



Hall County Regional Planning Commission

Wednesday, October 6, 2021
Regular Meeting

Item F3

**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)**

Staff Contact:

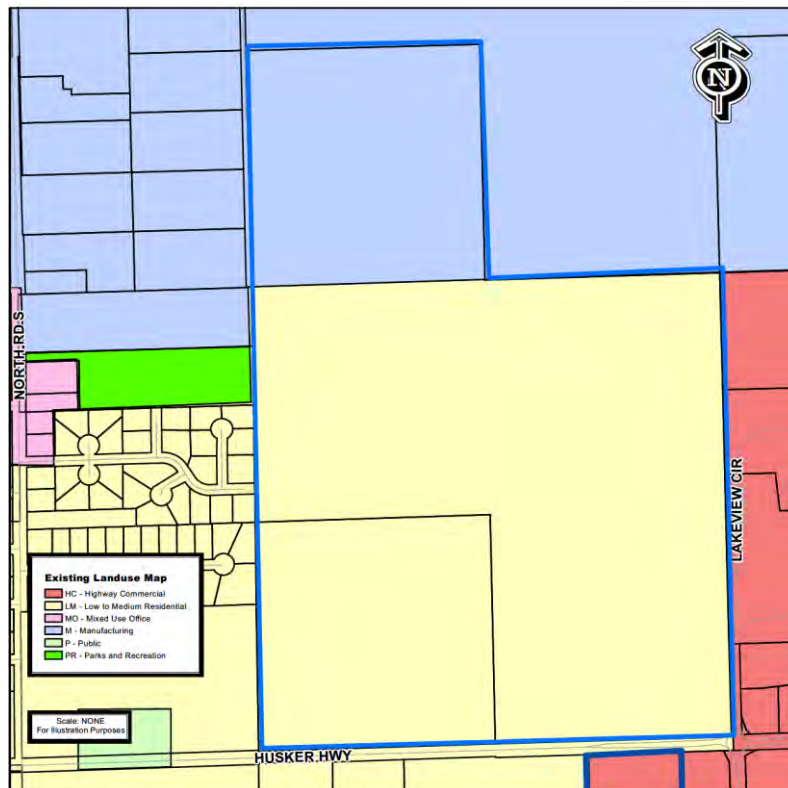
Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 27, 2021

SUBJECT: *Future Land Use Map Change (C-04-2022G1)*

PROPOSAL: This application includes approximately 200 acres of land north of Husker Highway and west of Prairieview Street. Innate Development LLC has an option to purchase and develop this property. A redevelopment plan requesting Tax Increment Financing is also being considered. If the redevelopment plan and this amendment are approved Innate Development LLC will forward a request to rezone the property in a manner consistent with the proposed development. As shown on the map below the southern 160 acres is planned for low to medium density residential and the 40 acres at the northwest corner is shown as manufacturing. The property is located within the Grand Island municipal limits.



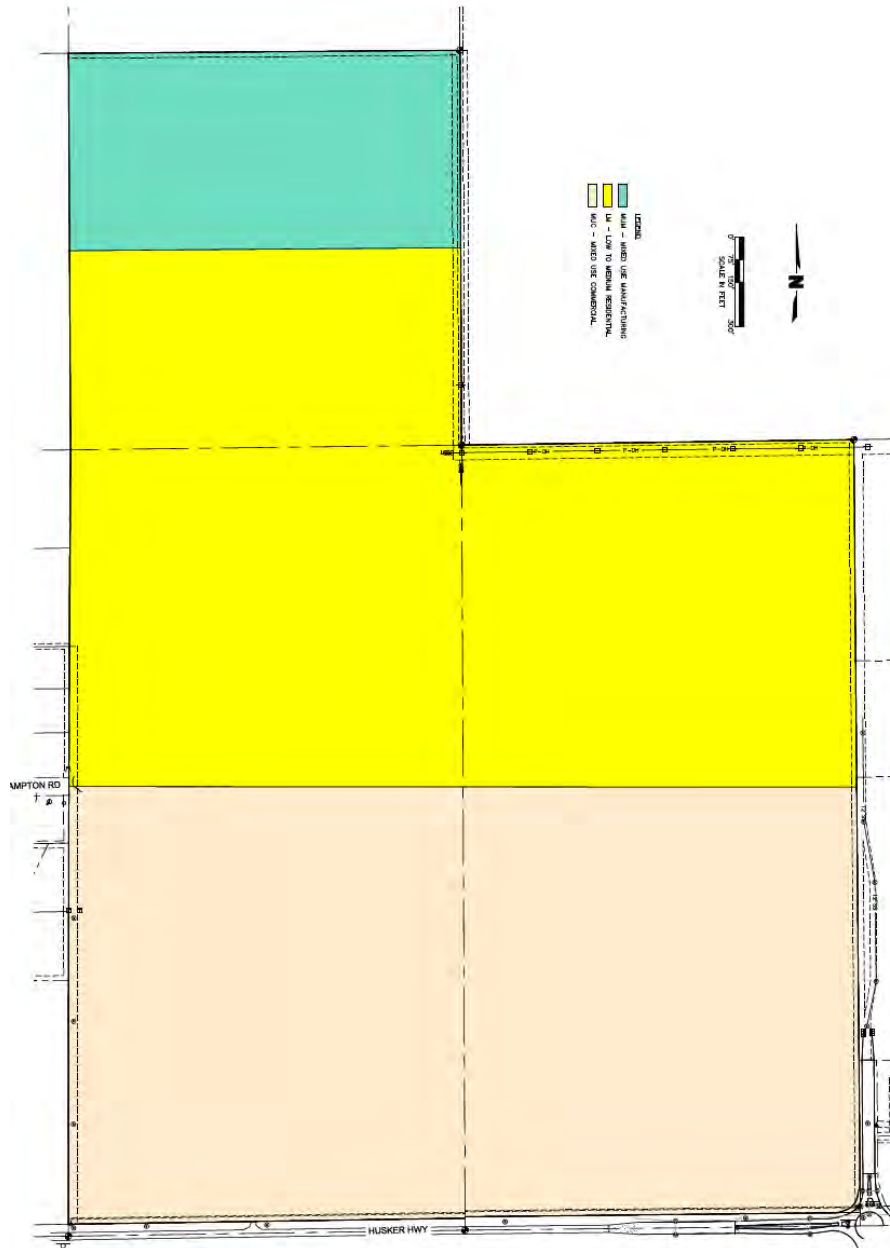
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Albia, Ceto and Doniphan, Nebraska

OVERVIEW

The applicant is requesting two amendments to the Grand Island Comprehensive Plan and Future Land Use map on this property. The first would extend the possibility of

commercial and residential development along Husker Highway from Prairieview Street to west edge of the property on the south 80 acres. The second is to change the proposed future use of the northern portion of this property from manufacturing to mixed use manufacturing and low to medium density residential as part of this application. These changes as proposed will allow for some flexibility in the development across the property. Along the southern side the extension of commercial development along Husker Highway and into the planned neighborhood for the creation of a neighborhood commercial node and a transition from the existing commercial development on the east side of Prairieview Street. On the north 40 acres this will allow the developer to plan the transition between the planned residential development on the south and the more industrial nature of the property to the north and east.

A map of the requested changes is shown below.



EVALUATION:

The Grand Island Comprehensive Plan and this Future Land Use Map were approved in 2004. The development anticipated at the corner of Husker Highway and U.S. Highway 281 was Highway Commercial extending ¼ mile to the west from that intersection. With the development of the hospital and the surrounding area we are seeing support for that development.

This property was not in the Grand Island City Limits at the time of the plan and was largely shown as low to medium density residential with more low to medium density residential to the west. The nature of the area has changed with the development of the hospital and will continue to change over the next several years. Based on the existing development in the area it is appropriate to consider changes to the future land use map that would allow for more of a transition between the 281 corridor on the east and Heartland Lutheran High School, the residential development in the Mary Lane subdivision and Cedar Hills Park.

The proposed changes facilitate that transition and will allow for the creation of a mixed use neighborhood between the Highway 281 and North Road.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

_____ Chad Nability AICP, Planning Director