



Hall County Regional Planning Commission

Wednesday, March 11, 2020
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
Council Chambers

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, March 11, 2020
Regular Meeting**

Item A1

Agenda - Meeting 3-11-2020

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, March 11, 2020

6:00 p.m.

City Hall— 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 February 5, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing- Grand Island Zoning Code Change- Proposed changes to section 26-102 (B)** Proposed changes would clarify language regarding properties that are exempt from the Landscaping Requirements section of the code and add a corridor along Old Potash Highway to the exempted districts. (C -13-2020GI)

- 5. Public Hearing-Redevelopment Plan Amendment- CRA Area 16- Veterans Home Property** - Concerning a redevelopment plan for CRA Area No. 16 to authorize the Grand Island CRA to enter into a contract with the State of Nebraska and White Lotus Group for transfer of the Veterans Home property. (C-12-2020GI)

- 6. Final Plat – D.Skeen Subdivision-Alda-** Located west of Chestnut Street and north of Pine Street in Alda, Nebraska. (3 lots, 0.482 acres). This property is zoned R6 Multiple Family Residential.

- 7. Final Plat – Copper Creek Estates Sixteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (16 lots, 4.086 acres). This property is zoned R2 Low Density Residential.

8. Director's Report

- a. Nebraska Planning Conference March 4-6

9. Next Meeting April 1, 2020.

10. 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
March 11, 2020**

- 4. Public Hearing – Proposed Changes to Landscaping Regulations Chapter 36-102 – City of Grand Island** Public hearing and action to make a recommendation on proposed amendments to the applicability section of the landscaping regulations. Proposed changes would exempt landscaping requirements along the section of Old Potash Highway proposed for widening between Webb Road and North Road. These changes will also clarify exemptions based on business improvement districts created for the purpose of landscaping in Grand Island, Nebraska (C-13-2020GI). Hearing Discussion Action **See staff memo.**
- 5. Public Hearing – Redevelopment Plan CRA Area #16 Nebraska Veterans Home – City of Grand Island** Public hearing and action to make a recommendation on a proposed redevelopment plan that would allow the Grand Island CRA to accept donation of the remaining State owned Veterans Home Property at 2206-2306 W. Capital Avenue and transfer the property to the White Lotus Group for redevelopment. This redevelopment plan does not authorize the use of tax increment financing. (C-12-2020GI). Hearing Discussion Action **See staff memo.**
- 6. Final Plat – D Skeen Subdivision Alda-** Located north of Pine Street and west of Chestnut Street in Alda, Nebraska. (3 lots, 0.482 acres). This property is zoned R6 Multiple Family Residential. There are 3 houses on two lots. The Village is working with the owners to determine if utilities are separated. This will allow the houses to be sold separately. This will create 2 lots that do not meet the minimum requirements for lot width and size similar to what has been approved on other properties with 2 existing homes in Grand Island.
- 7. Final Plat – Copper Creek Estates Sixteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (16 lots, 4.086 acres). This property is zoned R2 Low Density Residential. This is the next phase of Copper Creek Subdivision.
- 8. Directors Report**
- 9. Next Meeting April 1, 2020.**



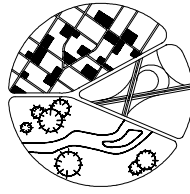
Hall County Regional Planning Commission

Wednesday, March 11, 2020
Regular Meeting

Item E1

Minutes - 2-5-2020 Meeting

Staff Contact:



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

Minutes
for
February 5, 2020

The meeting of the Regional Planning Commission was held Wednesday, February 5, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on January 25, 2020.

Present: Pat O'Neill	Leslie Ruge
Jaye Monter	Gregg Robb
Judd Allan	Tony Randone
Darrel Nelson	Leonard Rainforth

Absent: Hector Rubio, Carla Maurer, Robin Hendricksen and Dean Kjar

Other:

Staff: Chad Nabity, Norma Hernandez

Press:

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 January 8, 2020 meeting.

Robb stated a correction to the minutes. Robb voted no to item number 5 Public Hearing – Zoning Change – Part of the NW ¼ Section 14, Township 11 north Range 10 west of the 6th P.M.

A motion was made by Nelson and second by Rainforth to approve the minutes as corrected of the January 8, 2020 meeting.

The motion carried with seven members in favor (O'Neill, Ruge, Allan, Monter, Robb, Nelson, and Rainforth) and one member abstaining (Randone).

3. Request Time to Speak.

4. Public Hearing – One and Six Year Street Improvement Plan – Grand Island – Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-11-2020GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed the street improvements that were substantially completed over the current year. He then discussed the proposed projects for the next six years. Collins provided updates for the improvements for reconstruction and new construction projects road projects in the City. The Five Points intersection is still under design. The construction for the Five Points intersection is scheduled for 2021. Collins stated local resurfacing will be starting the next construction session. Bidding for Old Potash Highway improvements will be starting in March. He also mentioned Highway 281 corridor signal timing which includes intersections Webb Rd, Diers Ave., State Street and Faidley Ave. Four optimized timing plans will be implemented. Work on the Sycamore Street underpass is mostly done. Collins also talked about the work planned for North Road North and North Road South and Custer Avenue. Collins then displayed a map of the projects for 2020-2025.

Randone questioned the Highway 30 project. Collins stated that 2023 is the estimated start date but that is dependent on state funding and not a solid start time. Collins went on to explain NDOT under estimated the cost of projects in other communities that are being done prior to Highway 30. The start dates of some projects would come at a later time. Monter expressed the importance of the project and the asked about the funds the city had paid for portions of the project. Collins stated they were spent on design of the project and will count toward the City's share of the overall project.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Randone to approve the 2020 to 2025 One and Six Year Street Improvement Plan for the City of Grand Island.

The motion carried with eight members voting in favor (Nelson, Allan, O'Neill, Ruge, Monter, Robb, Rainforth and Randone) and no members voting no.

Consent Agenda:

5. **Final Plat – Amick Acres East Second Subdivision – Hall County – Located east of Hilltop Road and south of Sonja Drive Hall County, Nebraska.** (1 lot, 2.435 acres). This will enlarge the existing outlot for drainage purposes.

Nabity stated Amick Acres East Second Subdivision is putting in a drainage ditch to the south of the subdivision.

6. **Final Plat – Jarzynka Subdivision – Hall County** – Located east of 80th Road and north of Abbott Road in Hall County, Nebraska. (1 lot, 4.695 acres). This property is zoned A2 Secondary Agricultural District.
7. **Final Plat – Copper Creek Estates Fifteenth Subdivision – Grand Island** - Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (28 lots, 7.91 acres). This property is zoned R2 Low Density Residential.

Nabity mentioned the names are on all the streets now. Changes were made to some of the street names. The first plat Kenneth Drive was Golden Rod Drive. A resolution will be brought forward for the street name change.

8. **Final Plat – TDM Subdivision Grand Island** – Located south of 7th Street and west of Kimball Avenue in Grand Island, Nebraska. (2 lots, 0.199 acres). This property is zoned R4 High Density Residential.

Nabity stated two houses built on a single lot. They have separate sewer, electric and water services. This would allow for the houses to be sold separate.

A motion was made by Randone and second by Robb to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, Allan, O'Neill, Ruge, Monter, Robb, Rainforth and Randone) and no members voting no.

9. Director's Report.

10. Next meeting March 11, 2020.

11. Adjourn.

O'Neill adjourned the meeting at 6:38 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, March 11, 2020
Regular Meeting**

Item F1

**Public Hearing - Grand Island Zoning Code Change - Proposed
changes to section 26-102 (B)**

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 26, 2020

SUBJECT:

Concerning proposed amendments to Section 36-102 Landscaping Requirements relative to Applicability. (C-13-2020GI)

PROPOSAL:

To update the applicability section of the 36-102 Landscaping requirements to add clarity to the existing regulations and add the Old Potash Highway District to the list of areas exempted from landscaping regulations.

OVERVIEW:

The Landscaping Regulations were originally adopted in the mid 1990's. They have been amended several times since their initial adoption. In the original regulation both the Central Business District (Downtown) and the Fourth Street Business District were exempted from the regulations. Further amendments were made to exempt Street Improvement Districts (the South Locust and Fonner Park business improvement districts). These regulations were designed from the beginning to foster a minimum landscape standard without causing an undue burden on property owners or city staff.

The Grand Island Public Works Department is working on a rebuilding, widening and renovation of Old Potash Highway between Webb Road and North Road. The project is expected to occur over a two year period. The majority of this corridor is has been developed along the existing rural section county road. The project to widen the road will increase the width from a 2 or 3 lane section to a 3 to 7 lane section through this corridor with multiple round-a-bouts. The City will be acquiring right of way from numerous property owners to accommodate expanded road corridor.

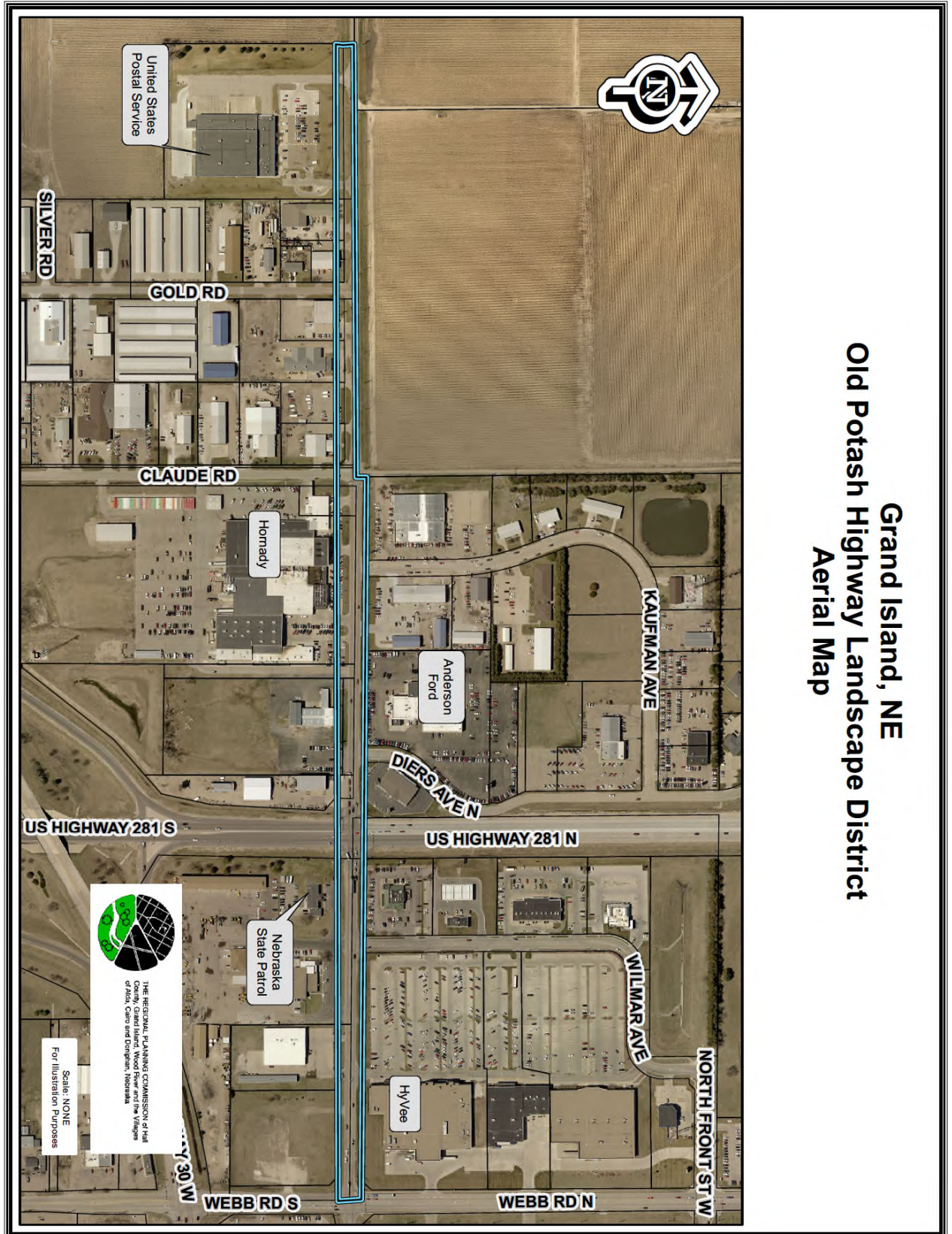
The proposed changes, as attached, address concerns over conflicts with the zoning regulations and requirements for landscaping on commercial properties that are likely to arise due to the need for additional right of way along the Old Potash Highway Corridor, see the attached map for the exact location. In addition they clarify the relationship between Street Improvement Projects that are exempted and approved Business Improvement Districts.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

Grand Island, NE Old Potash Highway Landscape District Aerial Map



§36-102. Landscaping Requirements

(A) Purpose: The landscaping and screening regulations are intended to improve the physical appearance of the community; to improve the environmental performance of new development by contributing to the abatement of heat, noise, glare, wind and dust; to promote natural percolation of storm water and improvement of air quality; to buffer potentially incompatible uses from one another; and, to protect and enhance the value of property and neighborhoods within the city.

(B) Applicability:

- (1) The provisions of this section shall apply to the following zones: Medium Density Residential Zone, Medium Density Small Lot Residential Zone, High Density Residential Zone, Residential Office Zone, Light Business Zone, General Business Zone, Arterial Commercial Overlay Zone, Heavy Business Zone, Industrial Estates Zone, Light Manufacturing Zone, Heavy Manufacturing Zone, Commercial Development Zone, Residential Development Zone and Travel Development Zone. Landscaping of lands within districts such as the Central Business District and Fourth Street Business District, as defined elsewhere in this code and/or below, shall be exempt from this section. Properties subject to Streetscape Improvement Projects supported by Business Improvement Districts created for the purpose of establishing and/or maintaining district wide landscaping plans shall be exempt from this section as long as the Business Improvement District is in effect, where applicable. In the absence of such projects, the provisions of this section shall apply.

- a. Old Potash Highway District: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE EASTERLY ALONG A LINE BEING 100' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 13 TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE WESTERLY ALONG A LINE BEING 100' SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 24 TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION IN THE CITY GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 24; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

- (2) The provisions of this section shall apply to the Airport Overlay Zone with the exception that three shrubs may be substituted for each required shade or ornamental tree to conform to standards of wildlife management required near an airport.
- (3) The provisions of this section shall apply to all new development, including surface parking, on each lot or site upon application for a building permit, except as follows:
 - (a) Reconstruction or replacement of a lawfully existing use or structure.
 - (b) Remodeling, rehabilitation or improvements to existing uses or structures which do not substantially change the location or building footprint of existing structures, or the location and design of parking facilities or other site improvements. However, additions or enlargements of existing uses or structures, which increase floor area or impervious coverage by more than 25% adjacent to the existing street frontage, shall be subject to the provisions of this section, which shall only apply to that portion of the lot or site where the new development or use occurs.
 - (c) Residential structures containing three dwelling units on a single lot, or less shall be exempt from the requirements of this section.

(4) Landscaping which exists on any property shall not be altered or reduced below the minimum requirements of this section, unless suitable substitutions are made which meet the requirements of this section, pursuant to a site plan approved by the city.

(5) Any conflict between this section and another section of this chapter shall be resolved in favor of the more restrictive provision.

(C) Nonconforming Status: Any property or use of property, which as of August 1, 2004 or any amendment hereto is lawfully nonconforming only as to the regulations relating to landscaping, may be continued in the same manner as if the landscaping were conforming.

(D) Definitions: The following definitions shall be used for terms contained within this section:

Buffer yard: A landscaped area provided to separate and significantly obstruct the view of two adjacent land uses or properties from one another.

Canopy tree: A deciduous tree having a minimum mature height of 30 feet and a minimum caliper of 1 inch at the time of planting. One canopy tree equals two understory/ornamental or evergreen trees.

Evergreen tree: An evergreen or conifer tree having a minimum mature height of 20 feet and a minimum 2 gallon container size or bare root/ball equivalent at the time of planting.

Landscaped area: That area within the boundaries of a given lot consisting primarily of plant material, including but not limited to grass, trees, shrubs, flowers, vines, groundcover and other organic plant materials (this does not include plant materials typically used as a cash crop). Tall varieties of native and ornamental grasses may be planted and left in their natural state in selective and limited locations, deemed appropriate by the city. Inorganic materials such as brick, stones, aggregate, ponds or fountains may be used within landscaped areas, provided that such materials comprise no more than 35 percent of the required landscaped area. Flat concrete or asphalt, other than walkways five feet or less in width, may not be used within a required landscaped area.

Minimum equivalent street landscaping: The minimum landscaped area which must be provided in a street yard, expressed as a percent of the total area contained within that street yard.

Shrub: A deciduous or evergreen plant having a minimum height of 18 inches at the time of planting, with a maximum mature height of less than 10 feet.

Street yard:

(1) The area of a lot or parcel which lies between any street property line and the fronting walls of any building or buildings on the parcel. The street yard shall follow all irregularities or indentations in the front wall of the building, excluding minor projections or indentations such as steps or unenclosed porches. For the purposes of defining the street yard area, the front wall shall be extended from the outermost corners of the building, parallel with the fronting street, until intersecting with the side property line [see Attachment B hereto]. Street yard depth shall not exceed 100 feet for the purposes of calculating the minimum equivalent street landscaping area requirement.

(2) On lots or parcels with multiple buildings, the street yard area shall be defined by all building front walls having direct, visual frontage onto the street. Any space between buildings equal to 15 percent of the length of such frontage, but in no case more than 100 feet, shall be considered an extension of the continuous building front wall for the purpose of delineating the street yard.

Understory/ornamental tree: A flowering or non-flowering deciduous tree having a maximum mature height of 30 feet and a minimum caliper of 2 inch at the time of planting.

(E) Street Yard Landscaping Standards:

(1) Street yard landscaping shall be provided adjacent to each street property line and within street yards, as set forth below, in accordance with an approved site landscaping plan.

(2) Minimum equivalent street landscaping area:

(Minimum Equivalent Street Landscaping Area)		
Zoning District	Percent of Street Yard (%)	Minimum Landscaping Depth of Street Yard*** (ft.)
R3SL	65	20
R3	65	20
R4	60	10
RO	30	10
B1	25	10
B2	20*	10*
AC	20	20*
B3	0	0
ME	20	20
M1	20	20
M2	20	10
M3	20	10
TD	30	30
CD	**	30
RD	**	10 or 30

*Unless otherwise established in an approved Streetscape Improvement Project.

**As determined by approved plan

(3) When a lot contains more than one street frontage, the area of all street yards and the proposed street yard landscaped areas may be combined for the purposes of determining compliance with this section.

(4) Any required street yard landscaping shall include the following minimum shrub and tree plantings (or an appropriate equivalent as determined by the city) for every 100 feet (any fraction of .5 or less rounded to the next lowest number; any fraction exceeding .5 rounded to the next highest number) of property line adjacent to a public street right-of-way: 1 canopy tree; 1 understory/ornamental or evergreen tree; 3 shrubs. Existing trees or shrubs approved for preservation shall be counted toward satisfaction of this provision.

(F) Buffer Yard and Parking Landscaping Screening Standards:

(1) Buffer yard landscaping shall be installed and maintained adjacent to the affected common side or rear property line(s), when a use is established in a more intensive zoning district located adjacent to a less intensive zoning district, as set forth below:

More Intensive Zoning District	Required Buffer Yard Width (ft.)*	Less Intensive Zoning District
RO, B1, B2, AC, CD, TD	10	TA, LLR, R1, R2, R3, R3SL, R4, RD
ME, M1, M2, M3	20	TA, LLR, R1, R2, R3, R3SL, R4, RO, RD, CD, TD, B1, B2, B2, AC, B3

*When an alley, street or railroad R.O.W. separates adjacent districts requiring a buffer yard, the buffer yard width shall be halved.

(2) Buffer yard landscaping is intended to provide screening of loading docks, refuse collection points, truck/equipment parking, sources of noise, glare, light, dust, or other negative impacts. Buffer yard landscaping shall include hedges or screens of evergreen or approved deciduous plant material, capable of providing a substantial opaque barrier, and attaining a minimum height of 6 feet within three years of planting. Opaque fencing may also supplement the vegetative plantings, but shall be installed no closer to the property line than the width of the required buffer yard.

(3) Buffer yard landscaping and parking landscaping screening strips shall not be placed on an easement.

(4) A parking landscaping screening strip, having a Minimum Landscaping Depth of Street Yard as identified above, shall be installed along any parking area adjacent to a public street right-of-way. No parking area shall contain more than 100 spaces except as allowed within these regulations. If a greater number of parking spaces is required, separate parking areas shall be provided, and shall be separated from other parking areas by landscaped dividing strips, having a minimum width of 6 feet. These strips shall include trees, shrubs, grasses and other vegetative coverings for a creative aesthetic appearance. A parking landscaping screening strip shall also count towards meeting any requirements associated with minimum equivalent street or buffer yard landscaping.

Alternate plans for parking lots with more than 500 spaces may be submitted for approval by a committee comprised of the Planning Director, Building Department Director and Public Works Director with recommendations from other appropriate city staff. The Committee shall establish criteria for the review and approval of larger parking lots based on but not limited to the following areas of concern: overall area and types of landscaping provided shall not be less than would be required under the conventional regulations, provision for storm water management and filtering using best available practices, provisions for adequate lighting, fire protection and security throughout the lot, provisions for pedestrian access through and around the lot, and provisions for pedestrian access to the site requiring said parking lot.

(5) A development may continue to comply with the buffer yard landscaping requirements in effect at the time of issuance of its initial building permit, regardless of whether an adjacent lot or property is rezoned to a less restrictive zoning district which requires additional buffer yard landscaping.

(G) Site Plan Requirements:

(1) A site plan showing the required street yard, buffer yard and/or parking screening landscaping shall be submitted to the city for review and approval as part of the application for a building permit. The plan shall include, but not be limited to the following:

- (a) Location of proposed landscaping drawn to scale.
- (b) Location, size, type and condition of proposed plant and non-plant landscaping materials including fences, walks, ponds, fountains, benches, lighting and irrigation systems.
- (c) Estimated date of completion of the installation of all plantings and finishing materials.

(H) Installation and Maintenance Requirements:

(1) Required landscaping areas shall be installed and maintained in a neat, clean, orderly and healthful condition. Maintenance shall include proper pruning of trees and shrubs, mowing of lawn and grass areas, weeding, removal of litter, fertilizing, replacement of plants consistent with this section when necessary, and the regular watering of all plantings.

(2) The installation of landscaping shall be completed prior to the issuance of any occupancy permit for buildings on the property, or commencement of the intended use of the property.

(3) If, at the time of commencement of the intended use of the property or application for a certificate of occupancy, any required landscaping has not been installed or completed due to seasonal or climatic conditions or plant material being unavailable, the developer or owner of the property shall submit the following to the Building Department:

(a) A request for extension of the proposed completion date for installation of the required landscaping, stating the reason for the request, the property owner's current mailing address, and a commitment to complete the installation of the landscaping by a date certain, not to exceed six months from the building completion date.

(b) A drawing showing the plan and layout of the landscaping areas.

(c) A cost estimate for the installation of the landscaping area.

(d) A bond, certificate of deposit, letter of credit, cash or other financial surety as may be approved by the City Attorney guaranteeing faithful performance of the owner or developer's commitment to complete installation of the required landscaping and payable to the City of Grand Island in the event that the developer fails to carry out the commitments described in sub-paragraph (a) above.

- (4) Upon approval of the foregoing request for extension of time to complete the landscaping installation, the owner or developer shall be issued a conditional certificate of occupancy or a conditional letter authorizing commencement of use of the property by the Building Department. The owner or developer shall complete the installation of the landscaping in accordance with the commitments made pursuant to sub-paragraph (a) above, and, upon inspection and approval by the Building Department, a certificate of occupancy or commencement of use letter shall be issued. All limitations on the use of the property relating to landscaping are deemed to be of no force or effect at that time, and the City shall release the surety or other security submitted by the owner or developer.
- (5) If the owner or developer has not installed the required landscaping with the commitments made pursuant to sub-paragraph (a) above, the owner or developer shall be deemed to have granted the City or its officers, employees, agents or representatives permission to enter upon the property to install the required landscaping in accordance with the plan submitted pursuant to sub-paragraph (c) above using the surety or security filed by the owner or developer as payment for said installation. The Building Department shall send the owner or developer written notice of default and intention to enter onto the property to install required landscaping by certified mail, return receipt requested, and ordinary first class mail sent to the last known address of said owner or developer at least five (5) business days prior to making such entry.

Amended by Ordinance No. 9256, effective 04-07-2010
Amended by Ordinance No. 9419, effective 02-15-2013
Amended by Ordinance No. 9422, effective 04-02-2013
Amended by Ordinance No. 9738, effective 07-10-2019



Hall County Regional Planning Commission

**Wednesday, March 11, 2020
Regular Meeting**

Item F2

**Public Hearing - Redevelopment Plan Amendment - CRA Area 16
- Veterans Home Property.**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 28, 2020

SUBJECT:

Redevelopment plan for a Site Specific Redevelopment Plan for property located in Blight and Substandard Area 16 north of Capital Avenue south of Nebraska Highway 2 and west of Broadwell Avenue, Nebraska Veterans Home Property in Grand Island, in Hall County, Nebraska to support this development. (C-12-2020GI)

PROPOSAL:

This Redevelopment Project is intended provide for the redevelopment of the buildings and property of the Veterans Home Campus in Grand Island, Nebraska. To honor the history and sacrifices of our veterans by preserving historic elements of property. To enhance the partnership between the State and the City regarding this site by facilitating the transfer of this property from the State to the White Lotus Group. To facilitate the transfer it is proposed that the State will give the property to the CRA and the CRA will in turn transfer the property to the White Lotus Group. The transfer cannot be made directly between the State and White Lotus Group. This redevelopment plan does not authorize the use of Tax Increment Financing.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council. Redevelopment of this property is a priority for both the City of Grand Island and the State of Nebraska.

Transferring this property to a developer is in the best interest of the City. The three phase project including elderly housing, assisted living and student housing and activities, proposed by White Lotus Group in their response to a request for proposals by both the State and the CRA is project is **consistent** with the **existing zoning** for this area within the City of Grand Island. This is evident by the fact that the property is zoned **RO** Residential Office. The **RO** zoning district allows a variety of residential uses including apartments and nursing homes.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location.

The Planning Commission is required to comment on these applications to confirm that the transfer of this property through the CRA is consistent with the comprehensive plan. The

proposed use for a senior housing development and student/intern housing and services at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Grand Island Veteran's Home Redevelopment Project

January 2020

State of Nebraska (State), HELP Foundation of Omaha Inc. (White Lotus), a non-profit corporation affiliated with White Lotus Group of Omaha, Nebraska, the Grand Island Community Redevelopment Authority (CRA) and the City of Grand Island, Nebraska (City) intend to complete a transaction providing for the redevelopment of the Grand Island Nebraska Veterans Home property in Grand Island, Nebraska.

Executive Summary:

The State of Nebraska owned and operated a state Veteran's Home (Soldiers and Sailors Home) in north central Grand Island between 1888 and 2019. In January of 2019 the resident veterans were relocated to a new facility in Kearney, Nebraska. Following the move to the new facility (during the summer of 2019) the Nebraska Department of Administrative Services (DAS) sought redevelopment proposals for the 48 acre site of containing the buildings and facilities. A committee consisting of DAS employees, Grand Island residents, and community leaders reviewed proposals as submitted and selected White Lotus Group of Omaha partnering with Chief Industries and O'Connor Enterprises as the most responsible applicant and the best team for redevelopment of the site.

In June of 2019 the Grand Island City Council declared the Veteran's Home property included in CRA Area #16 to be Substandard and Blighted in accordance with the Nebraska Community Development Law (Act).

In November of 2019 the CRA solicited the general public for redevelopment proposals for a portion of CRA Area #16 including the Veterans Home Campus. One proposal was received, from the White Lotus Group and their partners; in December of 2019 the CRA passed Resolution 328 notifying the Grand Island City Council of the intent of the CRA to enter into a redevelopment contract with the White Lotus Group upon approval of a redevelopment plan and other agreements as needed.

In December of 2019 the DAS Vacant Building and Excess Land (VBEL) Committee met and declared the remaining 58 acres of the Veteran's Home campus to be vacant and excess making it available for acquisition and redevelopment.

It is the intent of the City, the State and White Lotus to facilitate the transfer of the Veteran's Home Property to the White Lotus Group using CRA and powers granted to the CRA and the City under the Act and this redevelopment plan is being proposed for that express purpose.

Project Description

This Redevelopment Project is intended provide for the redevelopment of the buildings and property of the Veterans Home Campus in Grand Island, Nebraska. To honor the history and sacrifices of our veterans by preserving historic elements of property. To

enhance the partnership between the State and the City regarding this site by facilitating the transfer of this property from the State to the White Lotus Group.

The City has approved a blight study and determined that the Veterans Home Campus is located within a blighted or substandard area (Area 16). This Redevelopment Plan recognizes that the Veterans Home Campus is located within a blighted or substandard area, thereby enabling the City to undertake a redevelopment project pursuant to the Act.

The Property transfer is anticipated to occur after April 1, 2020 upon agreement of all parties and following approval of this plan by the City Council and more than 30 days after the execution of a redevelopment contract between White Lotus and the CRA. At that time, the following actions are contemplated:

1. The State shall transfer the property in fee simple by warranty or special deed to the CRA. The State is transferring the property the CRA pursuant to Neb. Rev. Stat. §18-2138.
2. The CRA shall transfer the property in fee simple by warranty or special deed to White Lotus. Such transfer shall be subject to significant covenants requiring White Lotus to redevelop the property. Section 18-2118 of the Act provides that the CRA may transfer real estate at "fair value for uses in accordance with a redevelopment plan. In determining fair value, the CRA is required to:

Take into account and give consideration to the uses and purposes required by such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by the redeveloper of such property; the objectives of the redevelopment plan for the prevention of the recurrence of substandard and blighted areas; and such other matters as the authority shall specify as being appropriate. Neb. Rev. Stat. 18-2118

The CRA has reviewed the appraisal provided by the DAS for the property and reviewed the significant costs required to rehabilitate the property pursuant to this Redevelopment Plan. The covenants in the redevelopment contract will require an investment by White Lotus in excess of the value of the property. Therefore, the CRA intends to transfer the property to White Lotus, immediately upon receiving title pursuant to Section 18-2107(4) of the Act empowering the CRA to make "grants.....to...private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan". The CRA will impose covenants on the property but shall not receive financial consideration for the transfer of title to White Lotus.

3. White Lotus shall accept the property in an "as is, where is" condition indemnifying the CRA from any liability the CRA may have incurred during its period of ownership.

In exchange for the property White Lotus will proceed with the redevelopment of the property as proposed subject to the covenants established in the redevelopment contract. Changes to the redevelopment plan may be approved by the CRA and City Council.

REDEVELOPMENT PROJECT SHALL BE LIMITED TO THE FOLLOWING GEOGRAPHIC AREA:

Property Description (the “Redevelopment Project Area”)

Legal Description: MISCELLANEOUS TRACTS 5-11-9 TO THE CITY OF GRAND ISLAND
58.78AC~

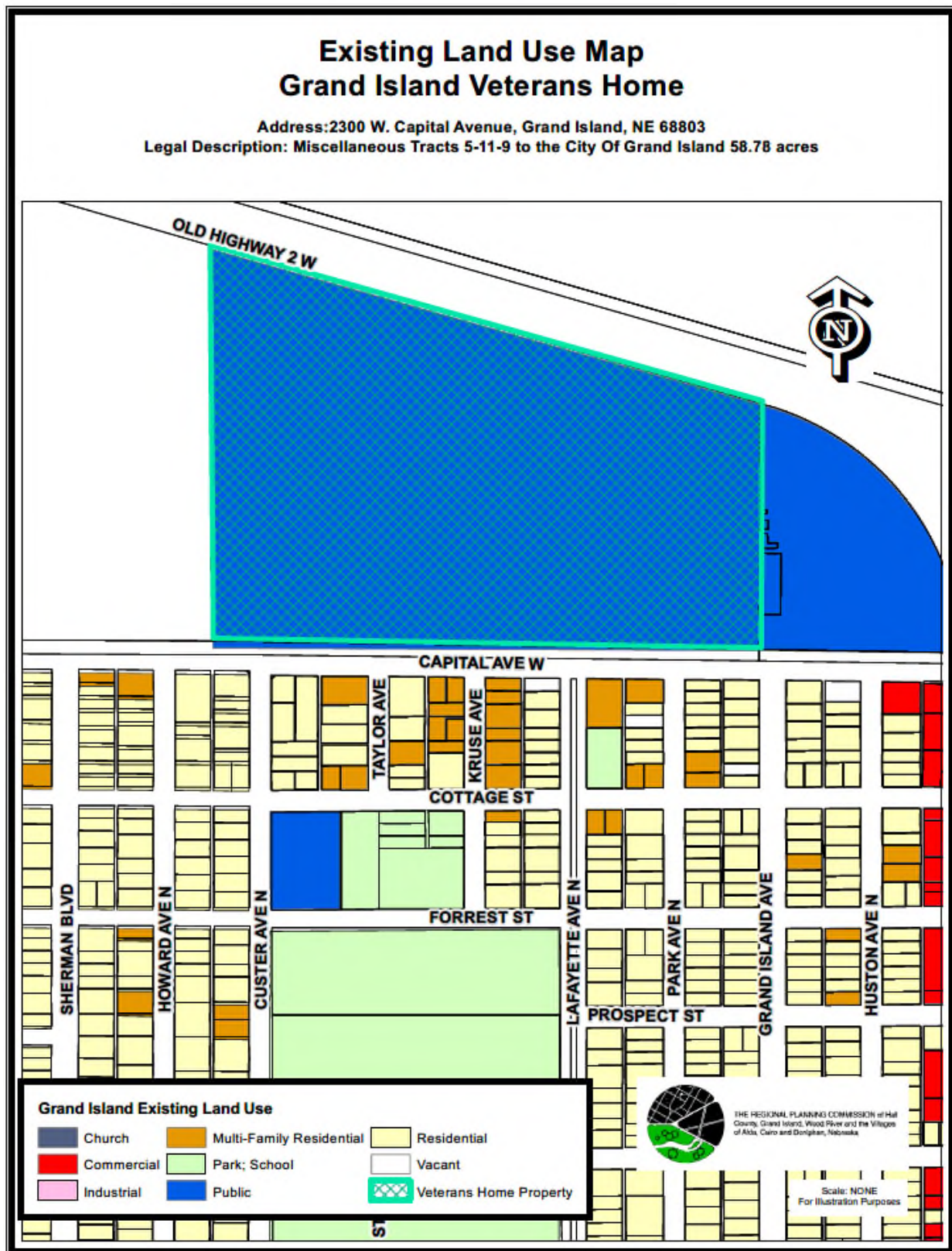
PIN:

Commonly Known as: Grand Island Veterans Home Campus

Address: 2206 Capital Ave, Grand Island NE



Existing Land Use Map



THE REDEVELOPMENT PROJECT COMPLIES WITH THE ACT:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. **Redevelopment Project Area 16 was declared to be declared blighted and substandard by action of the Grand Island City Council.[§18-2109] with the passage of Resolution #2019-201 on June 25, 2019. Such declaration was made after a public hearing in full compliance with the public notice requirements of §18-2115 of the Act.**
2. **Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This Redevelopment Project is consistent with the Comprehensive Plan of Grand Island and no changes in the Comprehensive Plan elements are intended. Documentation of compliance with the Comprehensive plan was provided by the Hall County Regional Planning Commission at a public hearing at their meeting on March 11, 2020 wherein the Commission passed Resolution 2020-05 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

(a) Land Acquisition:

The Redevelopment Plan specifically grants authority for the CRA to acquire this property with the intent of transferring the property to White Lotus immediately upon acquisition and paying such costs as may be required to accomplish the maintenance and transfer of the property.

(b) Demolition and Removal of Structures:

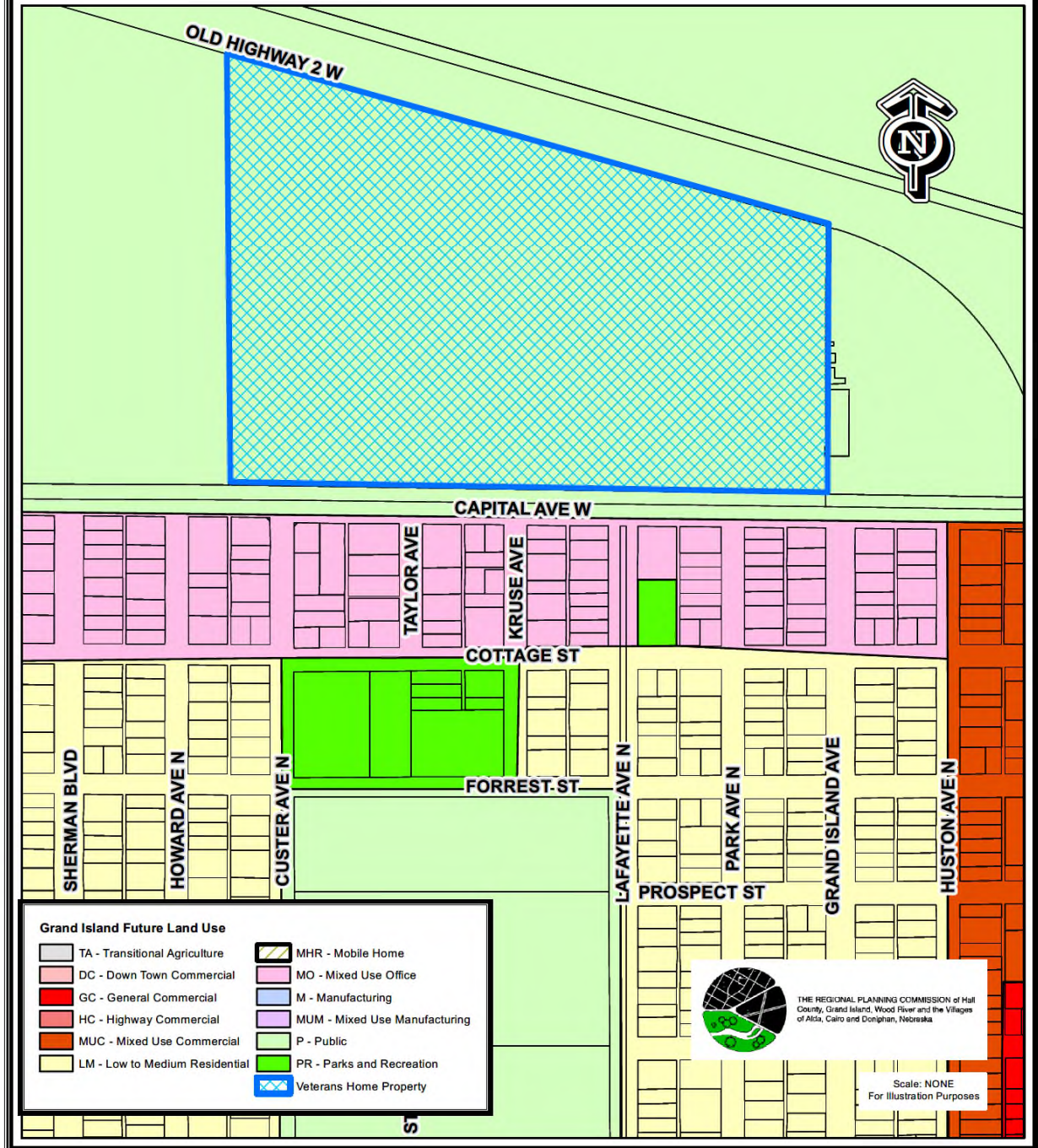
The project to be implemented pursuant to this Redevelopment Plan will require demolitions. However complete building demolition is not contemplated. The primary purpose and intent of this project is to provide for adaptive reuse of the existing structures.

(c) Future Land Use Plan:

The Veterans Home Campus was designated a public use while the property on the south side of Capital is shown as mixed use office it is appropriate to consider the changes in ownership of the property and extend the mixed use office designation to include the Campus. [§18-2103(b) and §18-2111].

Future Land Use Map Grand Island Veterans Home

Address: 2300 W. Capital Avenue, Grand Island, NE 68803
Legal Description: Miscellaneous Tracts 5-11-9 to the City Of Grand Island 58.78 acres



- (d) Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes:

The Veterans Home Campus is zoned RO Residential Office all of the proposed uses included in the redevelopment proposal are permitted in the RO zoning district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

- (e) Site Coverage and Intensity of Use:

The Veterans Home Campus is zoned RO Residential Office and can accommodate the improvements contemplated as part of this Redevelopment Project. [§18-2103(b) and §18-2111] No additional land coverage is contemplated with structures. However additional structures are not prohibited.

- (f) Additional Public Facilities or Utilities:

Sewer and water are available to support this development.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

5. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. [§18-2103.02].

This Redevelopment Plan will not require the displacement of individuals or families.

6. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

No members of the CRA or City employees hold an interest in property within the Redevelopment Project Area.

7. Section 18-2114 of the Act requires that the Authority consider:

- (a) Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

It is anticipated that the State of Nebraska will grant the property to the Grand Island Community Redevelopment Authority as an independent political entity in the State of Nebraska. The CRA will then grant the property to White Lotus subject to covenants established in a redevelopment contract. This plan provides for both the acquisition and disposition of the Veterans Home Campus property.

(b) Statement of proposed method of financing the Redevelopment Project.

White Lotus Group and their partners will be responsible for providing financing for the project. The City of Grand Island may participate if approvals are granted in authorizing Tax Increment Financing (TIF), Property Assessed Clean Energy program (PACE) Financing and other programs only on prior approval following statutory compliance and redevelopment plan amendment.

(c) Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this Redevelopment Plan.

8. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The CRA has considered these elements in proposing this Redevelopment Plan. This Redevelopment Plan will have no negative impact on the Comprehensive Plan for the City of Grand Island. The improvements contemplated under this Redevelopment Plan will raise property values and provide a stimulus to keep surrounding properties properly maintained and support additional development. The intent of the property Redevelopment Plan is to prevent recurring elements of blighting conditions.

.Justification of Project

The Grand Island Veteran's Home has been a major source of community pride since its inception. The loss of the Veteran's Home has left a number of unanswered questions about this property and how it will be used. This process including the request for development proposals by the State of Nebraska and by the Grand Island CRA is an attempt to provide direction to the redevelopment, provide benefits to the community, along with preserving the historic nature of the facility.

9. Cost Benefit Analysis

This Redevelopment Plan does not permit the use of TIF. Any project using TIF will need to be approved with a separate plan amendment that will include a cost benefit analysis.

10. Time Frame for Development

It is anticipated that the acquisition of this property from the State of Nebraska would occur on or after April 1, 2020. It is further anticipated that the CRA will transfer the property to White Lotus the same day that it is acquired from the State of Nebraska

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 332

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT PLAN TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 2nd day of March, 2020

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By


Chairperson

ATTEST:


Secretary

Veterans Home Acquisition

Resolution Number 2020-05

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for CRA Area #16 Veterans Home.** 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 Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

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: March 11, 2020

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, March 11, 2020
Regular Meeting**

Item J1

Final Plat D. Skeen Subdivision Alda

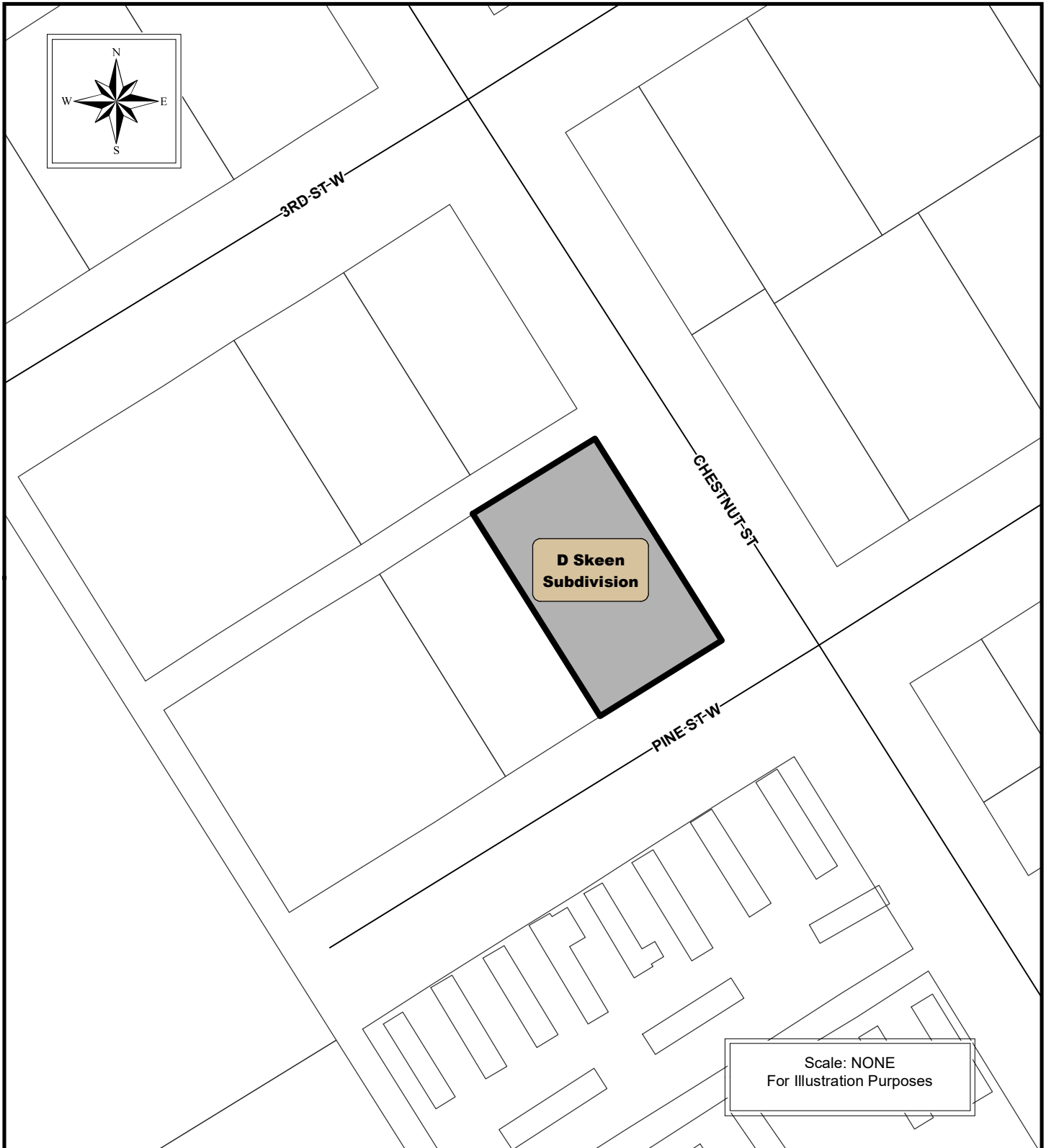
Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, 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 Douglas Skeen
Address 406 Pine Street
City Alda, State NE Zip 68810
Phone _____

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

All owners, lien holders, 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:  Date: 2/19/2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 410 S Webb Rd; STE 4B
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: Skeen Subdivision

Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☒ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 3

Number of Acres 0.482 Acres

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 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.
- ☒ Closure Sheet
- ☒ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 500.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.



Hall County Regional Planning Commission

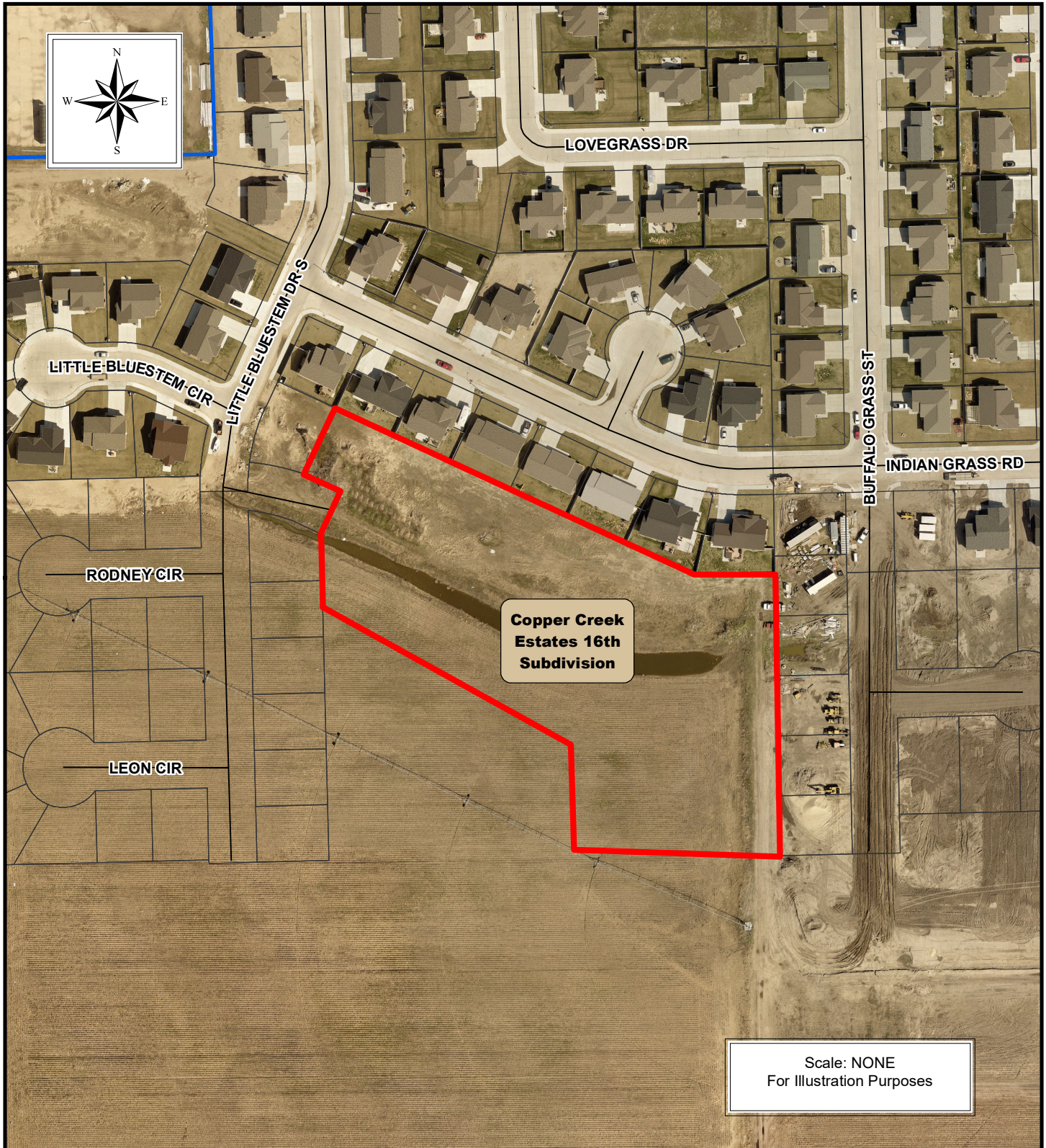
**Wednesday, March 11, 2020
Regular Meeting**

Item J2

**Final Plat - Copper Creek Estates Sixteenth Subdivision - Grand
Island**

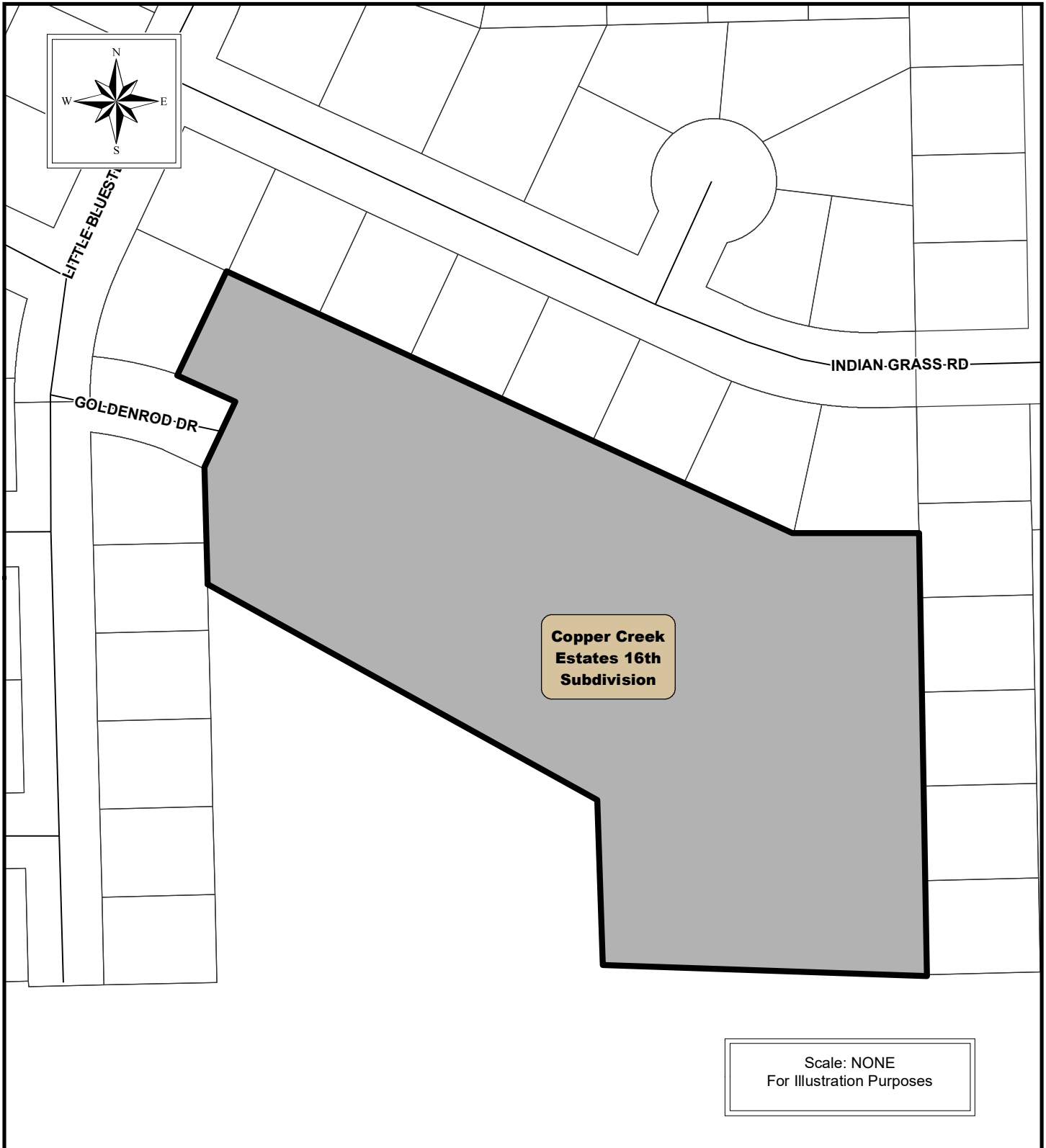
Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

PROPOSED SUBDIVISION LOCATION MAP



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

COPPER CREEK ESTATES SIXTEENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION LINE
- EXIST. DRAINAGE EASEMENT LINE
- EXIST. UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- M MEASURED DISTANCE
- P1 PLATTED DISTANCE COPPER CREEK RODNEY LEON SUB
- P2 PLATTED DISTANCE COPPER CREEK ESTATES EIGHTH SUB
- P3 PLATTED DISTANCE COPPER CREEK ESTATES 13TH SUB

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 24, COPPER CREEK ESTATES EIGHTH SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED S65°08'44"E ALONG THE SOUTHWESTERLY LINE OF SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 500.06 FEET TO THE SOUTHWEST CORNER LOT 17, SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE N88°14'16"E A DISTANCE OF 100.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S00°54'44"E ALONG THE WEST LINE OF COPPER CREEK ESTATES 13TH SUBDIVISION, GRAND ISLAND, NEBRASKA, A DISTANCE OF 349.29 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK ESTATES 13TH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S88°37'46"W A DISTANCE OF 253.27 FEET; THENCE N01°22'27"W 150.77 FEET; THENCE N64°58'48"W A DISTANCE OF 351.45 FEET TO A POINT BEING ON THE EAST LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE N01°22'22"W A DISTANCE OF 101.41 FEET TO THE NORTHEAST CORNER LOT 24, SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N25°02'34"E A DISTANCE OF 60.00 FEET TO A POINT THE NORTH RIGHT-OF-WAY LINE OF GOLDENROD DRIVE; THENCE N65°08'42"W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02°19'53", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING N68°33'09"W A DISTANCE OF 12.21 FEET TO THE SOUTHEAST CORNER LOT 25, SAID COPPER CREEK RODNEY LEON SUBDIVISION, THENCE N25°02'34"E ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 91.05 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 177,998.25 SQUARE FEET OR 4.086 ACRES MORE OR LESS OF WHICH 0.931 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**COPPER CREEK ESTATES SIXTEENTH SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 ADDITION 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 _____, 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2020, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF 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

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

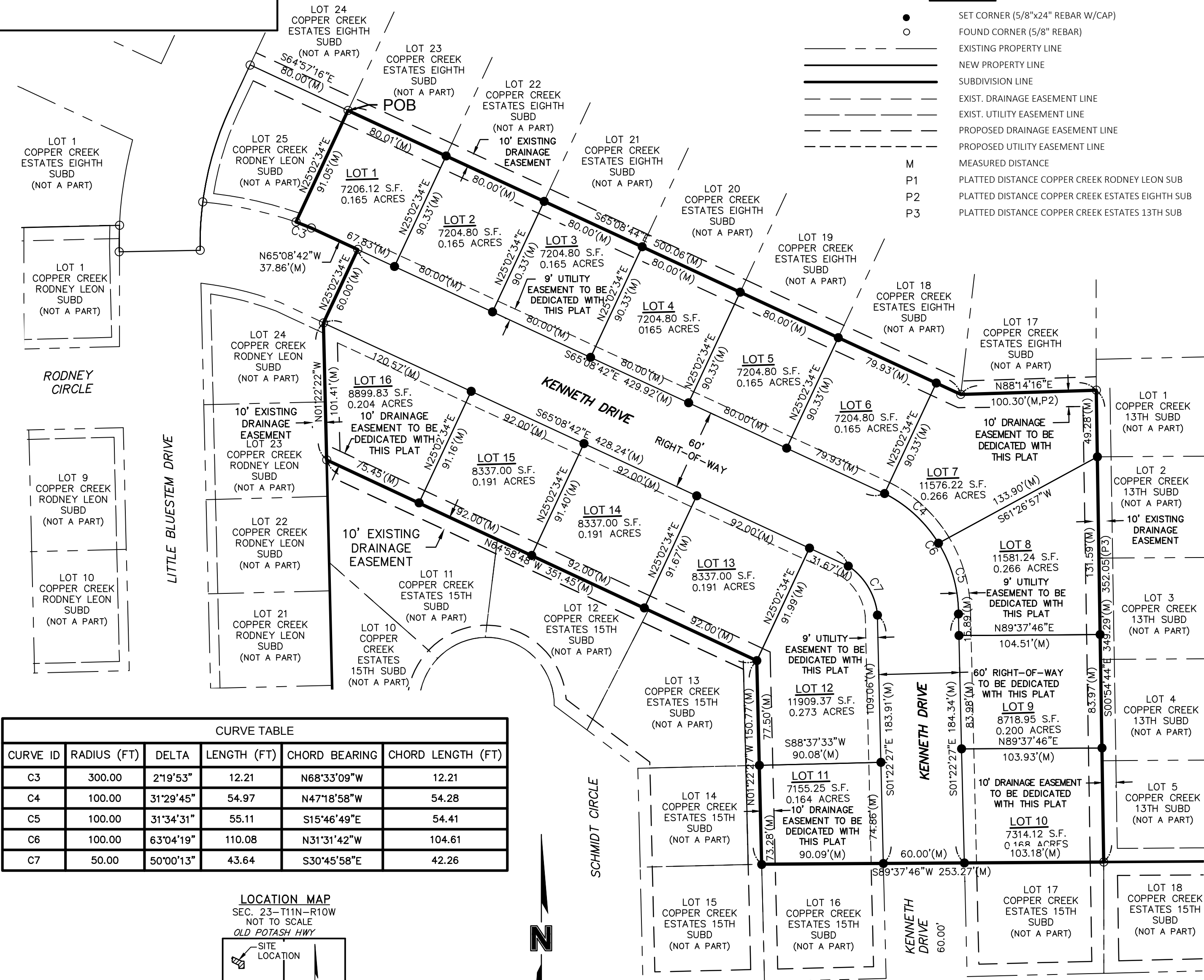
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2020.

MAYOR _____

CITY CLERK _____



DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Sheets\V_FPT_COPPER CREEK ESTATES 16TH_0180480.dwg USER: jjimenez
DATE: Feb 19, 2020 12:33pm XREFS: v_xtpo_gim_80480 V_FPT_COPPER CREEK 15TH_0180480 V_FPT_019-0415 PBASE_70270

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2018-0480
GUARANTEE GROUP
SURVEY
FB

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

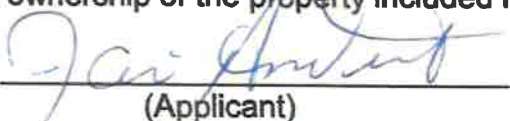
This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name GUARANTEE GROUP LLC
Address PO BOX 5916
City GRAND ISLAND, State NE Zip 68802
Phone (308) 379-1482

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

All owners, lien holders, 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:  Date: FEBRUARY 18TH, 2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON
Address 201 EAST 2ND STREET
City GRAND ISLAND, State NE Zip 68801
Phone (308) 384-8750
Surveyor/Engineer Name JAI ANDRIST License Number 630

SUBDIVISION NAME: COPPER CREEK ESTATES SIXTEENTH SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 16
Number of Acres 4.086

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 630.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed