



# Hall County Regional Planning Commission

Wednesday, November 3, 2021  
Regular Meeting

## Item A1

**Agenda 11/3/21**

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, November 3, 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 October 6, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Rezoning-Grand Island** Public Hearing regarding the rezoning in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 25, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska. This property is located north of Husker Highway and west of Prairieview Street in the City of Grand Island. The request would rezone property from R2 Low Density Residential to RD Residential Development Zone. (C-08-2022GI)

- a. Preliminary – Legacy 34 Subdivision - Grand Island - Located north of Husker Highway and west of Prairieview Street in the City of Grand Island. (313 lots, 197.14 acres). This property is zoned R2 Low Density Residential and M1 Light Manufacturing with proposed zoning changes as development occurs.
- b. Final Plat – Legacy 34 Subdivision- Grand Island - Located north of Husker Highway and west of Prairieview Street in the City of Grand Island. (12 lots, 5.4 acres). This property is under consideration for rezoning to RD Residential Development Zone.

5. **Discussion** Potential Changes to Parking Requirement for Collective Parking Facilities

**6. Discussion** Updates to the Hall County Zoning Regulations

**7. Directors Report**

**Community Beautification Award  
Comprehensive Plan Update  
Hazard Mitigation Plan Update**

**8. Next Meeting** December 1, 2021.

**9. 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  
November 3, 2021**

- 4. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change for property located west of Prairieview Street and north of Husker Highway proposed for platting as Legacy 34 Subdivision from R2 Low Density 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-08-2022GI) Preliminary and Final Plat for Legacy 34 Subdivision recommendation will be made with recommendation to rezone. This property will be subject of many rezoning applications as it moves forward. The first subdivision is around 6 of the 200 acres. **See Full Recommendation** (Hearing, Discussion Action)
- 5. Discussion** Potential Changes to Parking Requirement for Collective Parking Facilities in Grand Island Staff is considering some changes to the parking requirements for certain developments where uses are mixed, activities are connected by non-vehicular transportation modes including hike and bike trails and uses that require parking may have different operating hours. Proposed changes will be presented for discussion.
- 6. Discussion** Updates to the Hall County Zoning Regulations Staff has been working on updates to the Hall County Zoning Regulations. These will be presented for discussion.
- 7. 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**

**Next Meeting December 1, 2021.**