



Hall County Regional Planning Commission

Wednesday, May 1, 2019
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, May 1, 2019

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 April 3, 2019.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Comprehensive Plan Amendment** Concerning a change to the Future Land Use map for the City of Grand Island for lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from Manufacturing to Low to Medium Residential in Grand Island, Hall County, Nebraska. (C-20-2019GI)

- 5. Public Hearing – Zoning Change** Concerning a request to rezone lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential in Grand Island, Hall County, Nebraska. (C-21-2019GI)

- 6. Public Hearing – Redevelopment Plan –Starostka Contracting LLC. –** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and streets. (C-19-2019GI).

- 7. Public Hearing – Zoning Change-** Concerning a request to rezone a portion of lot 1 Hanover Second Subdivision and a portion of lot 4 Hanover Third Subdivision located west of north

road and south of 13th Street from R1- Suburban Density Residential to R-3 Medium Density Residential in Grand Island, Hall County, Nebraska. (C-22-2019GI)

8. **Public Hearing – Adoption of the Grand Island Zoning Map.** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-23-2019GI)

Consent Agenda:

9. **Final Plat – Orchard Subdivision Grand Island-** A Tract of Land Consisting of all of Lot 1, Lincoln Heights Subdivision, part of lots 2,3,4,5 and 8 of Norwood Subdivision and the part of the east half of the Northwest Quarter of (E ½ NW ¼) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M, all in Grand Island, Hall County, Nebraska.
10. **Preliminary and Final Plat –Fifth Street Subdivision Grand Island-** A Replat of Lots 11 and 12 and parts of lots 13 and 14 of Lambert's Subdivision in the City of Grand Island, Hall County, Nebraska.
11. **Final Plat – Thelen Fifth Subdivision Wood River-** A Tract of Land consisting of part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M, in Wood River, Hall County, Nebraska.
12. **Final Plat – Virgil Powell Subdivision Alda-** A Tract of Land consisting of part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska.
13. **Final Plat – JRMorton Farm Subdivision Hall County-** A Tract of Land consisting of part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Three (23), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska.
14. **Final Plat – Crossroads Subdivision -** A Replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska.

15. Directors Report

Community Beautification Award

16. Next Meeting June 5, 2019.

17. 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
May 1, 2019**

- 4. Public Hearing Comprehensive Plan Amendment** Concerning a change to the Future Land Use map for the City of Grand Island for lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from Manufacturing to Low to Medium Residential in Grand Island, Hall County, Nebraska. (C-20-2019GI). **See Full Recommendation.**
- 5. Public Hearing – Zoning Change** - Concerning a request to rezone lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential in Grand Island, Hall County, Nebraska. (C-21-2019GI) **See Full Recommendation**
- 6. Public Hearing – Redevelopment Plan –Starostka Contracting LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and streets. (C-19-2019GI).**See Full Recommendation**
- 7. Public Hearing – Zoning Change-** Concerning a request to rezone a portion of lot 1 Hanover Second Subdivision and a portion of lot 4 Hanover Third Subdivision located west of north road and south of 13th Street from R1- Suburban Density Residential to R-3 Medium Density Residential in Grand Island, Hall County, Nebraska. (C-22-2019GI) **See Full Recommendation**
- 8. Public Hearing – Adoption of the Grand Island Zoning Map.** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. This incorporates all zoning changes and annexations between February 2018 and May 2019. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-23-2019GI) **See Full Recommendation**
- 9. Final Plat – Orchard Subdivision Grand Island-** A Tract of Land Consisting of all of Lot 1, Lincoln Heights Subdivision, part of lots 2,3,4,5 and 8 of Norwood Subdivision and the part of the east half of the Northwest Quarter of (E ½ NW ¼) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M, all in Grand Island, Hall County, Nebraska. 65 lots and 2 outlots zoned R3-SL, Peach Street will be built at 32 foot wide with offsetting driveways and except in front of Outlot B where it will be 37 food wide. , all other streets will be 37 foot wide connections will be made to the north into Lassonde Third Subdivision and on 14th Street.

- 10. Preliminary and Final Plat –Fifth Street Subdivision Grand Island-** A Replat of Lots 11 and 12 and parts of lots 13 and 14 of Lambert’s Subdivision in the City of Grand Island, Hall County, Nebraska. Proposed for rezoning to R3-SL 3.3 acres, 20 lots one new street 32 foot width with offset driveways.
- 11. Final Plat – Thelen Fifth Subdivision Wood River-** A Tract of Land consisting of part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M, in Wood River, Hall County, Nebraska. Zoned R9, 1.667 acres, 14 lots.
- 12. Final Plat – Virgil Powell Subdivision Alda-** A Tract of Land consisting of part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska. One lot 4.51 acres zoned BG Highway Commercial Zone.
- 13. Final Plat – JRMorton Farm Subdivision Hall County-** A Tract of Land consisting of part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Three (23), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska. One lot 3.541 Acres zoned AGV this splits an existing farmstead from a tract of 20 acres or more.
- 14. Final Plat – Crossroads Subdivision -** A Replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska. 2 lots, 0.992 acres, zoned RO Residential Office. The school board was notified of this pending subdivision in February of 2019.
- 15. Directors Report**
- 16. Next Meeting June 5, 2019**