25-2018HC)

Consent Agenda:

- 7. Final Plat – Felske Subdivision Hall County-** A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township

Twelve (12) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. Between Nebraska Highway 2 and Abbott Road west of 90th Road. This is increasing the size of an existing farmstead subdivision.

8. **Preliminary and Final Plat – Industrial Foundation Subdivision Grand Island** - Located south of Schimmer Drive west of Blaine Street Grand Island, Nebraska. Preliminary plat 11 lots one outlot 57.32 acres. Final plat 6 lots and 1 outlot 21.52 acres. This property is zoned M2-Heavy Manufacturing.
9. **Final Plat – Jensen Subdivision Grand Island**- Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential.
10. **Final Plat – Prairie Commons 2nd Subdivision** – Located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot 95.32 acres) Property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office. This is a replat of the Prairie Commons Subdivision that corrects property lines and easements and dedicates additional right of way as needed for public streets.
11. **Final Plat - Sterling Estates 10th Subdivision** – Located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane (28 Lots, 4.919 acres). This property is zoned R-4 High Density Residential.
12. **Final Plat – Woodland Park 17th Subdivision** – Located on the south side of Iowa Avenue, between Idaho and Independence Avenues (3 lots 0.666 acres). This property is zoned R-2 Low Density Residential.

13. Directors Report

14. Next Meeting September 5, 2018.

15. 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
July 11, 2018**

- 4. Public Hearing – Zoning Change – Doniphan:** - Concerning an application to rezone lots 30 and 31 for Scudder’s Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan. The proposed use for this property includes a storage building. (C-23-2018D) (Hearing, Discussion, Action) See full recommendation.

- 5. Public Hearing – Zoning Change – Grand Island:** Concerning an application to rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-24-2018GI) See full recommendation

Discussion of the Preliminary Plat for The Orchard Subdivision.

Review and discussion of the Preliminary Plat for The Orchard Subdivision as part of the discussion on the rezoning to R3-SL. Planning Commission will not be making any recommendations on this subdivision at this meeting.

- 6. Request for Conservation Easement** - Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W. of the 6th P.M. (C-25-2018HC) An additional conservation easement is being proposed for 1.89 acres of property already covered by a conservation easement that was approved in 1983. On August 9, 1983 the Hall County Board passed a resolution approving a conservation easement between the The Platte River Whooping Crane Critical Habitat Maintenance Trust and the Nature Conservancy property located between the South Channel of the Platte River and I-80 and Alda Road and U.S. Highway 281. In order to mitigate wetlands that will be disturbed for the development of the new hospital on property south of Husker Highway and west of U.S. Highway 281, Prataria Ventures is constructing 1.89 acres of wetlands on Crane Trust property within the existing conservation easement to specifications approved by the Army Corps of Engineers, the Nature Conservancy and the Crane Trust. The Army Corps of Engineers is requiring an additional Conservation Easement on this property to cover the 1.89 acres. This additional easement needs to be approved following the procedures for a conservation easement. As the County has already approved a conservation easement on this property that limits development and since this activity is consistent with the purposes of the first easement it is

recommended that the Planning Commission recommend approval of this easement. See full recommendation (C-25-2018HC)

Consent Agenda

- 7. Final Plat – Felske Subdivision Hall County-** A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township Twelve (12) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. Between Nebraska Highway 2 and Abbott Road west of 90th Road. This is increasing the size of an existing farmstead subdivision.
- 8. Preliminary and Final Plat – Industrial Foundation Subdivision Grand Island** - Located south of Schimmer Drive west of Blaine Street Grand Island, Nebraska. Preliminary plat 11 lots one outlot 57.32 acres. Final plat 6 lots and 1 outlot 21.52 acres. This property is zoned M2-Heavy Manufacturing. City sewer and water will be extended to serve all lots. City streets will be built according the approved street standards for industrial lots.
- 9. Final Plat – Jensen Subdivision Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This combines a platted lot with a metes and bounds tract. The owner wishes to consolidate the two parcels into a single lot.
- 10. Final Plat – Prairie Commons 2nd Subdivision** – Located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot 95.32 acres) Property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office. This is a replat of the Prairie Commons Subdivision that corrects property lines and easements and dedicates additional right of way as needed for public streets.
- 11. Final Plat - Sterling Estates 10th Subdivision** – Located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane (28 Lots, 4.919 acres). This property is zoned R-4 High Density Residential.
- 12. Final Plat – Woodland Park 17th Subdivision** – Located on the south side of Iowa Avenue, between Idaho and Independence Avenues (3 lots 0.666 acres). This property is zoned R-2 Low Density Residential. This divides 2 existing lots into 3 lots. The developer will be responsible for the cost of relocating existing electrical utilities and installing sewer and water connection for the third lot.