



Hall County Regional Planning Commission

Wednesday, October 3, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



AGENDA AND NOTICE OF MEETING
Wednesday, October 3, 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 September 5, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Proposed Zoning Change** Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI)

- 5. Public Hearing – Redevelopment Plan – Grand Island Hotel LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI).

- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI).

- 7. Preliminary and Final Plat – Cross Roads Subdivision** located south of Lake Street, east of Locust Street. (5 Lots, 10.82 Acres). This property is zone B2 General Business in the Gateway Corridor Overlay District.

Consent Agenda:

- 8. Final Plat – Cedar Knoll Subdivision Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This was considered and approved in August 2018 as the Jensen 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 – Nancy Archer Acres Subdivision Hall County -** Located in part of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.
- 11. Final Plat – Ummelville Third Subdivision Grand Island-** Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.
- 12. Special Presentation:** Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island.
- 13. Directors Report**
- 14. Next Meeting November 7, 2018.**
- 15. Adjourn.**

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

**Staff Recommendation Summary
For Regional Planning Commission Meeting
October 3, 2018**

- 4. Public Hearing – Proposed Zoning Change** Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI) () (Hearing, Discussion, Action) **See full recommendation.**

- 5. Public Hearing – Redevelopment Plan – Grand Island Hotel LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI). (Hearing, Discussion, Action) **See full recommendation**

- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI). **See full recommendation**

- 7. Preliminary and Final Plat – Cross Roads Subdivision** located south of Lake Street, east of Locust Street. (5 Lots, 10.82 Acres). This property is zone B2 General Business in the Gateway Corridor Overlay District.

Consent Agenda

- 8. Final Plat – Cedar Knoll Subdivision Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This combines a platted lot with a metes and bounds tract. The owner wishes to consolidate the two parcels into a single lot. This is a name change for the Jensen Subdivision that was approved in August of 2018.

- 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 – Nancy Archer Acres Subdivision Hall County - Located in part of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.

11. Final Plat – Ummelville Third Subdivision Grand Island- Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.

12. Special Presentation: Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island.

13. Directors Report

14. Next Meeting November 7, 2018.