



Hall County Regional Planning Commission

Wednesday, September 5, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



AGENDA AND NOTICE OF MEETING
Wednesday, September 5, 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 August 1, 2018.

3. Request Time to Speak.

4. Public Hearing – Substandard and Blight Study: Concerning a study to determine if the proposed CRA Area #27 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #27 is located 1 block 2.85 acre between Elm and Cleburn Streets and 6th and 7th Streets in central Grand Island (C-26-2018GI).

5. Public Hearing – Zoning Regulation Change: Concerning proposed changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing. Copies of the proposed changes are available from the Hall County Regional Planning Commission at 100 E. 1st Street in Grand Island, Nebraska. (C-28-2018GI)

6. Public Hearing – Proposed Zoning Change Concerning a proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI)

7. Preliminary Plat – 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. (178 lots and 2 outlots). This property is zone R-3SL Medium Density Residential Small Lot.

Consent Agenda:

- 8. Final Plat – Bruhn Family Subdivision Hall County-** A tract of land consisting of part of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of Schauppsville Road and south of 13th Street. This is an existing farmstead subdivision.
- 9. Final Plat – Gooseberry Falls Subdivision Hall County-** A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.
- 10. Final Plat – Kings Crossing Subdivision Grand Island -** Located between Husker Highway (U.S. Highway 34) and Lake Street and west of Locust Street at the southwest corner of the intersection of Locust and Husker Highway. (3 lots 6.275 acres). This property is zoned B2-General Business within the Gateway Corridor.
- 11. Final Plat – GIPS Jefferson Second Subdivision Grand Island-** Located between Broadwell Avenue and Adams Street south of Eighth Street in Grand Island, Nebraska. (2 lots, 5.507 acres). This property is zoned R-4 High Density Residential.

12. Directors Report

13. Next Meeting October 3, 2018.

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
September 5, 2018**

- 4. Public Hearing – Substandard and Blight Study:** Concerning a study to determine if the proposed CRA Area #27 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #27 is located 1 block 2.85 acre between Elm and Cleburn Streets and 6th and 7th Streets in central Grand Island (C-26-2018GI) (Hearing, Discussion, Action) **See full recommendation.**

- 5. Public Hearing – Zoning Regulation Change:** Concerning proposed changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing. Copies of the proposed changes are available from the Hall County Regional Planning Commission at 100 E. 1st Street in Grand Island, Nebraska. (C-28-2018GI) (Hearing, Discussion, Action) These changes have been brought forward by staff. **See full recommendation**

- 6. Public Hearing – Proposed Zoning Change** Concerning a proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI) (Hearing, Discussion, Action) This is a staff recommended change based on the 32' street width along this section of Monarch Avenue. **See full recommendation**

- 7. Preliminary Plat –** 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. (178 lots and 2 outlots). This property is zone R-3SL Medium Density Residential Small Lot. The proposed plat will not comply with the R-3SL minimum lot size unless the proposed changes to minimum lot area for single family attached houses 3 or more are changed.

Consent Agenda

- 8. Final Plat – Bruhn Family Subdivision Hall County-** A tract of land consisting of part of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of Schauppsville Road and south of 13th Street. This is an existing farmstead subdivision.

- 9. Final Plat – Gooseberry Falls Subdivision Hall County-** A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries. Meith Subdivision will need to be vacated by the County Board to approve this reconfiguration.
- 10. Final Plat – Kings Crossing Subdivision Grand Island -** Located between Husker Highway (U.S. Highway 34) and Lake Street and west of Locust Street at the southwest corner of the intersection of Locust and Husker Highway. (3 lots 6.275 acres). This property is zoned B2-General Business within the Gateway Corridor.
- 11. Final Plat – GIPS Jefferson Second Subdivision Grand Island-** Located between Broadwell Avenue and Adams Street south of Eighth Street in Grand Island, Nebraska. (2 lots, 5.507 acres). This property is zoned R-4 High Density Residential.
- 12. Directors Report**
- 13. Next Meeting October 3, 2018.**