



Hall County Regional Planning Commission

Wednesday, September 5, 2018
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:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

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, September 5, 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, 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.
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- 12. Directors Report**
- 13. Next Meeting October 3, 2018.**



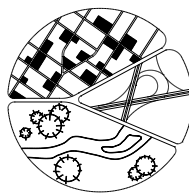
Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item E1

Meeting of August 1, 2018

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
August 1, 2018

The meeting of the Regional Planning Commission was held Wednesday, August 1st, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 20th, 2018.

Present: Pat O'Neill,	Judd Allan	Tony Randone
Derek Apfel	Carla Maurer	Leslie Ruge
Greg Robb	Jaye Monter	Hector Rubio
Robin Hendricksen		

Absent: Dean Kjar,

Other:

Staff: Chad Nabity, Rashad Moxey (excused), Norma Hernandez

Press: Julie Blum, 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.

2. Minutes of the July 11th, 2018 meeting.

Ruge stated corrections to be made to the July 11th, 2018 minutes. The dates on the mailed minutes were not changed from the May meeting they should read meeting date July 11, 2018 and publication date June 29, 2018.

A motion was made by Hedricksen and seconded by Mauer to approve the minutes of the July 11th, 2018 meeting as corrected.

The motion carried with nine members in favor (O'Neill, Apfel, Maurer, Robb, Monter, Allan, Rubio, Hendricksen, and Randone) and one member abstaining (Ruge).

3. Request Time to Speak.

The following requested time to speak during discussion: *Andrew Willis*, 233 S. 13th Street, Suite 1900, Lincoln, NE Item #6 ; *Zach Butz*, 308 N. Locust Item #5 *Ronald Leggott*, 206 E. Plum, Doniphan, NE Item #4, *Steve Carmin*, 201 E. Plum Doniphan, NE, Item#4 , *Christine Musich*, 921 E. 14th St. Item #4, *Brad Sallinger*, 921 14th St. Item #4, *April Mora*, 922 Lambert St. Item #5, *William Marshalek*, 922 E 14th, Item # ,

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)

O'Neill opened the public hearing.

Nabity explained there is an existing house that faces on to York Street on the west side of the property and there is farm ground to the north and east. South is residential uses. The future land use plan for the property in the property shows industrial development extending the heavy industrial already across the street on the north side of Cedar Street. It is in a transition area. It can be rezoned extending the zoning district across the street. Gregg Robb is the owner of the property and would be abstaining from any action on this item. The comprehensive plan would support this decision if the board chooses to recommend approval.

Ron Leggott spoke against the property being zoned. He lives across the alley from the property.

Steve Carmin is opposed to the property being rezoned because it's on a dead end street and believes traffic it could bring to the residential area would be a problem.

Brad Sallinger is the applicant applying for the zoning change. He stated their plan is to build a storage building to store RVs. Ruge asked if the storage was all inside storage and Mr. Sallinger confirmed it was all inside storage and they would be storing 3 RVs. Mr. Sallinger also stated that the building would big enough to store 5 RVs.

Mauer asked how would the property be accessed as one side is an easement and the other side of Cedar Street is not. Chad clarified that Cedar Street is a platted street and went on to explain that there is a street there, but there have not been any improvements. The street will remain on the right side of this rezoning. The I-2 Heavy Industrial use will allow any industrial use.

O'Neill closed the public hearing.

A motion was made by Monter and seconded by Randone to approve the 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.

The motion carried with six members in favor (Apfel, O'Neill, Monter, Rubio, Hedricksen, Randone) three members voting no (Allan, Ruge and Mauer) and one member abstaining (Robb)

- 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)

O'Neill opened the public hearing

Nabity stated since 1995 there have been 4 applications on this property. The proposal is to rezone the property from an R-2 to an R3-SL Medium Small Lot Residential. This would extend south to the Lincoln Heights subdivision that would allow for additional development on this property and some additional density. The area is planned for low medium density residential district it is consistent with the Future Land use map and Comprehensive Plan to go to the R2, R3-SL. The preliminary plat is set to go to council for the September meeting. The property in question does include all the property that Mr. Hoppe owns with the Orchard LLC and about 70 foot of a back piece of some property owned by Bill and Julie Ziller. Nabity recommend approval for a zone change.

Nabity went on to go over details on how the preliminary plat lays out and ties into Habitat Subdivision to the north. It would be developed in 3 phases. The first phase is an extension of what is being called 17th Street (not 17th that will be changed), will bring 17th Street in and bring Peach Street down to 14th Street. Second Phase will extend Apple Street down to 14th Street. The third phase will be the southern end connecting Peach Street Apple Street and 13th Street. They are talking 32 foot streets with offsets with driveways so there is parking on both sides. One issue is the townhouse lots were set at the same square footage as the other lots and more depth is needed.

Zach Butz, 308 N. Locust Item #5. Representing Fred Hoppe was available for questions.

Ruge asked if the changes that Nabity talked about would affect the zone change. Nabity clarified that it would not affect the zone change but changes would have to be made on the preliminary plat before being approved. Nabity said he would recommend to amend it.

Christine Musich, 921 E. 14th St. Item #5. Christine stated she lived on 14th street right by the dead end. She asked if the intention is solely for homes or if churches would be allowed. Chad said zoning would allow churches in the area. No commercial businesses. He also said they are looking at a park for the residence and a community center for the residence. Christine wanted to know what the projected time frame would be. Nabity said they would like to get started on building homes within the next year. Christine also had concerns with traffic and asked if they would widen the street. Nabity explained it would stay the same and the street would continue on and have access to Capital Avenue.

William Marshalek, 922 E. 14th, Mr. Marshalek stated his property is at the dead end up to 17th Street. He wanted to know if his property would be affected. Mr. Marshalek did not know if for sure if this on his property or not. Nabity explained if he did not own the property, then he needed to talk to Mr. Hoppe to settle.

Christine Musich, 921 E. 14th St. Christine asked with this development is there a plan to connect the Hike and Bike trail to that side of the city. Nabity pointed out not with this development but the Master Hike and Bike plans will be considering in a couple of weeks will help identify those opportunities. This subdivision is planning a sidewalk between the southern end of the subdivision and Lambert Street that will serve children attending Lincoln School. O'Neill advised for Christine to watch the news because they have struggled to get people to comment on the master plan.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to approve the 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.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Mauer, Robb, Monter, Rubio, Hedricksen, and Randone)

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)

Nabity explained in 1983 the Hall County Board approved the conservation easement for the Crane Trust that they gave the easement to the Nature Conservancy to handle the management of this property for the Cranes. This additional easement if being requested by the Army Corps of Engineers. They are looking at taking out a road that is there and creating some wetlands which are being created to replace wetlands that are

being disturbed by the hospital.

Three reasons why a conservation easement can be denied 1) It isn't be consistent with comprehensive plan, 2) There's a planned government purpose proposed for the property. 3) If it is not in conformance with an existent conservation program. The Hall County Attorney, Sara Carstensen looked at this and statue is any time a conservation easement is filed it has to go through the process. Nabity recommend to move forward with this.

Andrew Willis, 233 S. 13th Street Lincoln. Mr. Willis, on behalf of Prataria Venture was available for questions. Mr. Willis explained the area by the hospital is about 1.89 of wetlands on the site.

O'Neill closed the public hearing.

A motion was made by Hedricksen and seconded by Robb to approve the Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W.

The motion carried with nine members in favor (Apfel, Allan O'Neill, Ruge, Mauer, Monter, Robb, Rubio, and Hedricksen) one member voting no (Randone)

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.

Nabity said they have decided to start on the north end. They are looking at 6 smaller lots. Workable with sewer and water from this side and will continue to farm the southern portion. They are proposing industrial standard streets which are 30 foot and 40 foot streets.

- 9. Final Plat – Jensen Subdivison 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.

Nabity explained this is not an administrative plat because the southern portion of this is a metes and bounds tract that was not platted. The intent is to hook power up to the existing garage that was there from the old house. They can't cross the property line with power and they don't want to build across the property line so they are consolidating it to one lot. There will not be two houses on one lot. The north house is gone.

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.

Ruge asked if townhomes were being built in the middle of a residential. Nabity stated it's an R-2 zone. They are going from 112 foot lots to 66 foot lots. The lots were platted 13 years ago and have not sold. They will possibly do 3 smaller houses. It is consistent with the consistent with the zoning district.

A motion was made by Ruge and seconded by Allan to recommend approval of all Consent Agenda Items.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Hedrickson, and Randone) and one member abstaining from item #9 (O'Neill).

13. Director's Report

Nabity stated something would be coming forward with the M-2 manufacturing zone that was talked about before. He will also be bringing an amended R3-SL.

14. Next Meeting September 5, 2018.

15. Adjourn

O'Neill adjourned the meeting at 6:59 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item F1

Public Hearing - Substandard and Blight Study

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 16, 2018

SUBJECT: *CRA Blight Study (Proposed CRA Area 27) C-27-2018GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 27”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 27. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation.

OVERVIEW

This study is for one full city block (2.85 acres) between Elm and Cleburn Streets and 6th and 7th Streets in central Grand Island, Hall County, Nebraska (Study Area).

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

18-2109. Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

(1) An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.

(2) Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is substandard and blighted and shall submit the question of whether such area is substandard and blighted to the planning commission or board of the city for its review and recommendation. The planning commission or board shall hold a public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis

conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

(3) Upon receipt of the recommendations of the planning commission or board, or if no recommendations are received within thirty days after the public hearing required under subsection (2) of this section, the governing body shall hold a public hearing on the question of whether the area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to subsection (2) of this section. At the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration. After such hearing, the governing body of the city may make its declaration.

(4) Copies of each substandard and blighted study or analysis conducted pursuant to subsection (2) of this section shall be posted on the city's public web site or made available for public inspection at a location designated by the city.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

*(31) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 to 10 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 27 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in either average or badly worn condition.
 - One structure has been deemed a Problem Property by the Problem Property Team
- **Deterioration of site or other improvements**
 - 60% of the road surfaces, including the alley, serving this study area are deteriorating
 - 100.0% of the curb and gutter are in a deteriorating state
 - Approximately 63.0% of the sidewalk is in a deteriorating state
- **Diversity of Ownership**
 - There are 12 different property owners within the study area.
- **Improper Subdivision or Obsolete Platting**
 - Portions of HG Clarks Addition, specifically in this case, sit along a ¼ section line and the platted lots also overlay Grand Island Original Town platting.
- **Faulty Lot Layout**
 - Lot 5, Block 18 of HG Clarks Addition has been split into three smaller parcels. The lots are located at the corner of West 6th Street and North Cleburn Street, facing North Cleburn Street.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 12 (100.0%) buildings or improvements were determined to be 40 years of age or older
 - 0 (0.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 92.3 years.

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which endanger life or property by fire and other causes**, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #27

Blight Study Area #27 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions under Part A

- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Diversity of Ownership
- Improper Subdivision or Obsolete Platting
- Faulty Lot Layout

Criteria under Part B of the Blight Definition

- The average age of the residential or commercial units in the area is at least forty years

Substandard Conditions

- Average age of the structures in the area is at least forty years

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director



Grand Island, Nebraska
Blight and Substandard Study - Area 27
Completed on behalf of: Keystone Properties



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by Keystone Properties in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area" means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which

endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

"Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare; and"

"Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

This Blight and Substandard Study is being considered a "micro-blight" area under the definition established by the City of Grand Island. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future containing, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this Micro-blight include residential uses including accessory uses within the corporate limits of Grand Island.

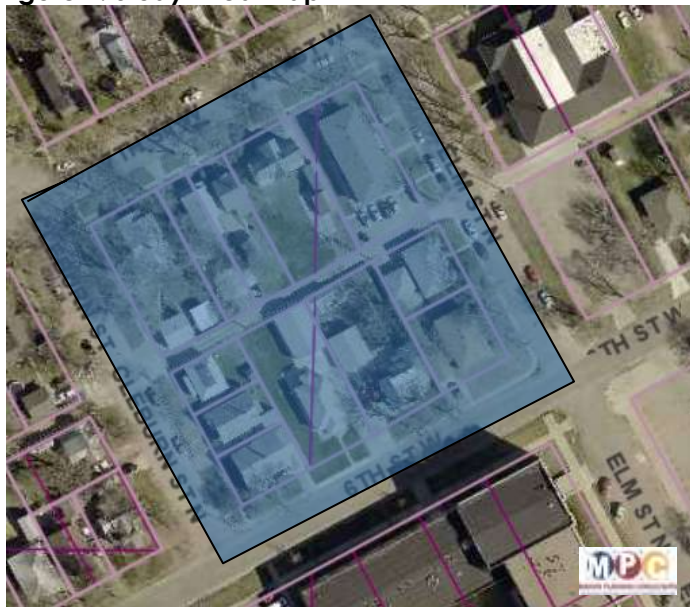
Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

Point of beginning is the intersection of the centerlines of West 7th Street and North Elm Street; thence bearing southeasterly along the centerline of North Elm Street to the intersection of the centerline of West 6th Street; thence, southwesterly along the centerline of West 6th Street to the intersection with the centerline of North Cleburn Street; thence, northwesterly along the centerline of North Cleburn Street to the intersection with the centerline of West 7th Street; thence, northeasterly along the centerline of West 7th Street to the point of beginning.

Study Area

Figure 1: Study Area Map



Source: Hall County GIS and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Existing

patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

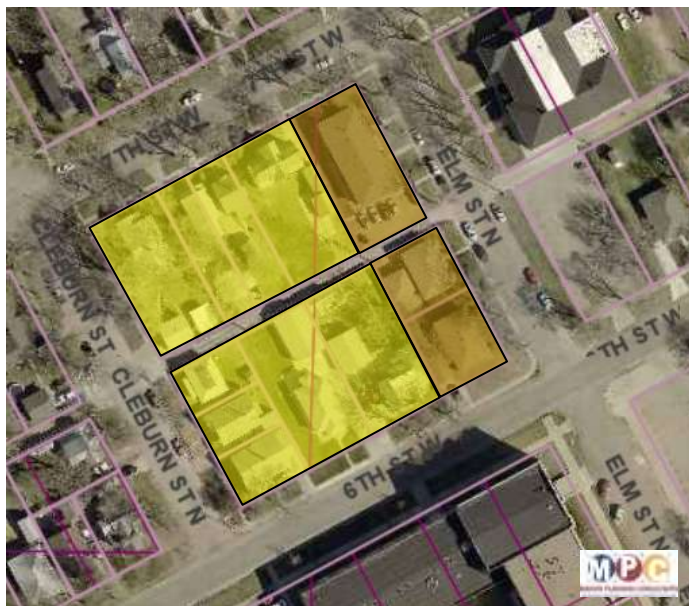
TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2017

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.59	56.0%	56.0%
Single-family	1.19	42.0%	42.0%
Multi-family	0.40	14.0%	14.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	1.26	44.0%	44.0%
Total Developed Land	2.85	100.0%	100.0%
Vacant/Agriculture	0.00		0.00%
Total Area	2.85		100.0%

Source: Marvin Planning Consultants 2018

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is made up of single-family (42.0%), multi-family dwellings (14.0%), Transportation oriented land (street and R.O.W)(44.0%). The entire area considered completely developed.

Figure 2
Existing Land Use Map



Source: Hall County GIS and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

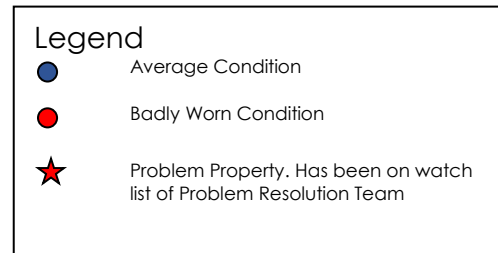
Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Fair, Average, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 0 (0.0%) structure rated as fair
- 8 (66.7%) structures rated as average
- 4 (33.3%) structure rated as badly worn

Figure 3: Structural Conditions



Source: Hall County Assessor and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.0% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Figure 4: Deterioration of Site or Other Improvements

Source: Hall County GIS, Google Earth and Marvin Planning Consultants 2018
 Note: Lines and Aerial may not match.

Deterioration of Site or Other Improvements

Site Improvements Conditions

The properties within the study area are accessed via West 6th and 7th Streets, North Elm Street, North Cleburn Street and via the alley. In addition, the entire study area is served by sidewalk, some setback from the curb and others immediately behind the curb.

Based upon review of images of the study area, Figure 4 was created. The Figure indicates:

- 60% of the road surfaces, including the alley, serving this study area are deteriorating
- 100.0% of the curb and gutter are in a deteriorating state
- Approximately 63.0% of the sidewalk is in a deteriorating state

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.



Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2018

	Number of Structures	Construction date	Age	Cumulative Age
	3	1906	112	336
	1	1925	93	429
	1	1937	81	510
	1	1967	51	561
	1	1951	67	628
	1	1926	92	720
	1	1942	76	796
	2	1921	97	990
	1	1900	118	1108
Total Cumulative	12			1108
Average Age				92.3

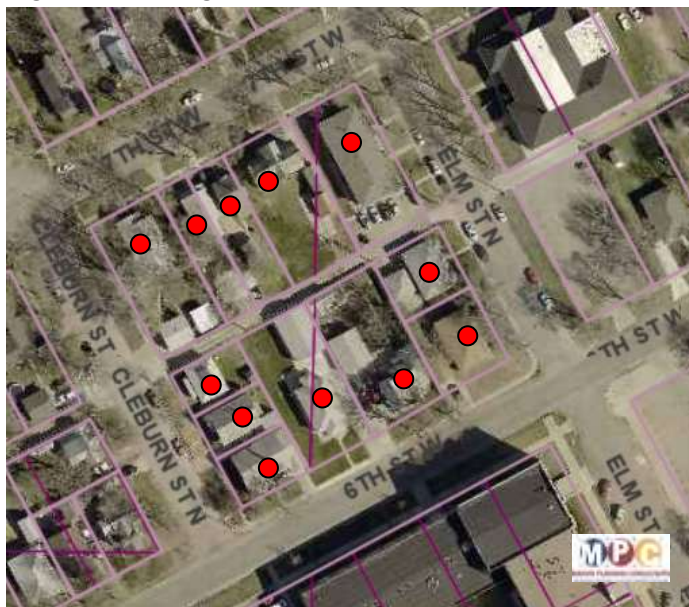
Source: Hall County Assessor's and Marvin Planning Consultants 2018

Within the study area there are 12 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 12 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 92.3 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 5: Unit Age Map

Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in either average or badly worn condition.
 - One structure has been deemed a Problem Property by the Problem Property Team
- **Deterioration of site or other improvements**
 - 60% of the road surfaces, including the alley, serving this study area are deteriorating
 - 100.0% of the curb and gutter are in a deteriorating state
 - Approximately 63.0% of the sidewalk is in a deteriorating state
- **Diversity of Ownership**
 - There are 12 different property owners within the study area.
- **Improper Subdivision or Obsolete Platting**
 - Portions of HG Clarks Addition, specifically in this case, sit along a ¼ section line and the platted lots also overlay Grand Island Original Town platting.
- **Faulty Lot Layout**
 - Lot 5, Block 18 of HG Clarks Addition has been split into three smaller parcels. The lots are located at the corner of West 6th Street and North Cleburn Street, facing North Cleburn Street.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 12 (100.0%) buildings or improvements were determined to be 40 years of age or older
 - 0 (0.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 92.3 years.

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

Average age of the residential/commercial units in the area is at least 40 years

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

TABLE 3: AVERAGE STRUCTURAL AGE, BY CUMMULATIVE METHOD – 2018

	Number of Structures	Construction date	Age	Cumulative Age
	3	1906	112	336
	1	1925	93	429
	1	1937	81	510
	1	1967	51	561
	1	1951	67	628
	1	1926	92	720
	1	1942	76	796
	2	1921	97	990
	1	1900	118	1108
Total Cumulative	12			1108
Average Age				92.3

Source: Hall County Assessor's and Marvin Planning Consultants 2018

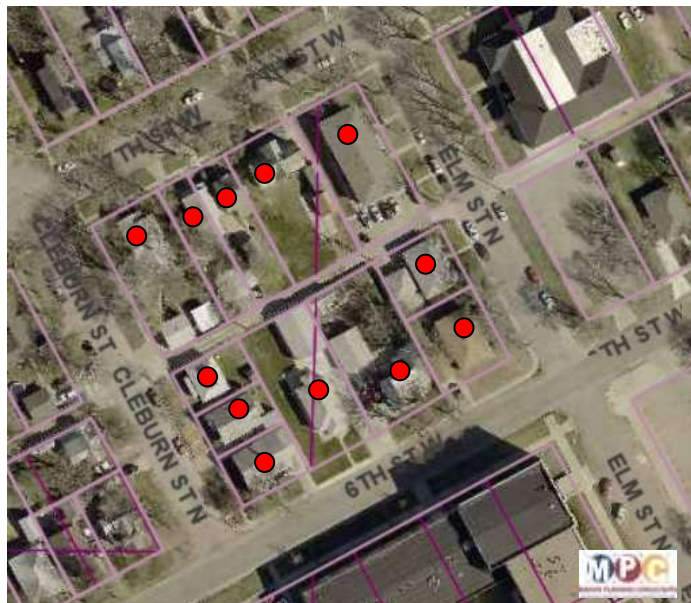
Within the study area there is a total of 12 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 12 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 92.3 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 6: Unit Age Map



Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which endanger life or property by fire and other causes**, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #27

Blight Study Area #27 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions under Part A

- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Diversity of Ownership
- Improper Subdivision or Obsolete Platting
- Faulty Lot Layout

Criteria under Part B of the Blight Definition

- The average age of the residential or commercial units in the area is at least forty years

Substandard Conditions

- Average age of the structures in the area is at least forty years

Resolution Number 2018-09

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its August 14, 2018 meeting, referred **the Blight and Substandard Study commissioned by Andrew Marsh** 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 the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the **“Act”**); and

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

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

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

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: September 5, 2108.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item F2

Public Hearing - Zoning Regulation Change

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 27, 2018

SUBJECT:

Concerning proposed amendments to Section 36-56 Zoning Districts/Use; Section 33-64.1 (R-3SL) Medium Density Residential Small Lot Zone; Section 36-72 (M-1) Light Manufacturing Zone and Section 36-73 (M-2) Heavy Manufacturing Zone. (C-28-2018GI).

PROPOSAL:

These changes propose to amend the above mentions sections as detailed below. All of these changes are being proposed by staff to address potential issues within the regulations as they currently exist.

OVERVIEW:

Proposed Changes to the List of Zoning Districts

In 2017 the Grand Island City Council adopted the R-3SL Zoning District at that time it was not included in the list of zoning districts the proposed change would list it with the other zoning districts allowed in the jurisdiction of Grand Island.

§36-50. Zoning Districts; Use

For the purpose of this chapter, the City of Grand Island and its extra-territorial jurisdiction is hereby divided into 27 zoning districts, designated as follows:

AG-1	Primary Agricultural Zone
AG-2	Secondary Agricultural Zone
AG-SC	Special Agricultural / Conservation Zone
AG-SE	Special Agricultural / Events Zone
AG-SI	Special Agricultural / Industrial Zone
SRC	Special Recreation / Conservation Zone
TA	Transitional Agricultural Zone
LLR	Large Lot Residential Zone
R-1	Suburban Residential Zone
R-2	Low Density Residential Zone
R-3	Medium Density Residential Zone
<u>R3-SL</u>	<u>Medium Density Small Lot Residential Zone</u>
R-4	High Density Residential Zone
RO	Residential Office Zone
B-1	Light Business Zone

B-2	General Business Zone
AC	Arterial Commercial Overlay Zone
B-3	Heavy Business Zone
ME	Industrial Estates Zone
M-1	Light Manufacturing Zone
M-2	Heavy Manufacturing Zone
M-3	Mixed Use Manufacturing Zone
CD	Commercial Development Zone
TD	Travel Development Zone
RD	Residential Development Zone
A	Airport Zone
GCO	Gateway Corridor Overlay District
M and MD	Manufactured Home Overlay Zone

Proposed Changes to the R-3SL Zoning District

This district was adopted in October of 2017 and we are starting to get the first subdivisions designed for the housing this district can provide. One issue that has become apparent is that it is not practical to require the same lot area for attached single units with 3 or more attached units as would be required for either single family units or two unit townhomes. The suggested changes would reduce the minimum lot area to 2100 square feet. This would allow a structure with an area of 1050 square feet to be built on the property and has area proportional to the outside lots that require a 10 foot side yard setback (34 foot minimum lot width). The changes suggested also clarify when a 24 foot lot width is allowed, only with 3 or more attached single family dwellings. A two unit town home would require a minimum lot width of 35 feet and area of 3000 square feet for each lot.

This example below shows how a 35 foot wide by 87.5 foot long (just over 3000 square feet) lines up with lots of the same depth planned for 3 or more attached single family homes in this example 5, all of which have a width of 24 feet. The internal lots all have a depth of 87.5 feet and width of 24 feet so they are 2100 square feet. The second example shows that in order to make the 24 foot lots 3000 square feet it is necessary to increase the depth of the lots to 125 feet while the wider lots are only 87.5 feet.

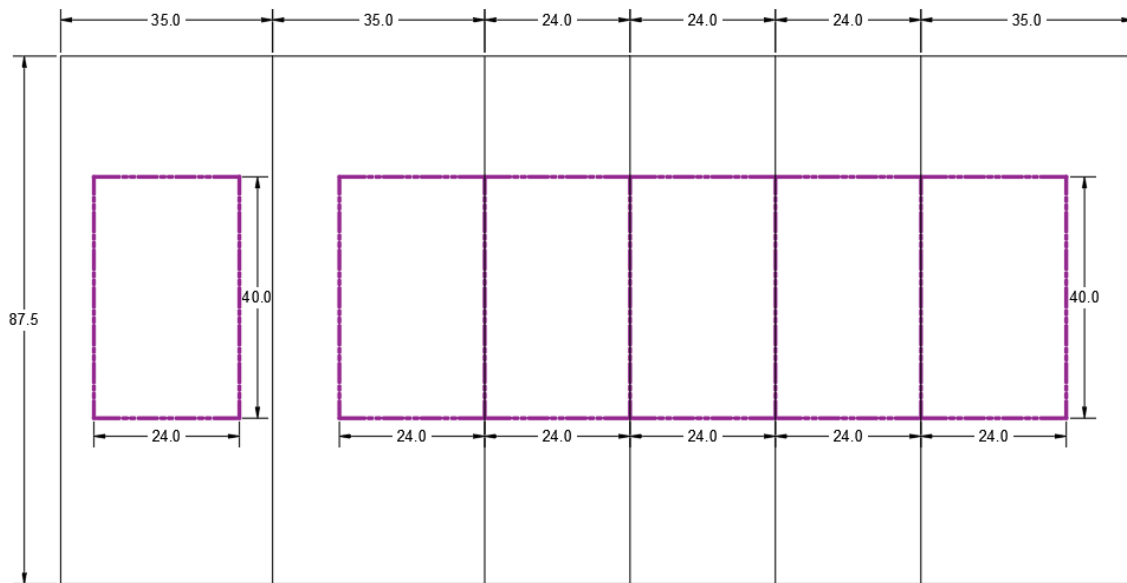


Figure 1 Interior 24 foot wide lots are 2100 square feet

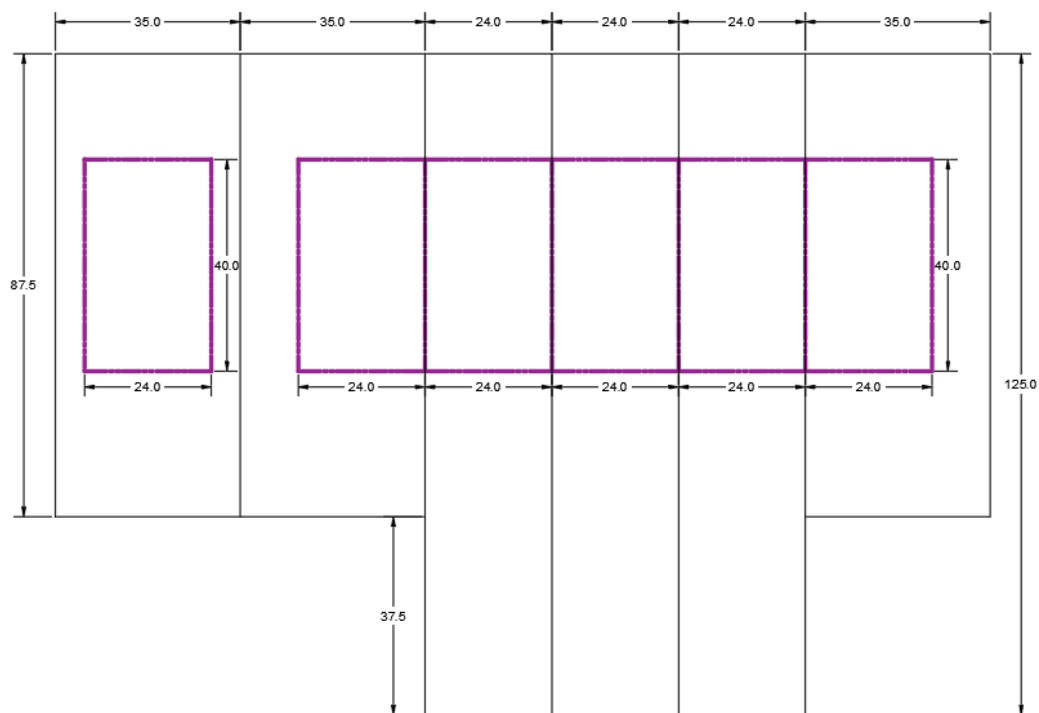


Figure 2 Interior 24 foot wide lots are 3000 square feet

§36-64.1 (R-3SL) Medium Density-Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing

zones. Specifically this zoned is intended to provide market flexibility regarding lot size and housing configuration.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
- (6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
- (7) 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.
- (8) Public and quasi-public buildings for cultural use
- (9) Railway right-of-way, but not including railway yards or facilities
- (10) Off street parking lots for residents and guests

(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 (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

- (1) Nonprofit community buildings and social welfare establishments other than those providing living accommodations
- (2) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (3) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (4) Towers
- (5) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
- (6) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Customary home occupations
- (2) Buildings 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 Area per Dwelling Unit	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	3,000	35	20*	15	5	10	50%	35

Conditional Uses	3,000	3,000	35	20*	15	5	10	50%	35
Attached Single Family Dwelling Units	2100 3000	2100 3000	24	20*	15	10	10	50%	35

(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.
- (3) Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.
- (4) Sideyard setback for attached single family dwellings shall be reduced to 0 feet on all lots with contiguous attached units

Proposed changes to the M1 Light Manufacturing Zone and M2 Heavy Manufacturing Zone relative to dwelling units

Previous versions of the Grand Island zoning regulations have allowed limited residential uses in the Manufacturing Districts in the form of a night watchman's quarters. In 2004, with the revision of the regulations, those provisions were removed from the regulations and after that time no new residential structures were to be constructed within these districts. The biggest issue staff had at the time was how to define the night watchman's quarters. If it really was intended for a night watchman did it need to or should it even include a bed.

The City is currently dealing with a few cases where people have illegally added residential units within the M2 Heavy Manufacturing district. Since we used to allow the night watchman's quarters not every apartment within a building in these districts is illegal so it is necessary to prove that the unit was not there prior to 2004. This adds to the issues in clearing these cases up.

We already permit a mix of residential and commercial or manufacturing uses in the all of our commercial zones except the CD Commercial Development zone a planned unit development and in the M3 Mixed Use Manufacturing zone.

This proposed change would make it easier to enforce building and fire codes on these properties as people could actually apply for a permit and get inspections on these projects. Under the current regulations anyone that builds a new one of these units in an existing building is doing so with no inspection or review for safety of the occupants of either the dwelling or the business. The changes as drafted will not permit the construction of a single family house or multiple dwellings within a single building. Owners would be limited to one dwelling unit within a building that would otherwise be a permitted use.

The downside to allowing this use in the Manufacturing districts is that it may increase the likelihood of conflicts between the dwellings a permitted use and the other uses that are permitted. If the dwellings that are constructed in these buildings are done so illegally it is unlikely that the people living in them will complain about the activities of their neighbors.

§36-72. (M-1) Light Manufacturing Zone

Intent: The intent of this zoning district is to provide for light fabrication, service, warehousing, administrative and research uses within a zoning district having generally limited public contact and requiring some minimal landscaping standards.

(A) Permitted Principal Uses: The following principal uses are permitted in the (M-1) Light Manufacturing Zoning District.

- (1) Administrative, executive, professional, research and similar office use having limited contact with the public
- (2) Agriculture, including the raising of field crops, tree and bush crops, animals and fowls, but not including feed lots, poultry farms, fur farms, and commercial kennels
- (3) Buildings and installations for public utilities; facilities shall observe yard space requirements but shall not be subject to minimum area or width requirements
- (4) Railway right-of-way, but not including railway yards or facilities
- (5) Radio and television stations, private clubs, and meeting halls
- (6) Manufacture, processing, assembly, fabrication or storage of non-hazardous products and materials
- (7) Parking Lot
- (8) Other uses found 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 (M-1) Light Manufacturing Zoning District as approved by City Council.

- (1) Gravel, sand, or dirt removal, stockpiling, processing or distribution, and batching plant
- (2) Concrete or cement products manufacturing and batching plant.
- (3) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (4) Contractor's storage yard or plant
- (5) Motels and hotels
- (6) Towers

(C) Permitted Accessory Uses:

- (1) Sales of new merchandise when same is manufactured, processed, assembled, fabricated or stored on the premises
- (2) Buildings and uses accessory to the permitted principal use
- (3) A single dwelling unit occupying not more than 50% of the space located within the permitted principal structure on the property.

(D) Specifically Excluded Uses:

- (1) ~~Any residential use~~ Residences as a principal use
- (2) Manufactured homes and manufactured home parks
- (3) Churches, schools, institutions and other public and semi-public uses except for trade and vocational schools

(E) 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	20,000	100	35 ¹	20	10	10	50%	50

Conditional Uses	20,000	100	35 ¹	20	10	10	50%	50
-------------------------	--------	-----	-----------------	----	----	----	-----	----

¹with 15 feet adjacent to a street landscaped to satisfaction of the zoning official.

(F) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Landscaping shall be provided and maintained by the owner or developer within the 15 feet adjacent to a street; landscaping shall include but is not limited to, screen planting, lawn area, trees, shrubs, fences and walls; all landscaping shall be planned and maintained to the satisfaction of the zoning official.
- (3) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

§36-73. (M-2) Heavy Manufacturing Zone

Intent: The intent of this zoning district is to provide for the greatest amount of manufacturing, warehousing, wholesaling and business uses. Conditional use permits are required for those uses with more significant health and safety concerns.

(A) Permitted Principal Uses:

- (1) Administrative, executive, professional, research and similar office use having limited contact with the public
- (2) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (3) Agriculture, including the raising of field crops, tree and bush crops, animals and fowl, but not including feed lots, poultry farms, and fur farms
- (4) Concrete or cement products manufacturing and batching plant
- (5) Contractors storage yard or plant
- (6) Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plant
- (7) Manufacture, processing, assembly, fabrication and/or storage of non-hazardous products and materials
- (8) Mortuaries, funeral homes, and funeral chapels
- (9) Parking Lot
- (10) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
- (11) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
- (12) Radio and television stations, private clubs and meeting halls
- (13) Railway right-of-way, including yards and facilities
- (14) 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]
- (15) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (16) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (17) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (18) 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
- (19) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (20) Other uses found 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 (M-2) Heavy Manufacturing Zoning District as approved by City Council.

- (1) Automobile wrecking yard
- (2) Acid or acid by-products manufacture
- (3) Ammonia bleaching powder, chlorine, peroxylin or celluloid manufacture

- (4) Explosives manufacture or storage
- (5) Garbage, refuse, offal or dead animal reduction or disposal area
- (6) Glue manufacture, fat rendering, distillation of bones or by-products
- (7) Meat packing plants, including poultry and animal slaughterhouses and abattoirs
- (8) Milling or smelting of ores
- (9) Petroleum refining
- (10) Motels and hotels
- (11) Petroleum refining
- (12) Stock or feed yards
- (13) Salvage yard
- (14) Tanning, curing, or storage of hides or skins
- (15) Towers

(C) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses
- (2) A single dwelling unit occupying not more than 50% of the space located within the permitted principal structure on the property.

(D) Specifically Excluded Uses:

- (1) Any residential use ~~Residences as a principal use~~
- (2) Manufactured homes, and manufactured home parks
- (3) Churches, schools, institutions and other public and semi-public uses except for trade and vocational schools

(E) 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	6,000	50	10	0 ¹	0 ²	10	65%	-
Conditional Uses	6,000	50	10	0 ¹	0 ²	10	65%	-

¹ None when bounded by an alley, otherwise 10 feet

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

(F) 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.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinances as presented.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item F3

**Public Hearing - Proposed Zoning Change - Sterling Estates C-29-
2018GI**

Staff Contact:

Agenda Item ?

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 27, 2018

SUBJECT: *Zoning Change (C-29-2018GI)*

PROPOSAL: The Regional Planning Department staff is recommending that a change of zoning be considered for property being platted as Sterling Estates Tenth Subdivision. This is An application has been made to rezone 4.919 acres south of Capital Avenue, north of Sterling Estates Park between Ebony and Sunrise north from **R4** High Density Residential to **R2** Low Density Residential.. The developers have built 64 town homes around the south and west side of Sterling Estates Park and are planning to build an additional 28 units on the north side on either side of Monarch Avenue. Monarch Avenue was built as a 32 foot wide street with parking allowed on the north side of the street and restricted from the south side.

OVERVIEW:

Site Analysis

Current zoning designation:

R4- High Density Residential

Permitted and conditional uses:

R4-

Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural use

Comprehensive Plan Designation:

Low to Medium Density Residential and Medium Density Residential to Office

Existing land uses.

Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

West: R1- Suburban Density Residential

East and South: R4-High Density Residential

North: RD Residential Development Zone

Permitted and conditional uses:

R1- Agricultural uses, recreational uses and

residential uses at a density of 4 dwelling units per

acre **R4-** Residential uses at a density of 43

dwelling units per acre with 60% coverage,

recreational uses, non-profit and institutional uses

along with agricultural uses. **RD** - Residential uses

at a density of 43 dwelling units per acre with 50%

coverage. This is a planned development and must be approved by Council.

Comprehensive Plan Designation:

East South and North: Medium Density Residential to Office Use

West: Low to Medium Density Residential

Existing land uses:

North: Farm Ground

East: Townhouse development similar to the proposed development here with 37, streets,

West: Farm house and farm ground

South: City Park, Townhouse development similar to the proposed development here with 37, streets,

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated both Low to Medium Density Residential and Medium Density Residential to Office uses within the plan lower densities to the west and higher densities to the east.
- *Will limit the density of dwelling along the narrower street:* As planned the proposed development will be the same as the other units built around the park. Each unit has a 2 car garage and 2 parking spaces off street in front of the garage. Because the street is narrower here, and there is less on street parking allowed, this will help insure that in the future densities do not increase without consideration of the impact of higher density on the parking area available?
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None foreseen*

Other

The reason that staff is suggesting this change is to avoid problems with parking availability in the future. It is likely that the current developer will finish this out with townhomes as planned and rezoning would not be necessary. It is also possible that one or more of these lots could be developed with apartment buildings containing up to 6 dwelling units based on the current zoning. That would most likely result in an issue with parking especially with the limited street parking.

This particular site will serve as a good test for narrower streets with similar housing on both the north and south sides of the park and different size streets on the north and south side of the park.

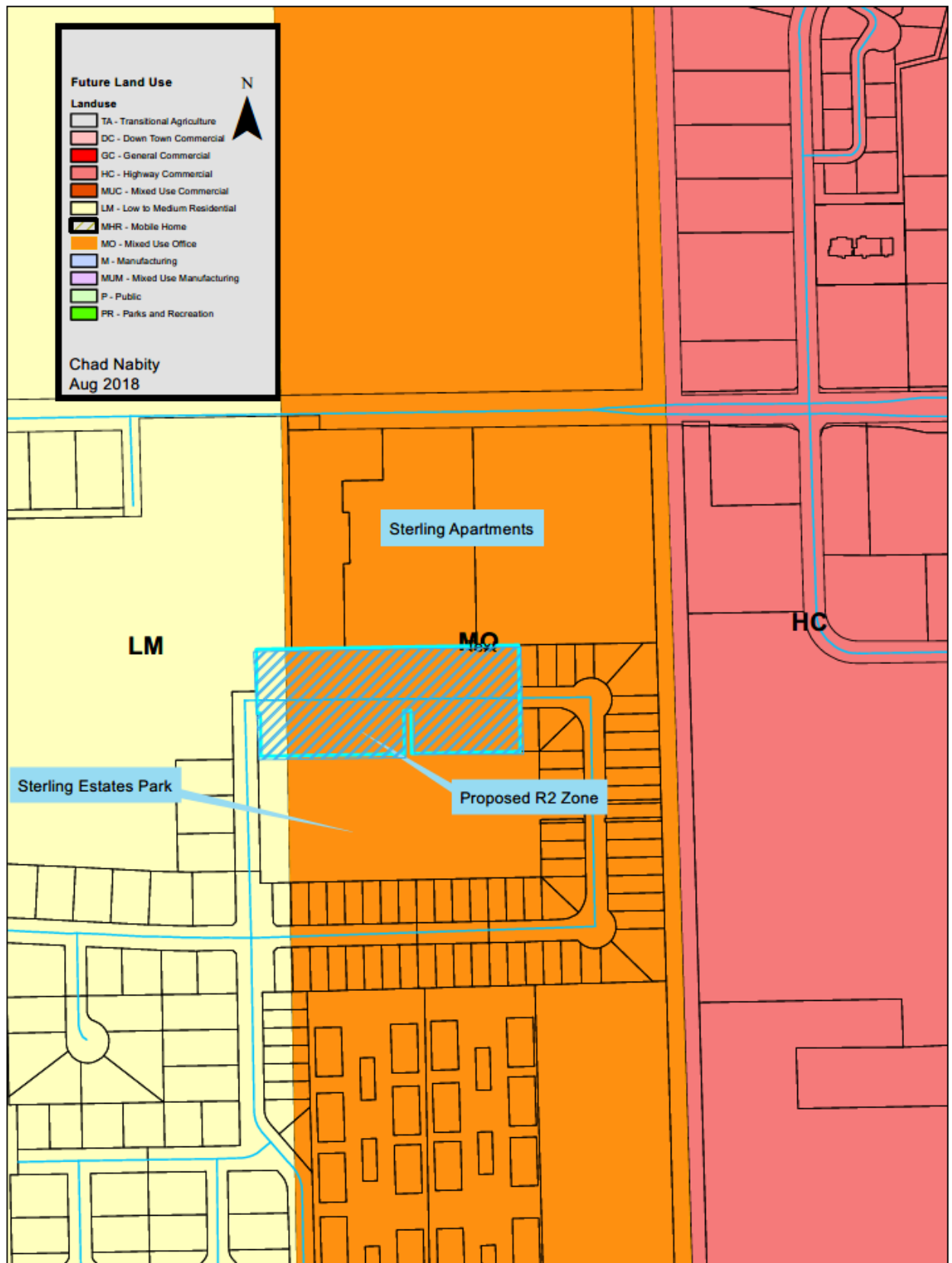


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R4-High Density Residential to R2- Low Density Residential.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item J1

Final Plat - Bruhn Family Subdivision Hall County

Staff Contact:

August 23st, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

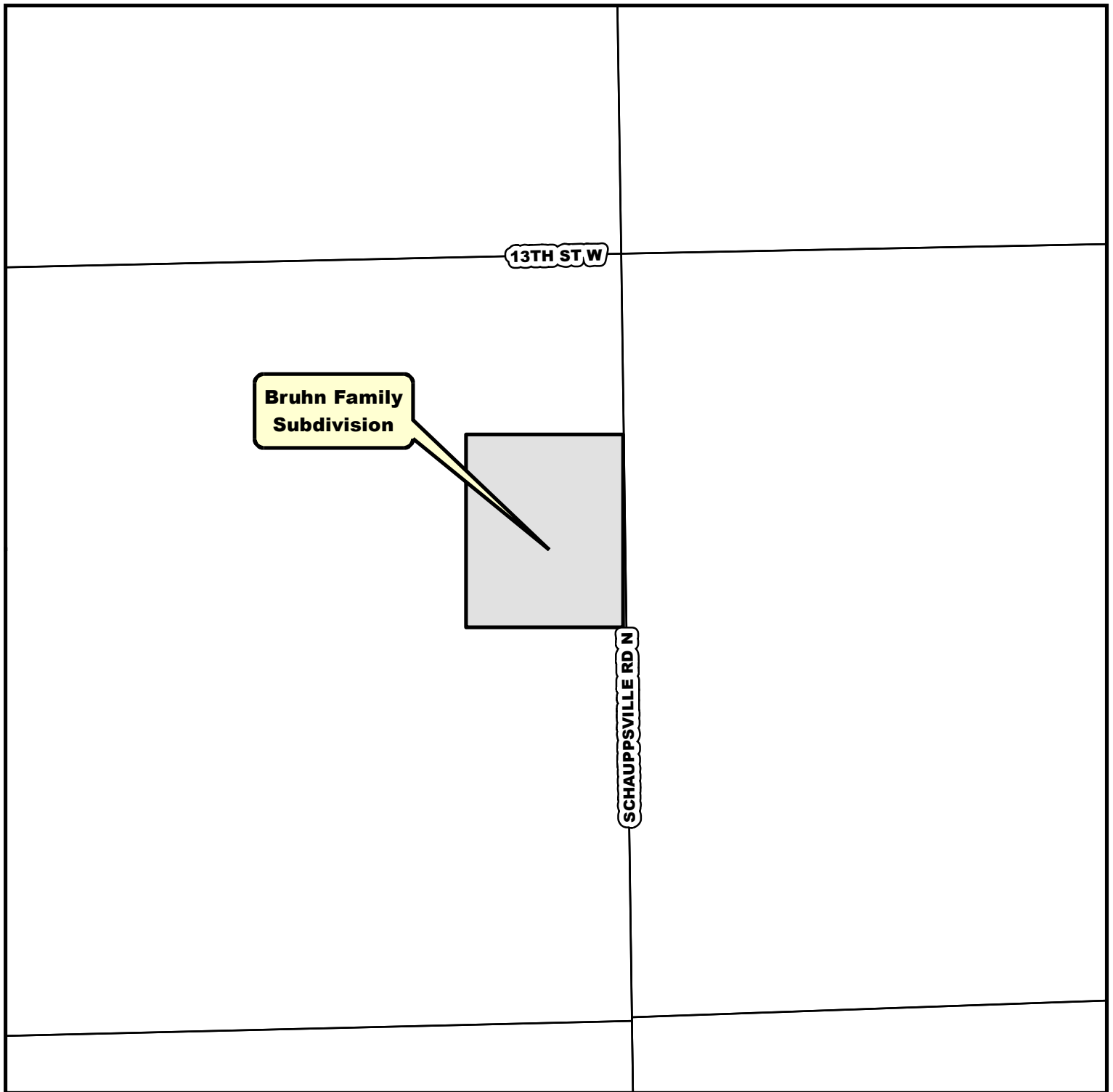
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
Bruhn Subdivision	2.989	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
GIPS Jefferson Second Subdivision	5.507	2	A replat of all lots 1 and 2, GIPS Jefferson Subdivision and all of lots 2-4, block 14, in Wallichs Addition. All in the City of Grand Island, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Kings Crossing Subdivision	6.275	2	A tract of land consisting of part of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE1/4) Section Thirty-three (33), Township Eleven(11) North, Range Nine (9) west of the 6th P.M., City of Grand Island, Hall County, Nebraska.
The Orchard Subdivision ** (Preliminary Plat Update)	23.81	182	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes



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

Subdivision Location Map



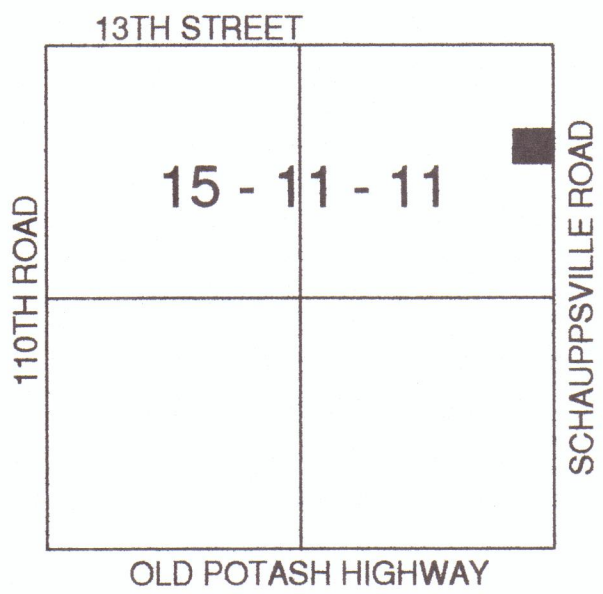
Legend

 Proposed Area

Scale:NONE
For Illustration Purposes



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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Janice Kay Holt, a widow, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM 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 _____, 2018.

Janice Kay Holt

KNOW ALL MEN BY THESE PRESENTS, that I, Rogene Marie Steiner, a widow, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM 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 _____, 2018.

Rogene Marie Steiner

KNOW ALL MEN BY THESE PRESENTS, that I, Dennis Wayne Bruhn, a single person, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM 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 _____, 2018.

Dennis Wayne Bruhn

KNOW ALL MEN BY THESE PRESENTS, that I, Patricia Leah Stoeger and Carl H. Stoeger, wife and husband, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM 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 owners and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2018.

Patricia Leah Stoeger

Carl H. Stoeger

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2018, before me, _____, a Notary Public within and for said County, personally appeared Janice Kay Holt, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution to be her 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 Hall

On the _____ day of _____, 2018, before me, _____, a Notary Public within and for said County, personally appeared Rogene Marie Steiner, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution to be her 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 Hall

On the _____ day of _____, 2018, before me, _____, a Notary Public within and for said County, personally appeared Dennis Wayne Bruhn, a single person, 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 Hall

On the _____ day of _____, 2018, before me, _____, a Notary Public within and for said County, personally appeared Patricia Leah Stoeger and Carl H. Stoeger, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution to be her and 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)

BRUHN FAMILY FARM SUBDIVISION

HALL COUNTY, NEBRASKA

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

SHEET 2 OF 2

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name SEE ATTACHED SHEET

Address _____

City _____, State _____ Zip _____

Phone __ () _____

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.

Address P. O. Box 339

City Grand Island, State NE Zip 68802-0339

Phone (308) 382-8465

Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: BRUHN FAMILY FARM SUBDIVISION

Please check the appropriate location

- ☐ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☒ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

SUBDIVISION APPLICATION

OWNER:

Dennis Wayne Bruhn (contact person)
1040 N. Schauppsville Road
Wood River, NE 68883
(308) 382-4334

Janice Day Holt
1812 N. Huston Avenue
Grand Island, NE 68803
(308) 382-0553

Rogene Marie Steiner
2120 W. 6th Street
Grand Island, NE 68803
(308) 384-1054

Patricia Leah and Carl H. Stoeger
9301 W. Loup River Road
Dannebrog, NE 68831
(308) 850-3716



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item J2

Final Plat - Gooseberry Falls Subdivision Hall County

Staff Contact:

August 23st, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

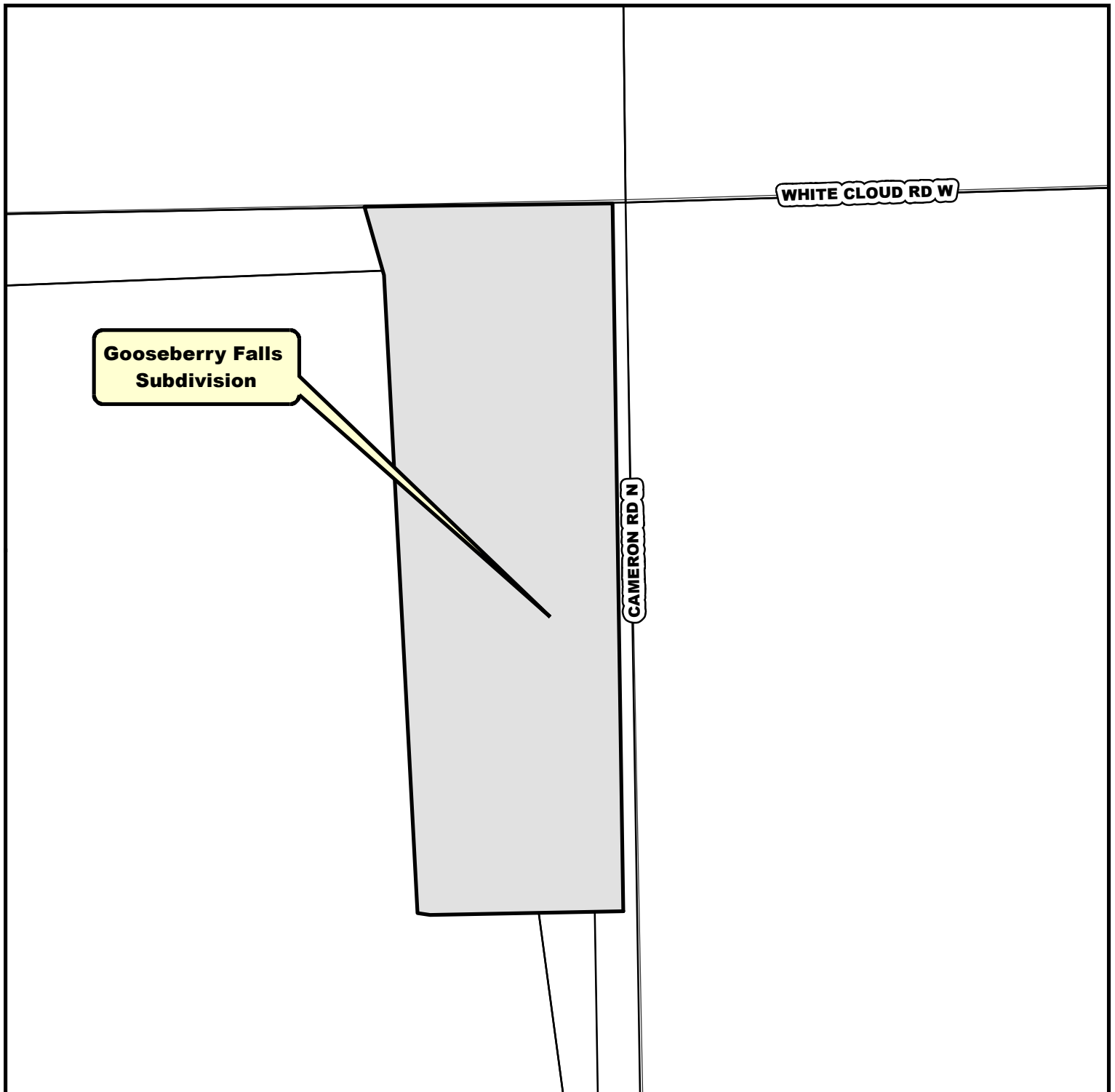
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
Bruhn Subdivision	2.989	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
GIPS Jefferson Second Subdivision	5.507	2	A replat of all lots 1 and 2, GIPS Jefferson Subdivision and all of lots 2-4, block 14, in Wallichs Addition. All in the City of Grand Island, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Kings Crossing Subdivision	6.275	2	A tract of land consisting of part of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE1/4) Section Thirty-three (33), Township Eleven(11) North, Range Nine (9) west of the 6th P.M., City of Grand Island, Hall County, Nebraska.
The Orchard Subdivision ** (Preliminary Plat Update)	23.81	182	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.

Subdivision Location Map



Legend

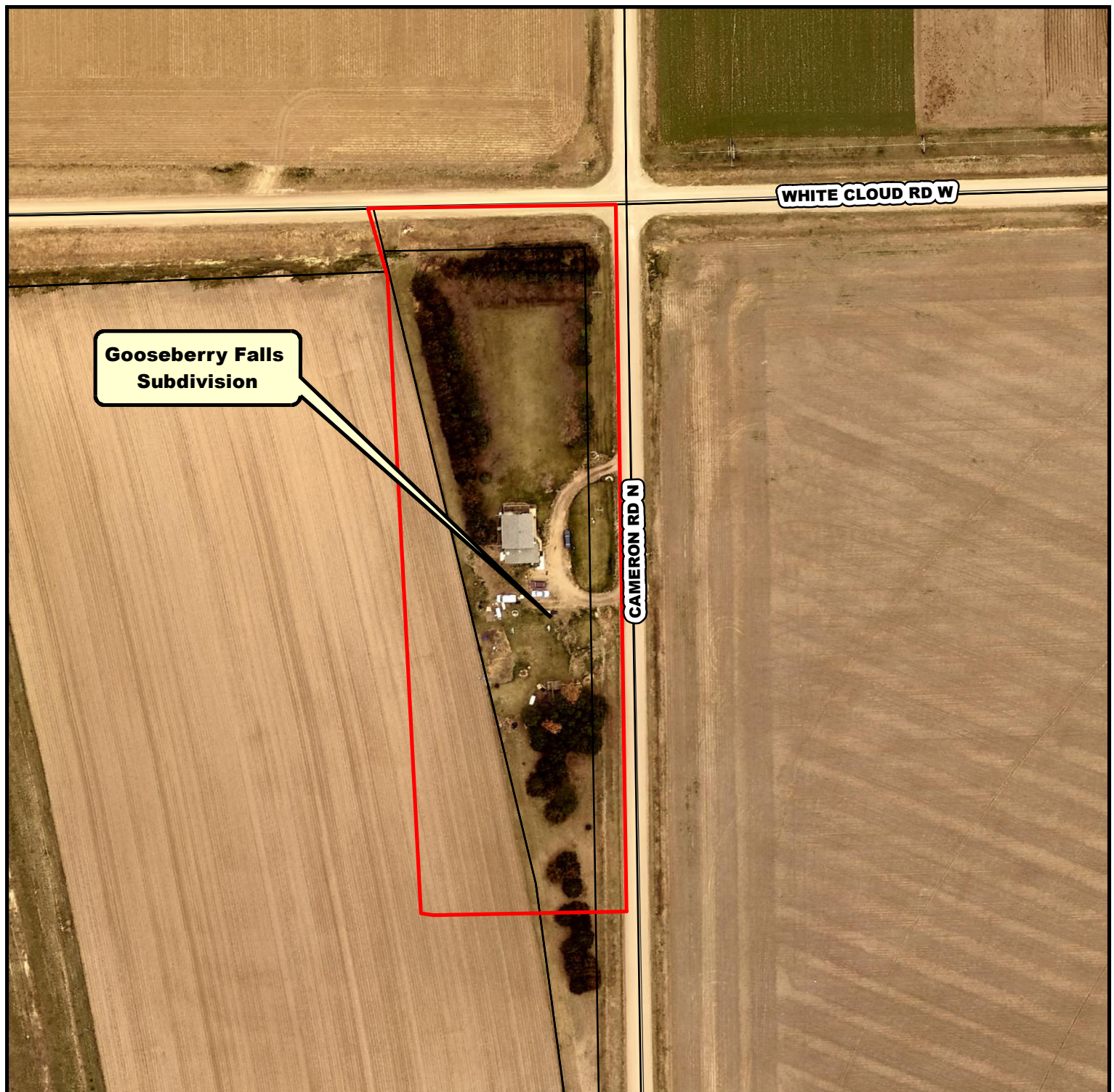
 Proposed Area

Scale: NONE
For Illustration Purposes



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

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes

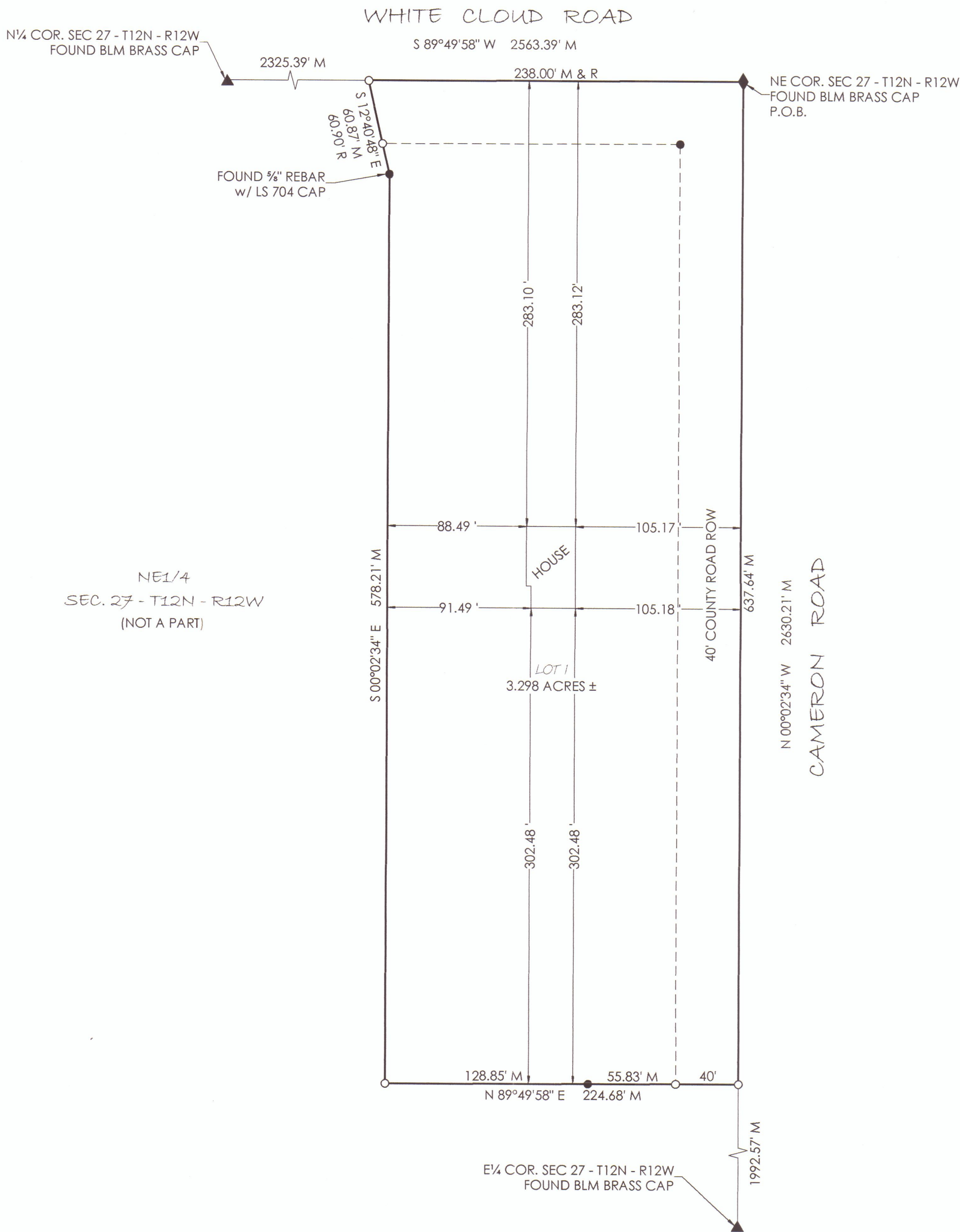


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aldo, Cairo and Doriphan, Nebraska

GOOSEBERRY FALLS SUBDIVISION

PT. NE 1/4, SECTION 27 - T12N - R12W
HALL COUNTY, NEBRASKA

PRELIMINARY / SITE PLAT



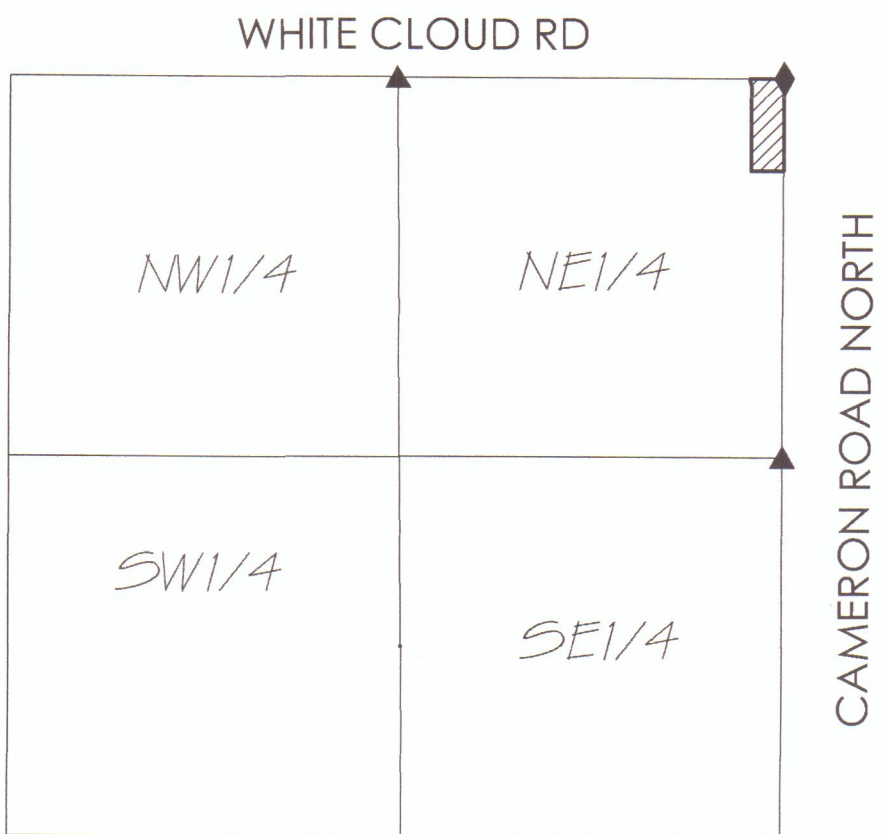
LEGAL DESCRIPTION
A tract of land comprising a part of the Northeast Quarter (NE1/4), Section Twenty Seven (27), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said NE1/4; thence S 89° 49' 58\"/>

SURVEYORS CERTIFICATE
I hereby certify that on August 2, 2018, I completed an accurate survey of the above described property as shown on the accompanying plat. All dimensions are in feet and are accurate to the best of my knowledge and belief.

Evan A. Jasnowski
Evan A. Jasnowski R.L.S. #776

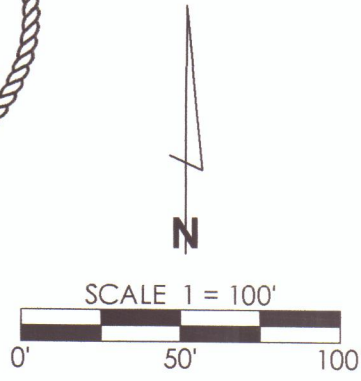


VICINITY MAP (NOT TO SCALE)



SECTION 27, T 12 N, R 12 W

OWNER - DEAN JOHNSON & NATHAN KROLIKOWSKI
SUBDIVIDER - DEAN JOHNSON
SURVEYOR - JASNOWSKI SURVEYING LLC
NUMBER OF LOTS - 1



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = CALCULATED POINT
O = 1/2\"/>

CORNER TIES
NE COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 1.5' BELOW GRADE
47.38' SE to MAG NAIL w/ DISK IN GUY POLE
44.51' SW to MAG NAIL w/ DISK IN POWER POLE
50.10' NW to MAG NAIL w/ DISK IN POWER POLE

N1/4 COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
41.67' NW to 1/2\"/>

E1/4 COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
115.17' NW to MAG NAIL IN POWER POLE
31.46' W to BLM BRASS CAP
35.38' E to NAIL IN FENCE POST
45.34' SE to NAIL IN FENCE POST



SURVEY REQUESTED BY DEAN JOHNSON
PROJECT NUMBER 18-LS-94 - DATE 08/08/2018
DRAWN BY E.A.J. - CHECKED BY E.D.J.
1205 1st STREET, AURORA, NE 68816
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com

JASNOWSKI
SURVEYING LLC



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item J3

Final Plat - Kings Crossing Subdivision Grand Island

Staff Contact:

August 23st, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

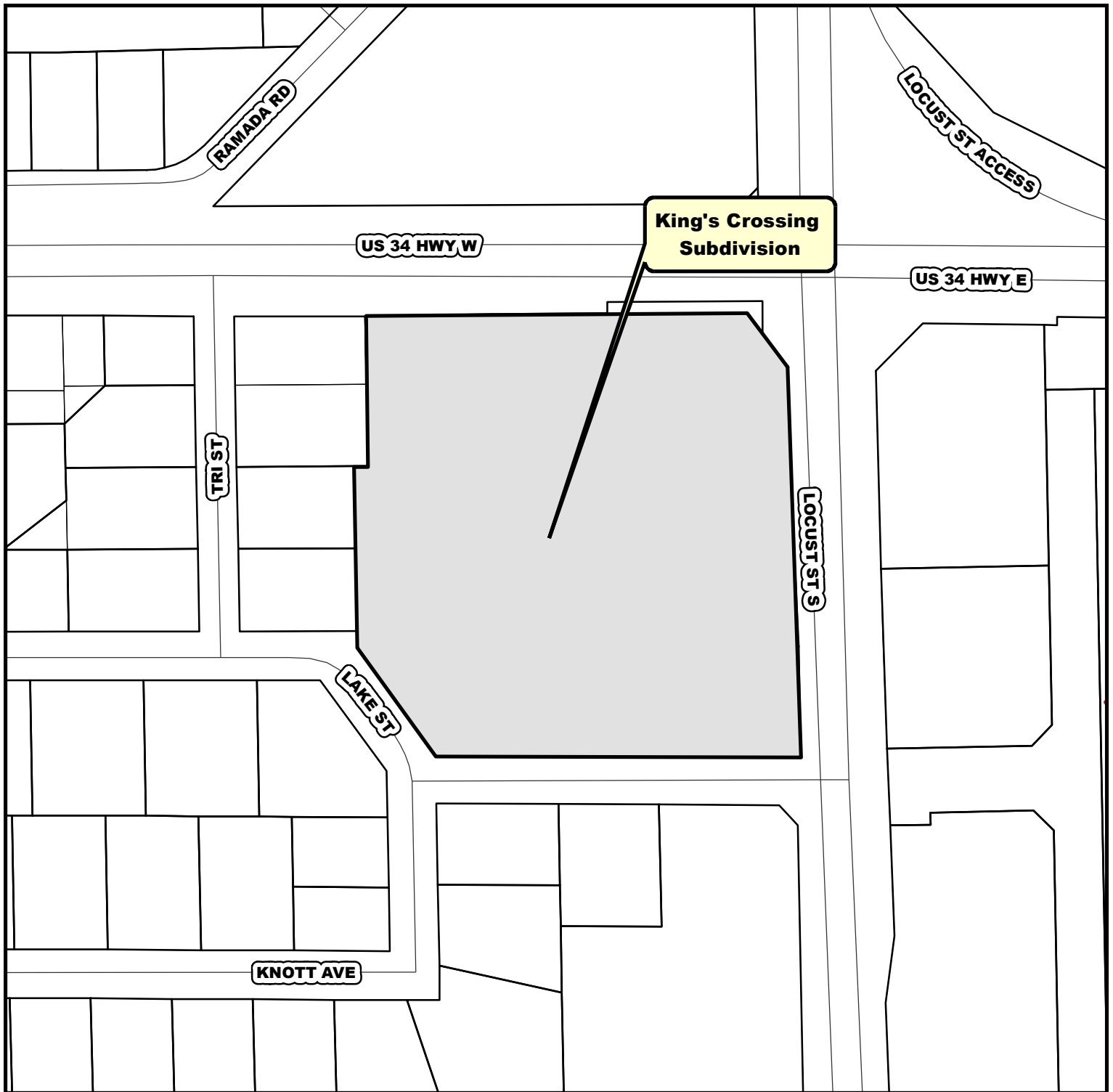
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
Bruhn Subdivision	2.989	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
GIPS Jefferson Second Subdivision	5.507	2	A replat of all lots 1 and 2, GIPS Jefferson Subdivision and all of lots 2-4, block 14, in Wallichs Addition. All in the City of Grand Island, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
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The Orchard Subdivision ** (Preliminary Plat Update)	23.81	182	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.

Subdivision Location Map



Legend

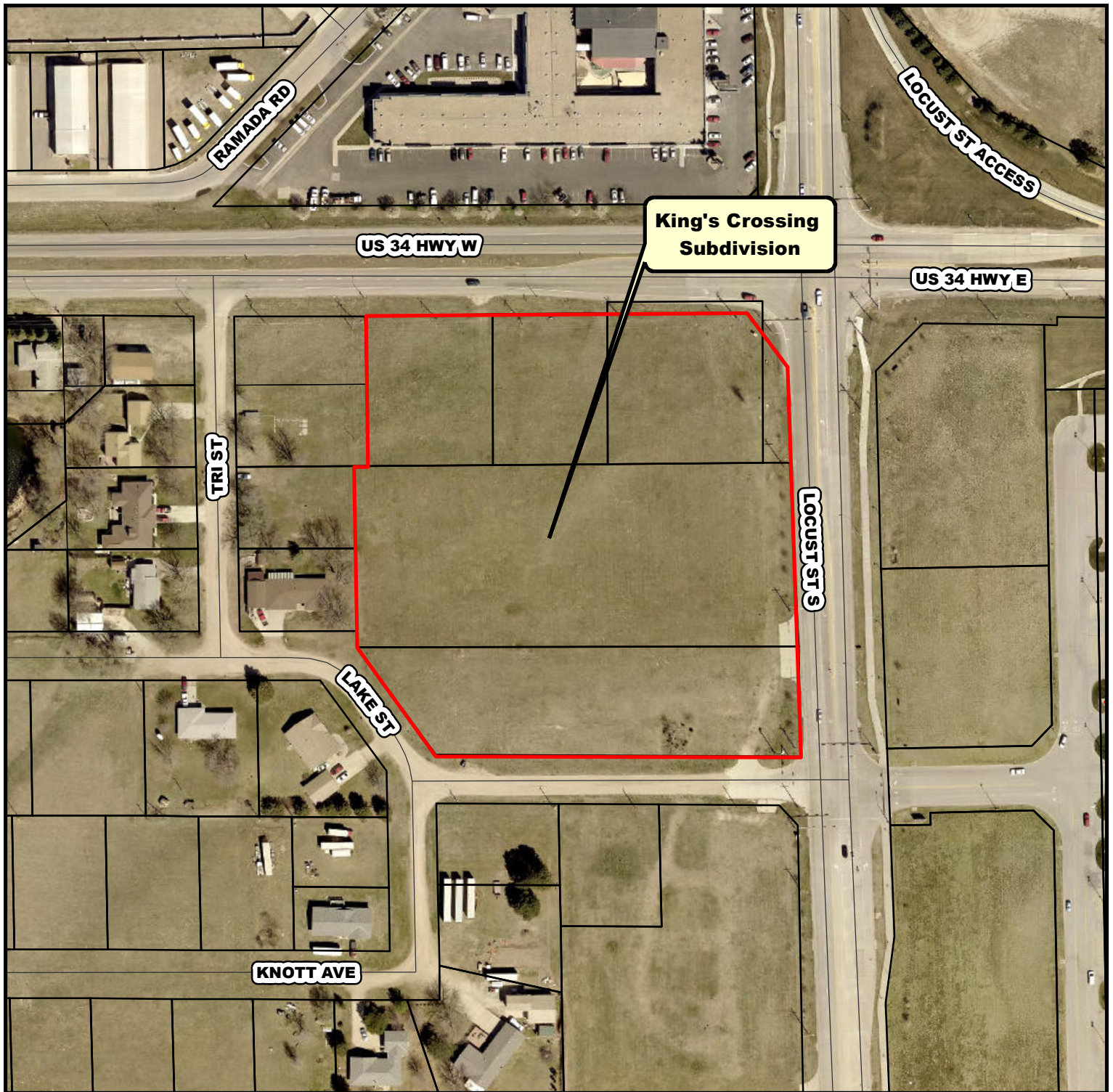
 Proposed Area

Scale: NONE
For Illustration Purposes



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

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes



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

Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name R2S2 LLC

Address 2514 S. Locust Street

City Grand Island, State NE Zip 68801

Phone 308-380-6788

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates

Address 201 E. 2nd Street

City Grand Island, State NE Zip 68802

Phone 308-384-8750

Surveyor/Engineer Name Jai Andrist License Number LS-630

SUBDIVISION NAME: King's Crossing Subdivision

Please check the appropriate location

- ☒ Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☒ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 3

Number of Acres 6.27

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$ 895

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item J4

Final Plat - GIPS Jefferson Second Subdivision Grand Island

Staff Contact:

August 23st, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

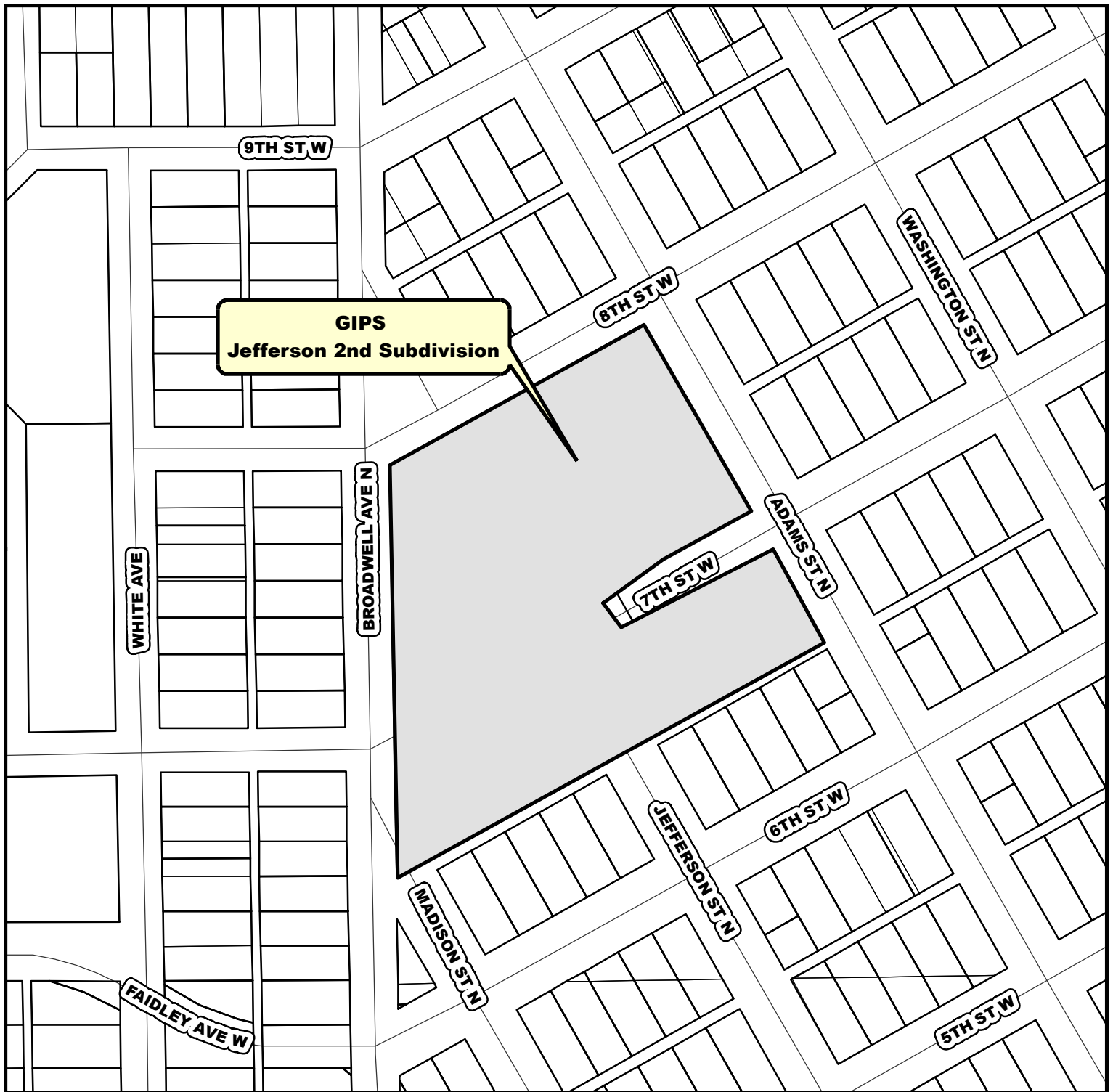
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
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The Orchard Subdivision ** (Preliminary Plat Update)	23.81	182	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes



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

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes



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

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name HALL COUNTY DISTRICT 2
Address P.O. BOX 4904
City Grand Island, State NE Zip 68802
Phone 308-385-5900

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jesse Hurt
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON ASSOCIATES
Address 201 EAST 2ND STREET
City GRAND ISLAND, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name JESSE E. HURT License Number LS-674

SUBDIVISION NAME: GIPS JEFFERSON SECOND SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)
Number of Lots 2
Number of Acres 5.506

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 440.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



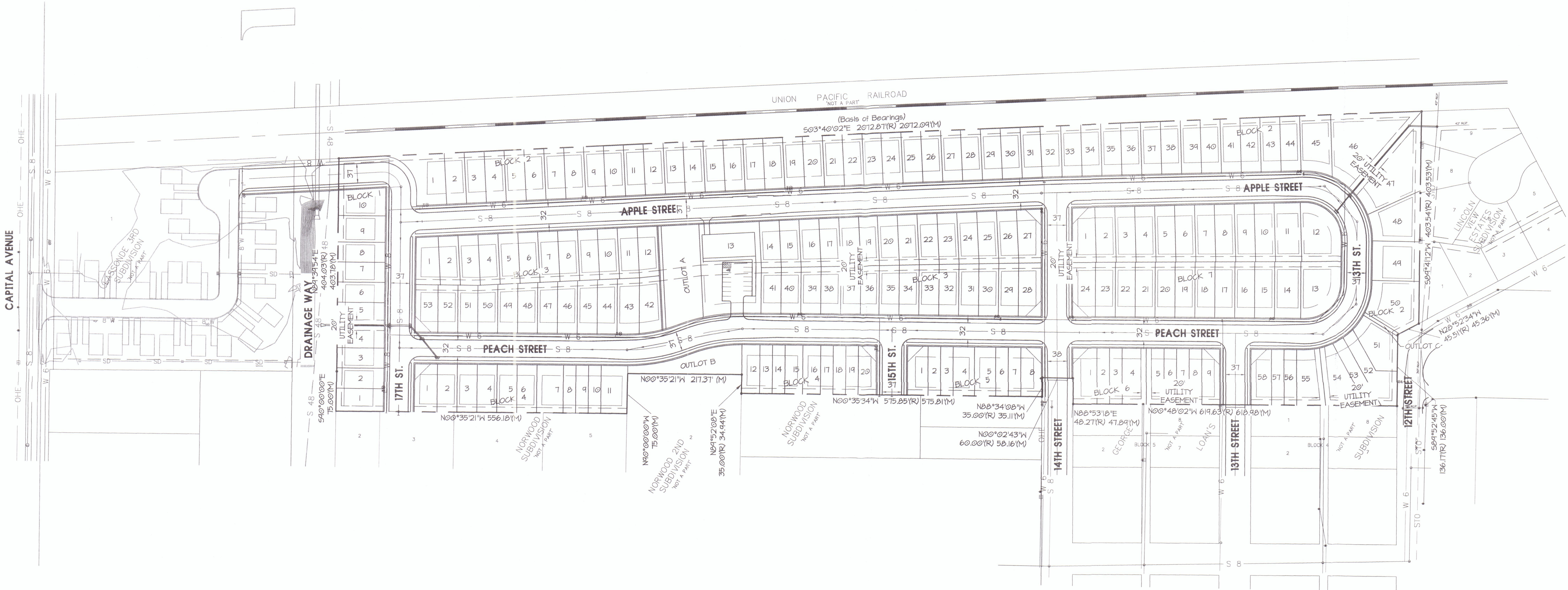
Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item L1

The Orchard

Staff Contact:



OVERALL PRELIMINARY SITE/UTILITY PLAN
SCALE: 1" = 100'

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 501.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOT 2, EXCEPT THE NORTH 25.00' NORWOOD SUBDIVISION, AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

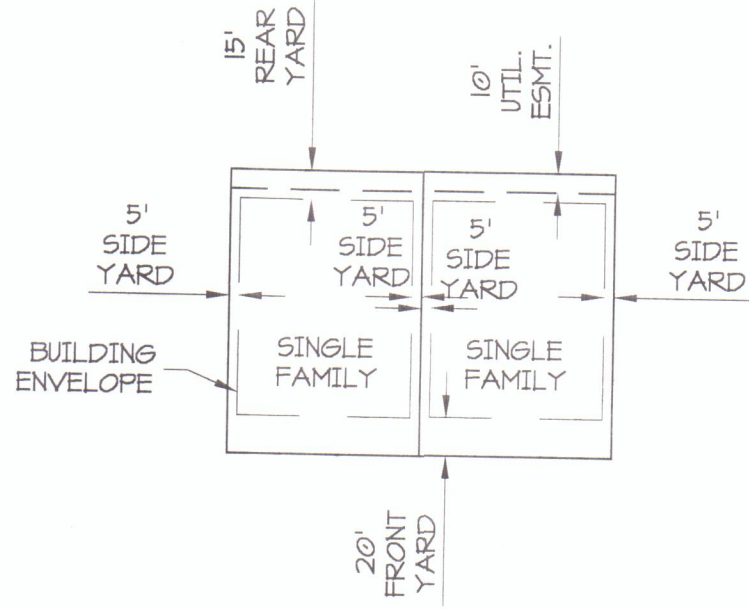
SURVEYOR'S CERTIFICATE

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 501.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

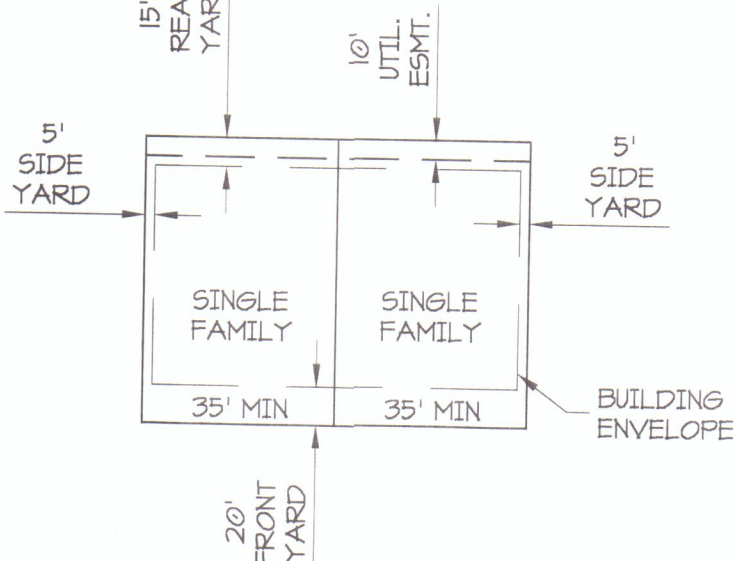
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, GEORGE LOAN'S SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE REFERENCED PARCEL; SAID CORNER ALSO BEING THE POINT OF BEGINNING;
THENCE NORTHERLY ON AN ASSUMED BEARING OF N 00°40'02" W, 610.90' TO A FOUND 1" PIPE,
THENCE EASTERLY N 00°53'10" E, 41.84' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°02'43" W, 58.16' TO A FOUND 1" PIPE,
THENCE WESTERLY N 00°34'00" W, 35.11' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'34" W, 575.81' TO A FOUND 1" PIPE,
THENCE EASTERLY N 01°52'08" E, 34.94' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 217.31' TO A FOUND 1" PIPE,
THENCE WESTERLY S 90°00'00" W, 75.00' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 556.10' TO A FOUND 1" PIPE,
THENCE EASTERLY S 90°00'00" E, 75.00' TO A FOUND 1" PIPE,
THENCE CONTINUING EASTERLY N 01°34'54" E, 403.10' TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, TO A FOUND 1" PIPE,
THENCE SOUTHERLY S 03°40'02" E, ON SAID RIGHT-OF-WAY LINE, 2072.09' TO A FOUND 1" PIPE,
THENCE WESTERLY S 04°41'12" W, 403.53' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 20°52'34" W, 45.36' TO A FOUND 1" PIPE,
THENCE WESTERLY S 04°52'45" W, 136.00' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 23.013 ACRES, MORE OR LESS.

GENERAL SITE NOTES

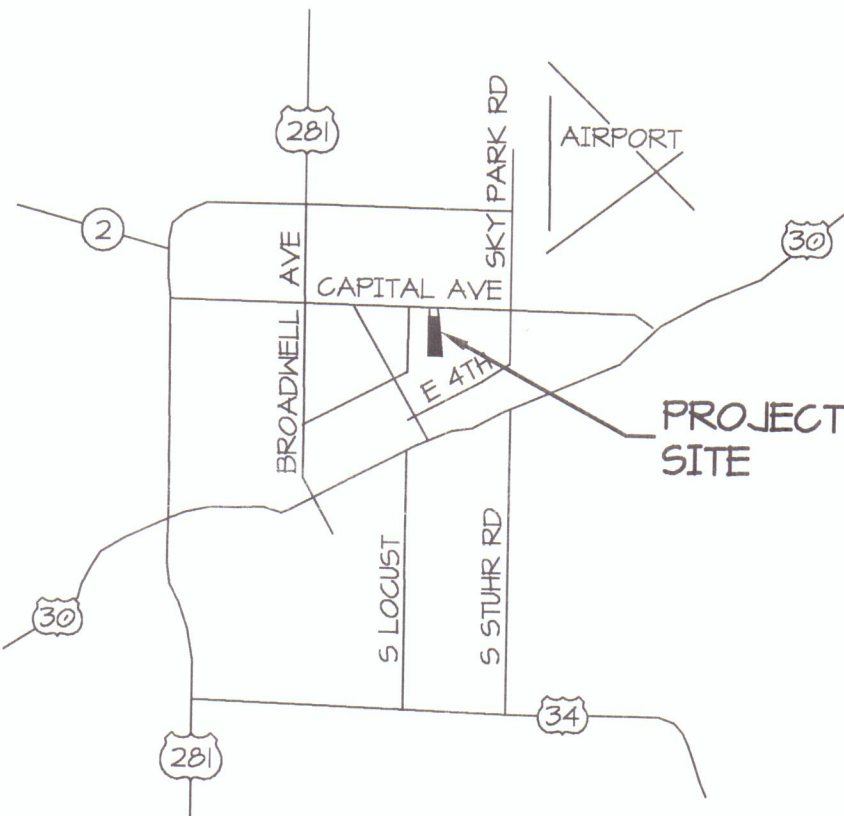
- 1. ELEVATIONS ARE NGVD 1929
- 2. LOT DIMENSIONS SHOWN ARE APPROXIMATE. ALL CURVILINEAR DIMENSION SHOWN ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.
- 3. OUTLOTS 'A' AND 'C' TO HAVE A PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF GRAND ISLAND.
- 4. ALL OTHER EASEMENTS SHALL BE GRANTED TO THE CITY OF GRAND ISLAND AS SHOWN.
- 5. EACH LOT WILL HAVE INDIVIDUAL SERVICE FOR WATER, SEWER, AND ELECTRICAL.
- 6. DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ONE STRUCTURE CONSISTING OF TWO DWELLING UNITS ON ANY PAIR OF ADJACENT DETACHED SINGLE-FAMILY LOTS. IN WHICH CASE THE SIDE YARD REQUIREMENT SHALL BE REDUCED TO ZERO ON THE COMMON SIDE LOT LINE AS SHOWN IN THE TYPICAL 'ATTACHED SINGLE-FAMILY LOT LAYOUT'.
- 7. OUTLOT 'B' IS RESERVED FOR FUTURE DEVELOPMENT.
- 8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND SHALL PROVIDE THE MAINTENANCE OF OUTLOTS 'A, B, & C'.



DETACHED SINGLE FAMILY
NO SCALE



ATTACHED SINGLE FAMILY
NO SCALE



VICINITY MAP
NO SCALE

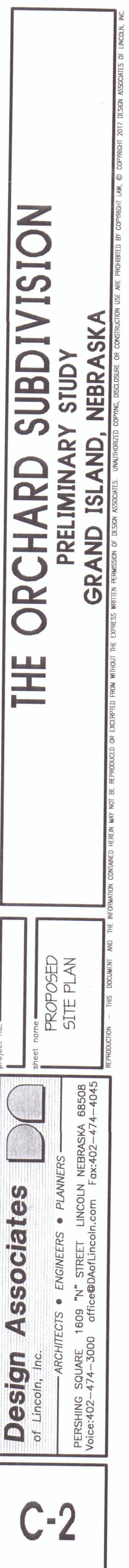
JAYME M. MALONE LS#440

DATE: 16 AUG 2018
REVISIONS:
▲
▲
▲
▲
▲

THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

DESIGN ASSOCIATES
ARCHITECTS • ENGINEERS • PLANNERS
of Lincoln, Inc.
PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice:402-474-3000 office@da4lincoln.com Fax:402-474-4045

C-1





 PRELIMINARY GRADING/DRAINAGE PLAN

SECTION SEE MAP	TRIB. AREA ACRES 'A'	RUNOFF COEFF. 'C'	ΔAG ACRES	ΔAG ACRES	FREQUENCY	RAINFALL INTENS. " IN/HR	TOTAL RUNOFF Q=ΔAG CΔs	SECTION SLOPE F/F1F	SECTION SIZE	SECTION CAPACITY CΔs	REMARKS
A	4.410	0.45	2.01	2.01	100-YR	7.17	15.48	0.0220	10"	15.6	INLET #1 TO INLET #2
B	5.446	0.45	2.47	4.46	100-YR	7.17	34.50	0.0235	24"	34.7	INLET #2 TO 48" R.G.P.
C	3.310	0.45	1.44	1.44	100-YR	7.17	11.47	0.0120	10"	11.5	INLET #3 TO INLET #4
D	3.285	0.45	1.46	2.95	100-YR	7.17	22.12	0.010	24"	23.7	INLET #4 TO INLET #5
E	6.091	0.45	1.40	4.35	100-YR	7.17	33.50	0.0070	30"	34.3	INLET #5 TO INLET #6
F	1.235	0.45	1.42	6.27	100-YR	7.17	48.28	0.040	30"	48.5	INLET #6 TO DRAINAGE WAY

