



Hall County Regional Planning Commission

**Wednesday, October 6, 2021
Regular Meeting**

Item A1

Agenda October 6, 2021 Meeting

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, October 6, 2021

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 1, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 32 to allow for redevelopment of property located south of Old Potash Highway and west of North Road in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-01 (C-01-2022GI)

5. **Public Hearing – Rezoning-Grand Island** Public Hearing regarding the rezoning in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska. This property is located south of Old Potash Highway and west of North Road in the City of Grand Island. (C-02-2022GI)

- a. Preliminary - Jaxson Subdivision - Grand Island - Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (49 lots, 26.029 acres). This property is zoned LLR- Large Lot Residential.
- b. Final Plat - Jaxson Subdivision- Grand Island - Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (17 lots, 26.029 acres). This property is zoned LLR- Large Lot Residential.

6. **Public Hearing – Comprehensive Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the future land use element of the Grand Island

Comprehensive Plan for property located north of Husker Highway and west of Prairieview Street Grand Island, Hall County, Nebraska. (C-04-2023GI)

7. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 33 to allow for mixed-use development of property located north of Husker Highway and west of Prairieview Street Grand Island, Hall County, Nebraska. Resolution 2022-02 (C-02-2022GI)
8. **Request for Conservation Easement – Doniphan** Concerning a Conservation Easement comprising a part of the East Half (E1/2) of Section Thirty-Six (36), Township Ten (10) North, Range Ten (10) West of the 6th P.M. (Discussion, Action) (C-05-2022D)
9. **Public Hearing – Rezoning-Grand Island** Public Hearing regarding the rezoning of property located south of 5th Street and west of Eddy Street and is addressed 817 W. 5th Street in the City of Grand Island from R4 High Density Residential to B2 General Business. (C06-2022GI).
10. **Public Hearing - Cairo Comprehensive Plan** Public Hearing to consider the 2021 Comprehensive Development Plan as developed by the Village of Cairo with their consultant Five Rule Rural Planning.(C-07-2022C)

Consent Agenda:

11. **Final Plat - Copper Creek Estates 18th Subdivision- Grand Island-** Located south of Thomas Street and west of Kenneth Drive in Grand Island, Nebraska. (74 lots, 4.086 acres). This property is zoned R-3SL Medium Density-Small Lot Residential Zone
12. **Final Plat - Sunset Acres Subdivision – Grand Island -** Located south of Stolley Park Road and west of Stuhr Road in Hall County, Nebraska. (1 lots, 4.552 acres). This property is zoned LLR- Large Lot Residential.

13. Directors Report

**Community Beautification Award
Comprehensive Plan Update
Hazard Mitigation Plan Update
Nebraska Planning Conference**

14. Next Meeting November 3, 2021.

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 6, 2021**

- 4. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #32 Proposed Jaxson Subdivision-Grand Island**
Concerning a redevelopment plan for CRA Area No. 32 for 26 acres south of Old Potash Highway and west of North Road proposed for platting as Jaxson Subdivision. The request calls for redevelopment of this property for 192 units of age restricted housing at this location. A resolution has been prepared. (C-01-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change for property located west of North Road and south of Old Potash Highway proposed for platting as Jaxson Subdivision from LLR Large Lot Residential to RD Residential Development zone. 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-02-2022GI) Preliminary and Final Plat for Jaxson Subdivision recommendation will be made with recommendation to rezone. **See Full Recommendation** (Hearing, Discussion Action)
- 6. Public Hearing Comprehensive Plan Amendment** Concerning a change to the Future Land Use map for the City of Grand Island for property located north of Husker Highway and west of Prairieview Street. The request is to change the south 80 acres from low to medium residential to mixed use commercial to leave the middle 80 acres as low to medium density residential and to change the south half to of the north 40 acres from manufacturing to low to medium residential and the north half of that 40 acres from manufacturing to mixed use manufacturing in Grand Island, Hall County, Nebraska. (C-04-2022GI). **See Full Recommendation.**
- 7. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #33 Proposed Legacy 34 Subdivision-Grand Island**
Concerning a redevelopment plan for CRA Area No. 33 for 200 acres north of Husker Highway and west of Prairieview Street for a mixed use development. The plan is a general plan for this property with a specific TIF request for the first phase of the development. Only the first phase of the development is being approved for TIF. A resolution has been prepared. (C-03-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 8. Request for Conservation Easement -** Concerning a Conservation Easement – Section 36 n Township 10 N, Range 10 W. of the 6th P.M. The property is located north of the Cedarview Road west of U.S. Highway

281. Part of this property is in the extraterritorial jurisdiction of the village of Doniphan and per state statutes they can consider approval of the easement after a recommendation from the planning commission. (C-05-2022D) (Discussion, Action).

- 9. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning on Lot 3 Block 16 of Rollins Addition from R4-High Density Residential to B2-General Business. This property is located south of 5th Street and west of Eddy Street 817 W. 5th Street in the City of Grand Island. 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-06-2022GI) **See Full Recommendation** (Hearing, Discussion Action)
- 10. Public Hearing – Concerning the Cairo Comprehensive Plan-**An updated comprehensive plan has been submitted by the Village of Cairo and their consultant Five Rule Rural Planning for recommendation and approval. (C-07-2022C)

Consent Agenda:

- 11. Final Plat - Copper Creek Estates 18th Subdivision- Grand Island-** Located south of Thomas Street and west of Kenneth Drive in Grand Island, Nebraska. (74 lots, 4.086 acres). This property is zoned R-3SL Medium Density-Small Lot Residential Zone
- 12. Final Plat - Sunset Acres Subdivision – Grand Island -** Located south of Stolley Park Road and west of Stuhr Road in Hall County, Nebraska. (1 lots, 4.552 acres). This property is zoned LLR- Large Lot Residential and located outside of the Grand Island City limits.

13. Director's Report

Hazard Mitigation Plan Update City and county staff have been working with the Central Platte NRD and JEO Consulting on the update of the Hazard Mitigation Plan.

Comprehensive Plan Update – Grand Island and Hall County

Nebraska Planning Conference
Recognition of Patrick O'Neill

Next Meeting November 3, 2021.