



Hall County Regional Planning Commission

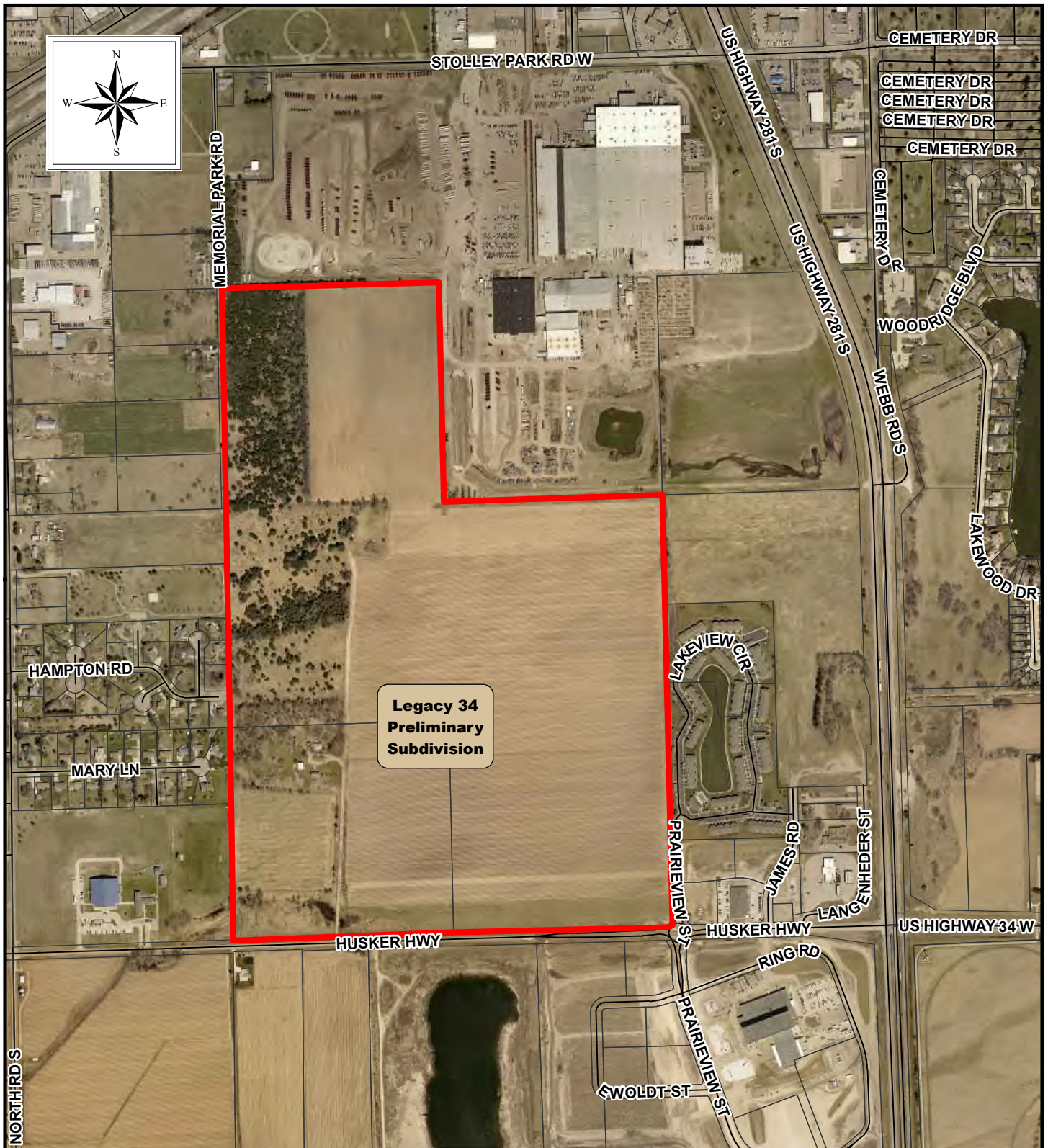
**Wednesday, November 3, 2021
Regular Meeting**

Item F1

**Public Hearing - Rezoning - Legacy 34 -Grand Island - Public
Hearing regarding the rezoning in the Southeast Quarter of the
Southwest Quarter of the Southwest Quarter of the Southeast
Quarter**

Staff Contact:

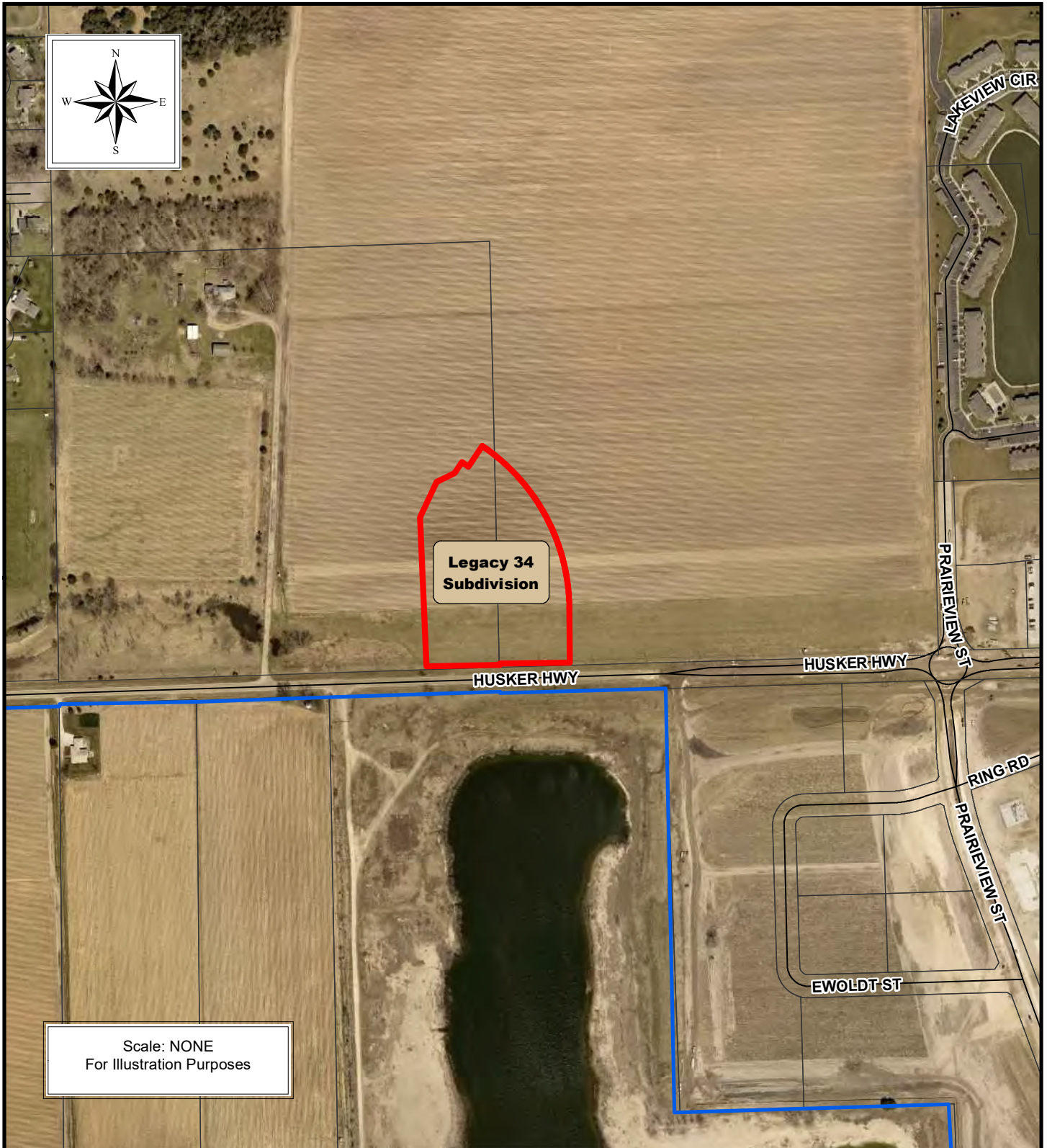
PROPOSED SUBDIVISION AERIAL MAP



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

Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION AERIAL MAP



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

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

October 25, 2021

SUBJECT: *Zoning Change (C-08-2022GI)*

PROPOSAL: An application has been made to rezone 5.43 acres of property proposed for platting as Legacy 34 Subdivision located west of Prairieview Street and north of Husker Highway from R2 Low Density Residential Zone to RD Residential Development Zone. The developers are proposing to build nine apartment building **(90 units)** on the property with buildings as shown on the attached plans. This is the first change of several that are proposed for the full 200 acre site as shown with the preliminary plat for the whole property. This change will only apply to the Legacy 34 First Subdivision area.

OVERVIEW:

Site Analysis

Current zoning designation: R2- Low Density Residential Zone

Permitted and conditional uses: R2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district.

Comprehensive Plan Designation: Low to Medium Density Residential proposed as Mixed Use Commercial

Existing land uses. Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations: **West, East, and North:** R2- Low Density Residential Zone

South: TA Transitional Agricultural Zone

Permitted and conditional uses: **R2-** Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

TA - Permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

Comprehensive Plan Designation: **West, East, South and North:** Low to Medium Density Residential

Existing land uses: **North, South, East, & West:** Agricultural/ Vacant

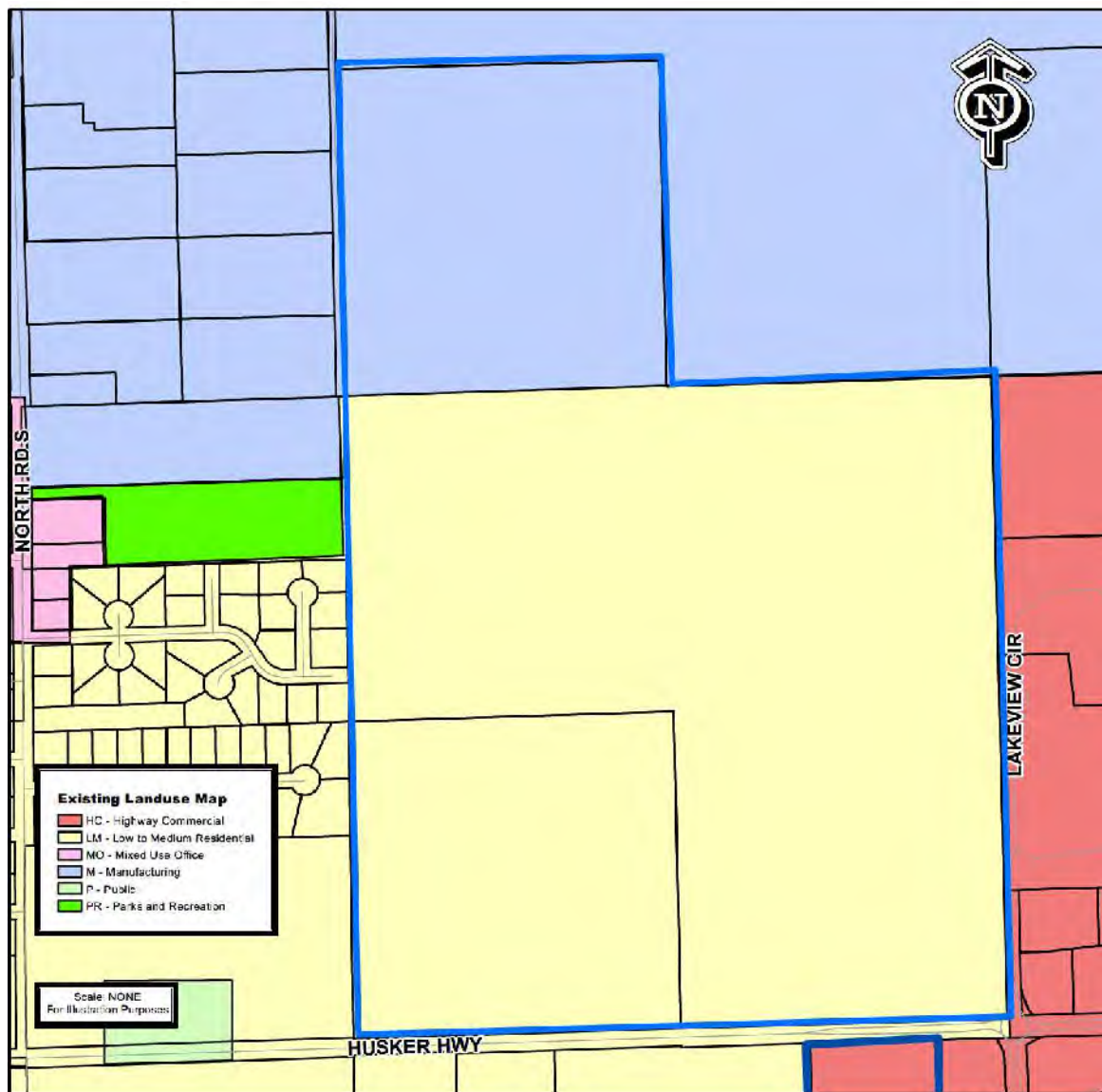
EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Low to Medium Density uses within the plan.
- *New Housing Choices in Southwestern Grand Island:* Most of the new construction in Grand Island occurs in the northwest part of the city. This proposed development would build 90 new units in the southwestern part of the city.
- *Infill Development:* Most of the existing infrastructure is in place to support this development. Sewer and water are available. The developer is proposing private drive with access to public streets.
- *Provides Housing for Grand Island Residents and potential workers near the newly developed Hospital.*

Negative Implications:

- *Increased Traffic on Husker Highway:* Development of this full 200 acres is likely to increase traffic on Husker Highway. The emphasis on walkability in this subdivision and Hike Bike Trail connection to the Hospital area may help mitigate vehicular traffic by allowing for multiple modes of transportation.



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

Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

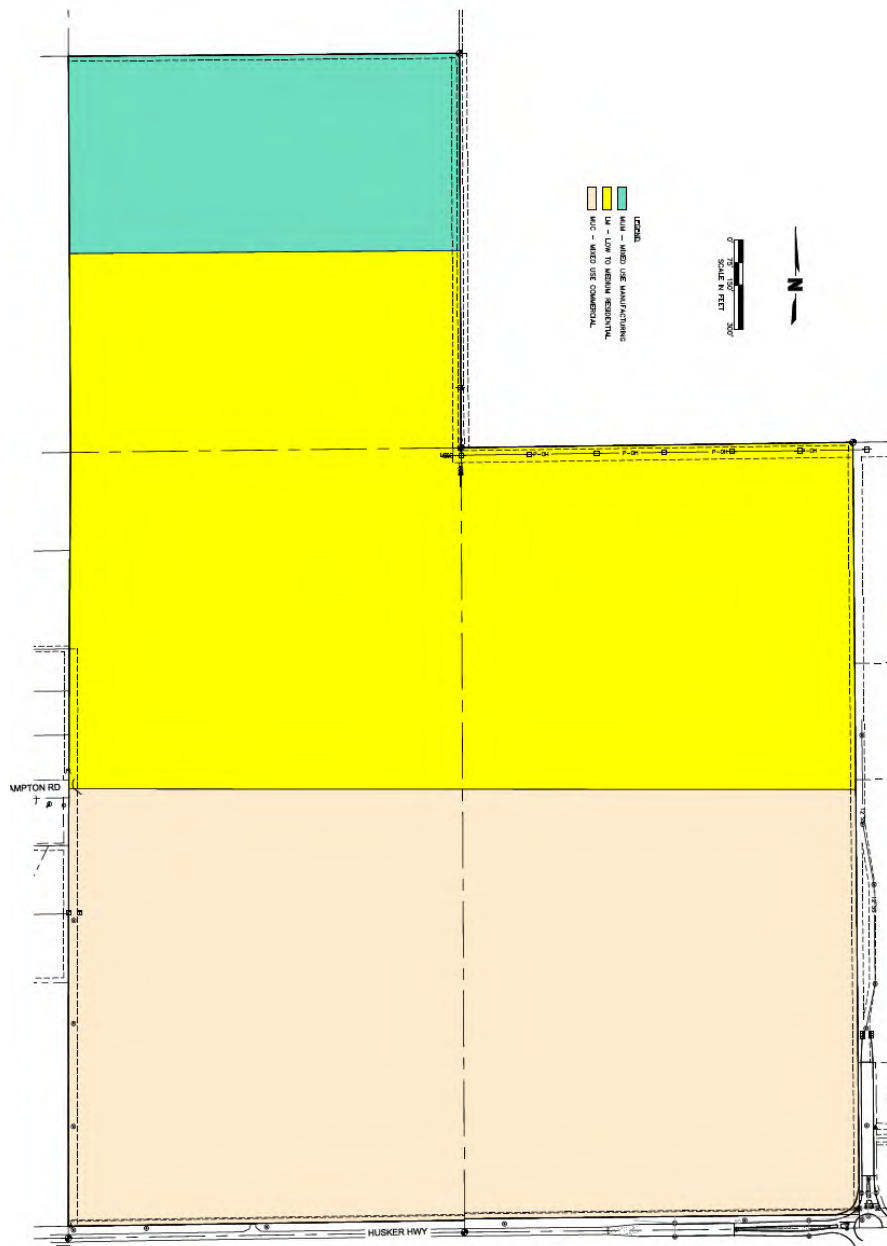


Figure 2 Future Land Use Map as Proposed for Consideration by the Grand Island City Council on November 9, 2021

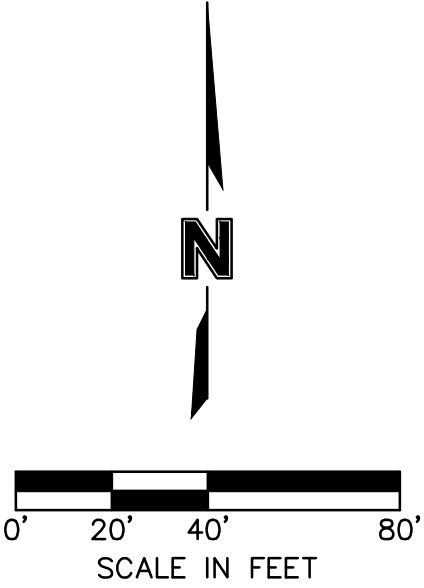
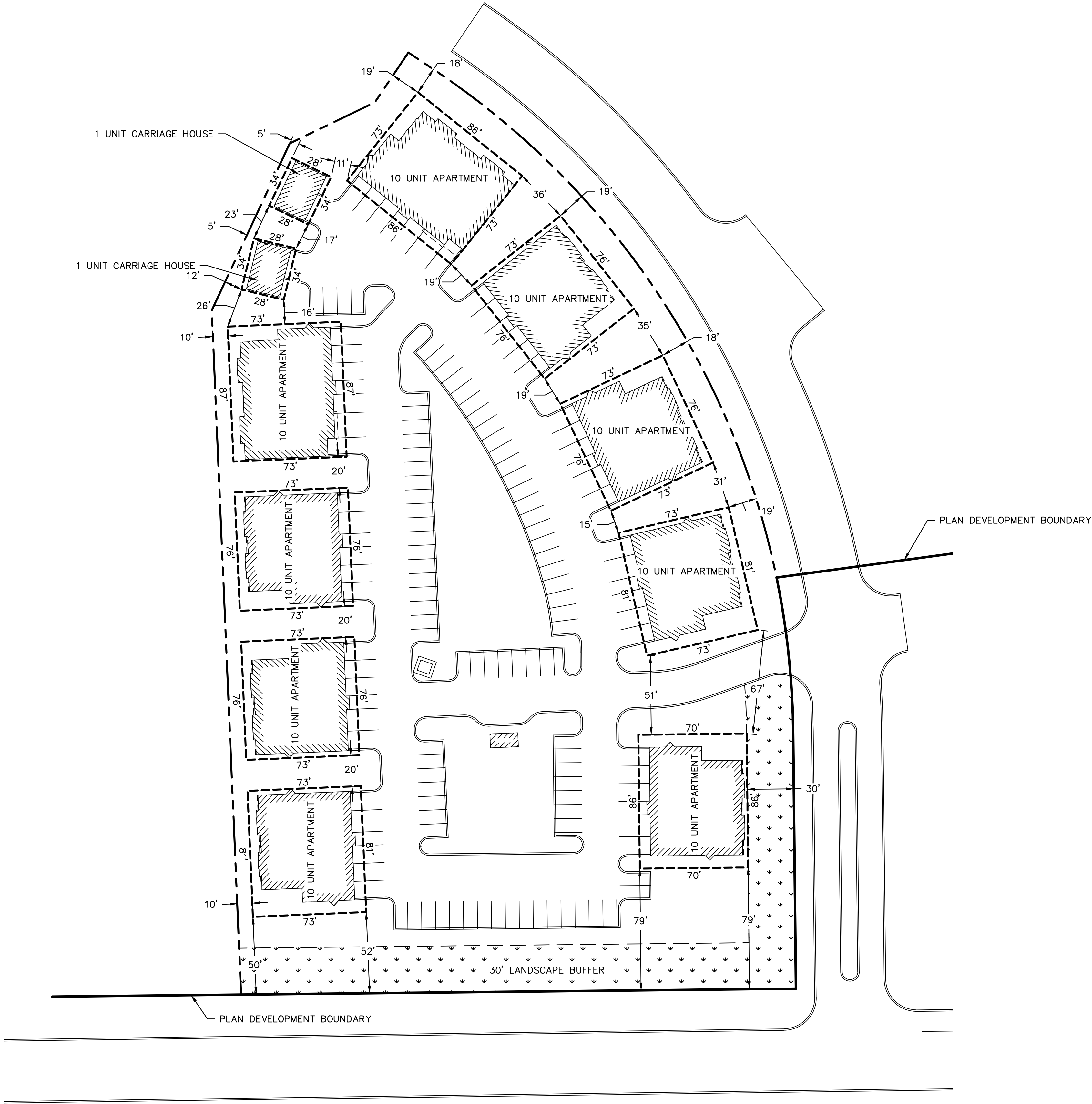
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential Zone to RD-Residential Development Zone.

_____ Chad Nabity AICP, Planning Director

DWG: F:\2021\02501-03000\021-02674\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1A\C_DP_02102674.dwg
DATE: Sep 16, 2021 8:46am XREFS: C_PBASE_02102674 21-05-14_WETLANDS_LDP C_PRWAY_02102674 C_PTBLK_02102674 V_XTOPO_LDP_02102674
USER: sgnagy

LEGACY 34 FIRST SUBDIVISION
DEVELOPMENT PLAN



olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

DEVELOPMENT PLAN		REVISIONS	
LEGACY 34 FIRST SUBDIVISION	2021	REV. NO.	DATE
GRAND ISLAND, NEBRASKA		REVISIONS DESCRIPTION	

drawn by: SMG

checked by: AT

approved by:

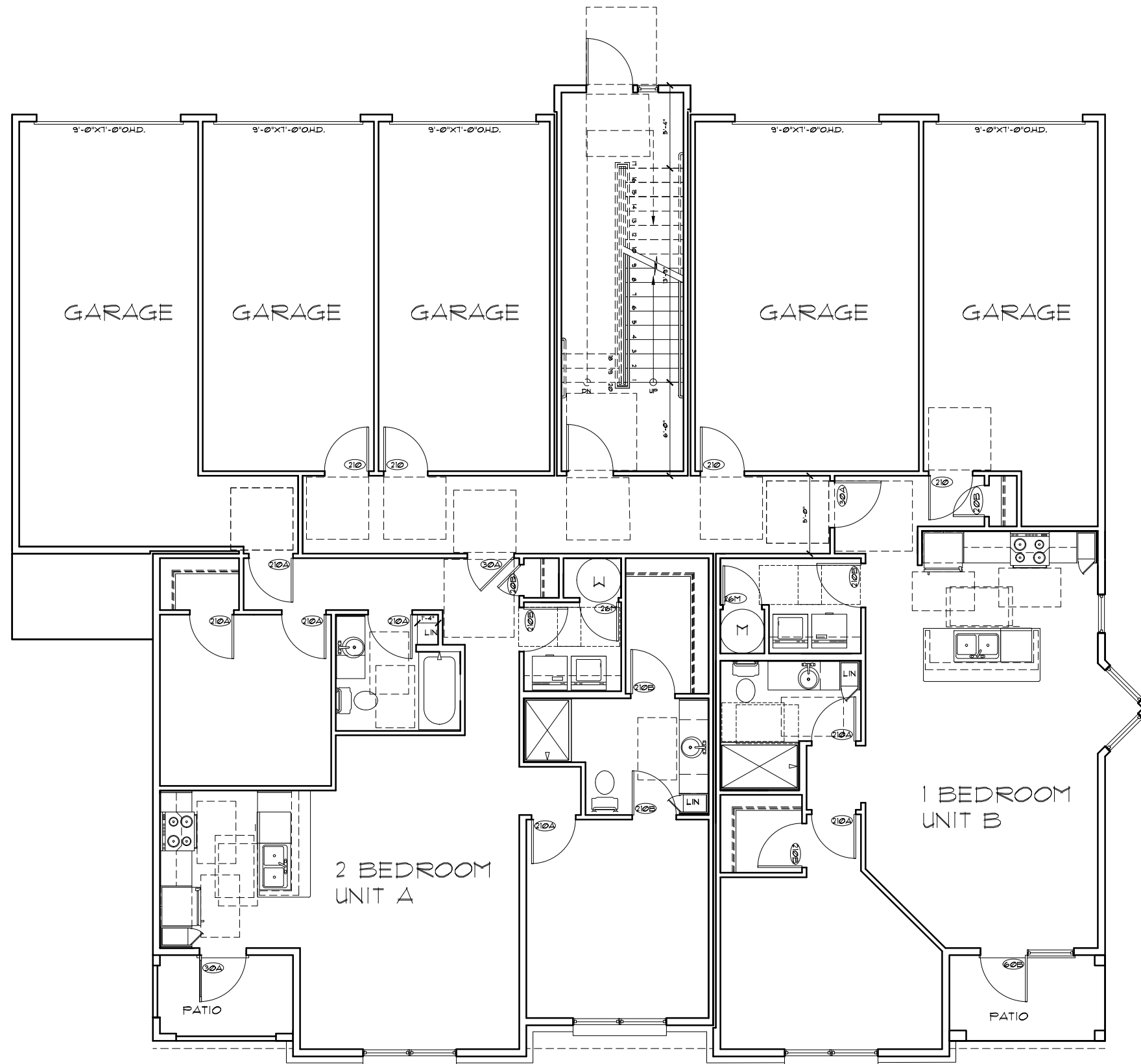
QA/QC by:

project no.: 021-02674

drawing no.:

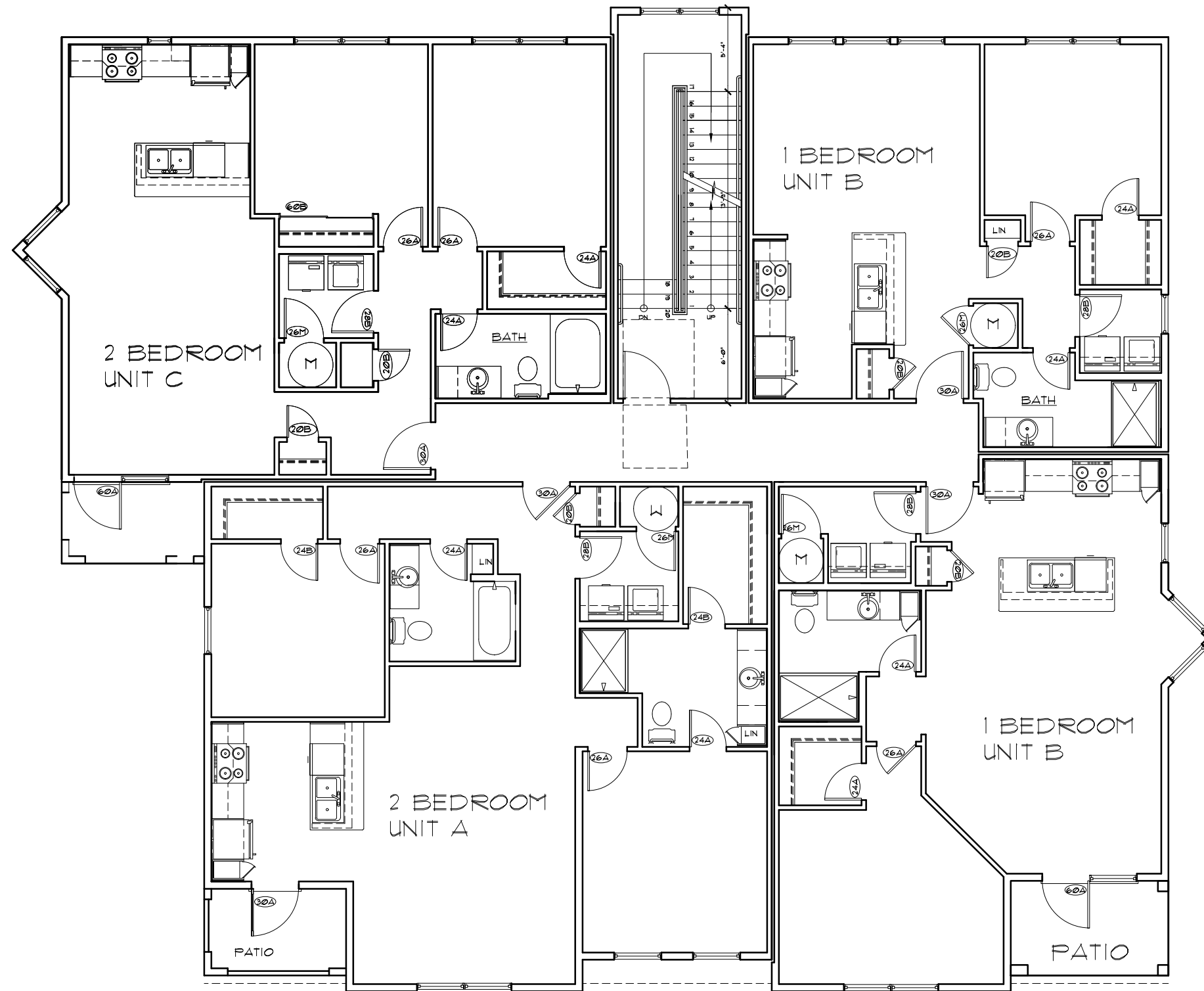
date: 9.16.2021

SHEET
1 of 1



PLAN A

1st Floor



PLAN A
2nd FLOOR



1 BUILDING TYPE 'A'
FRONT ELEVATION



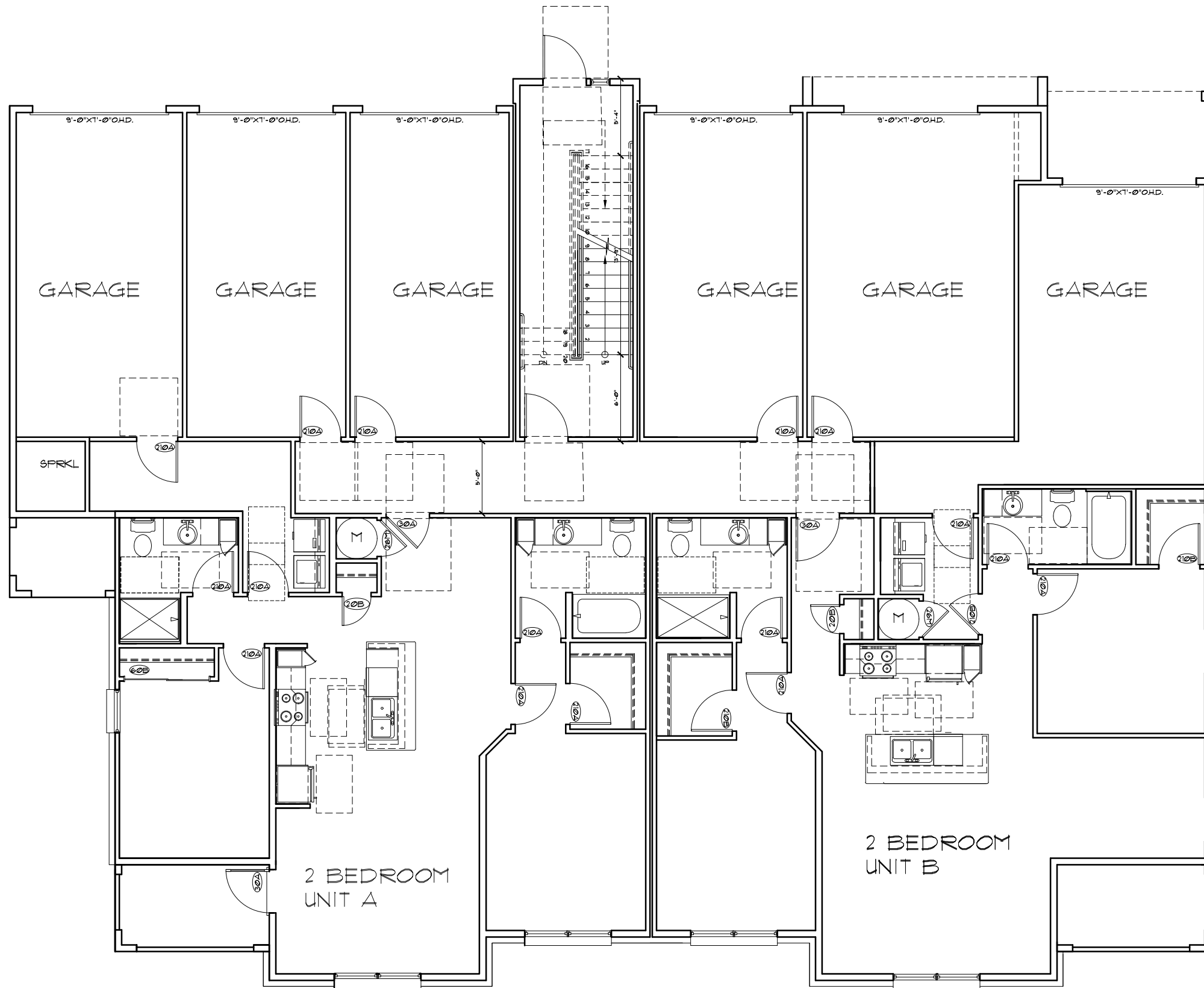
2 BUILDING TYPE 'A'
LEFT SIDE ELEVATION

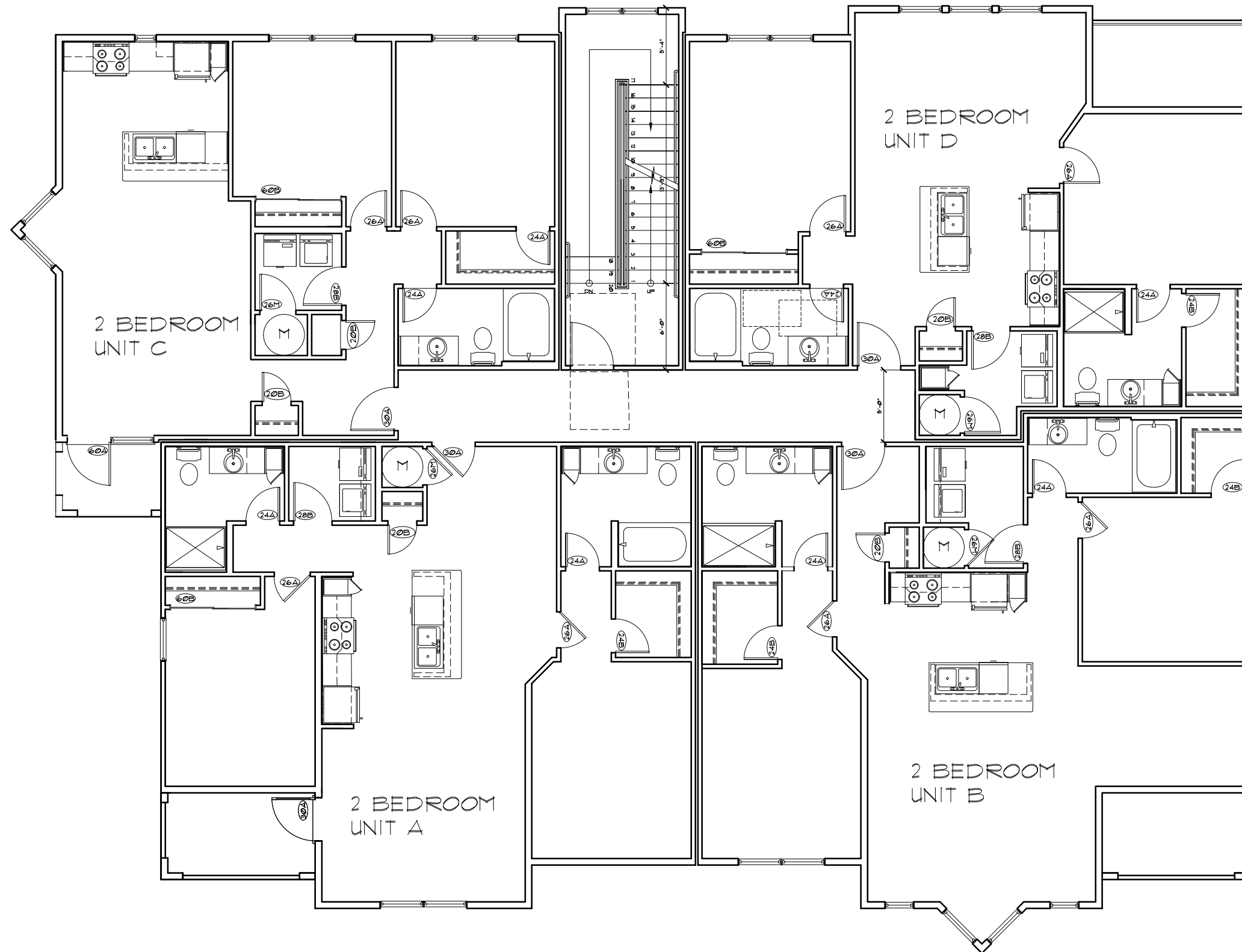


3 BUILDING TYPE 'A'
RIGHT SIDE ELEVATION



4 BUILDING TYPE 'A'
REAR ELEVATION





2 BUILDING TYPE 'B'
2nd & 3rd FLOOR PLAN



① BUILDING TYPE 'B'
FRONT ELEVATION



2 BUILDING TYPE 'B'
LEFT SIDE ELEVATION



3 BUILDING TYPE 'B'
RIGHT SIDE ELEVATION



4 BUILDING TYPE 'B'
REAR ELEVATION

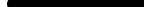
LOT USAGE
304 LOTS
9 OUTLOT

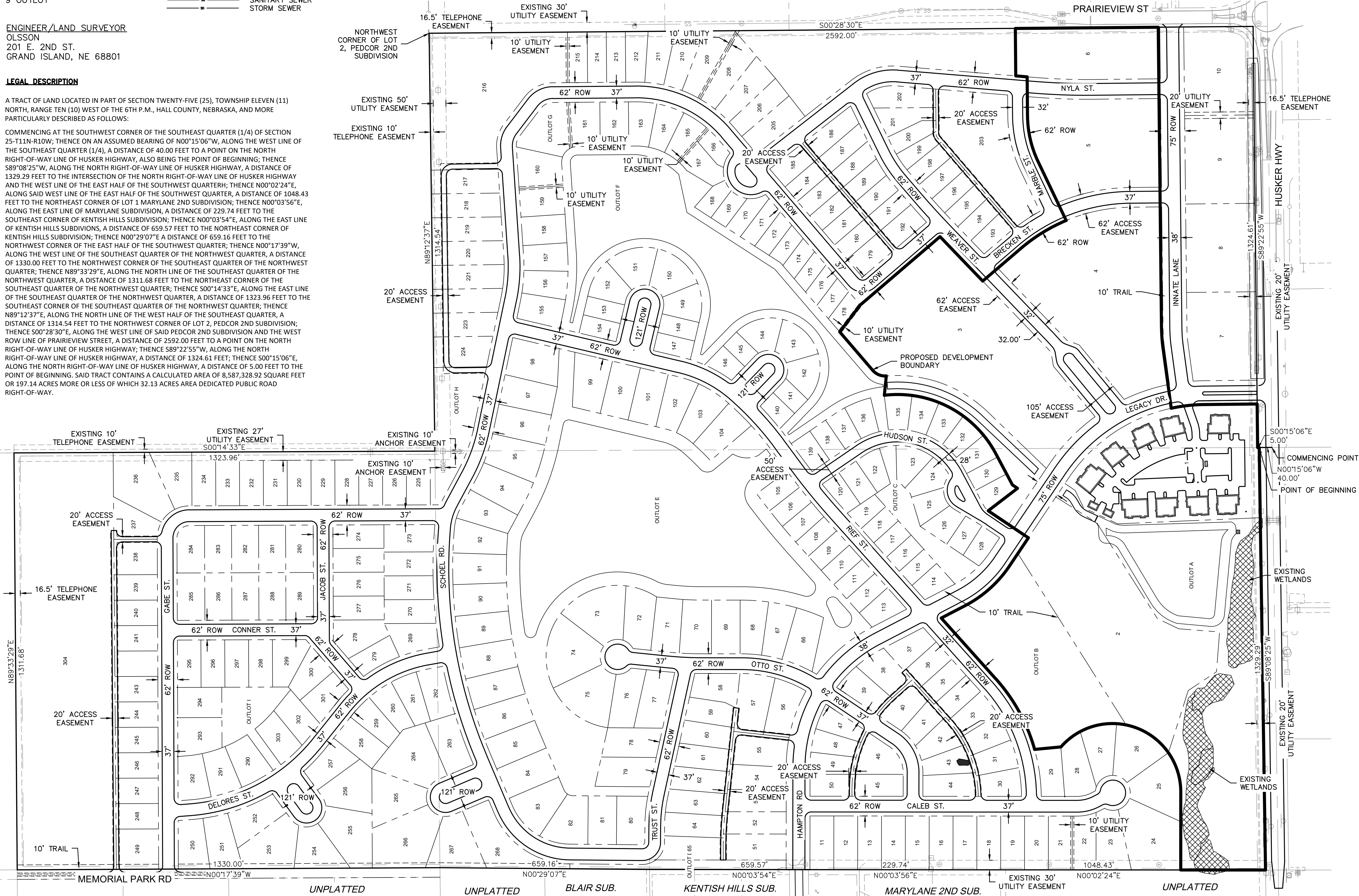
ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-11N-10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 1329.29 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE N00°02'24"E, ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1048.43 FEET TO THE NORTHEAST CORNER OF LOT 1 MARYLANE 2ND SUBDIVISION; THENCE N00°03'56"E, ALONG THE EAST LINE OF MARYLANE SUBDIVISION, A DISTANCE OF 229.74 FEET TO THE SOUTHEAST CORNER OF KENTISH HILLS SUBDIVISION; THENCE N00°03'54"E, ALONG THE EAST LINE OF KENTISH HILLS SUBDIVISION, A DISTANCE OF 659.57 FEET TO THE NORTHEAST CORNER OF KENTISH HILLS SUBDIVISION; THENCE N00°29'07"E A DISTANCE OF 659.16 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE N00°17'39"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1330.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°33'29"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1311.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°14'33"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1323.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°12'37"E, ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1314.54 FEET TO THE NORTHWEST CORNER OF LOT 2, PEDCOR 2ND SUBDIVISION; THENCE S00°28'30"E, ALONG THE WEST LINE OF SAID PEDCOR 2ND SUBDIVISION AND THE WEST ROW LINE OF PRAIRIEVIEW STREET, A DISTANCE OF 2592.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 1324.61 FEET; THENCE S00°15'06"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5,857,328.92 SQUARE FEET OR 197.14 ACRES MORE OR LESS OF WHICH 32.13 ACRES AREA DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

 PLANNED DEVELOPMENT BOUNDARY
 PROPOSED PROPERTY LINE
 PROPOSED EASEMENT LINE
 EXISTING PROPERTY LINE
 EXISTING EASEMENT LINE
 WATER MAIN
 SANITARY SEWER
 STORM SEWER



A north arrow pointing upwards with the letter 'N' at the top. Below it is a scale bar labeled 'SCALE IN FEET' with markings at 0', 75', 150', and 300'.

olsson

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

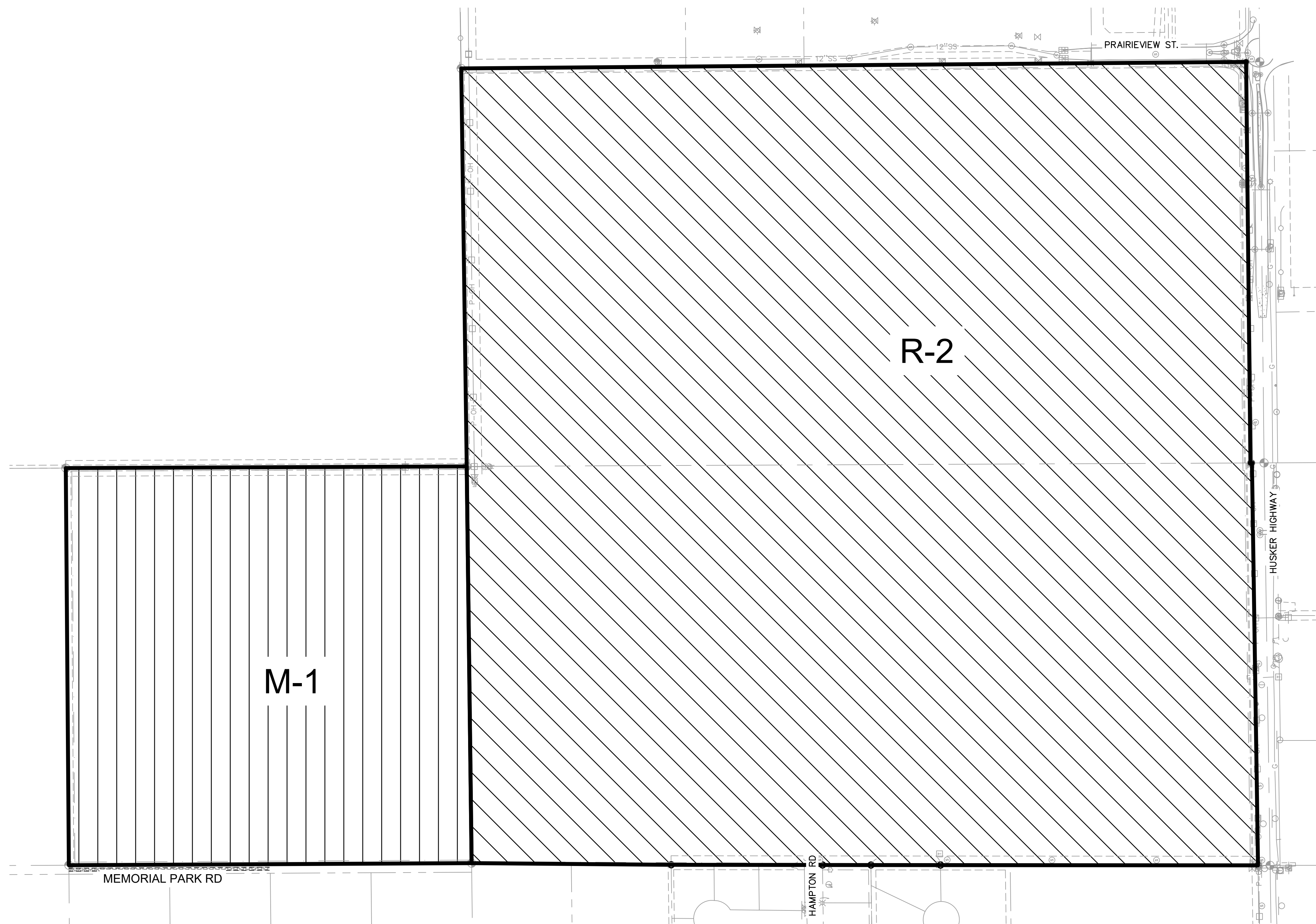
October 28, 2021
DATE PRINTED
OLSSON

[illegible]

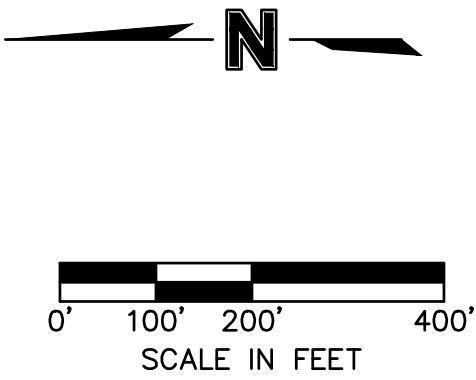
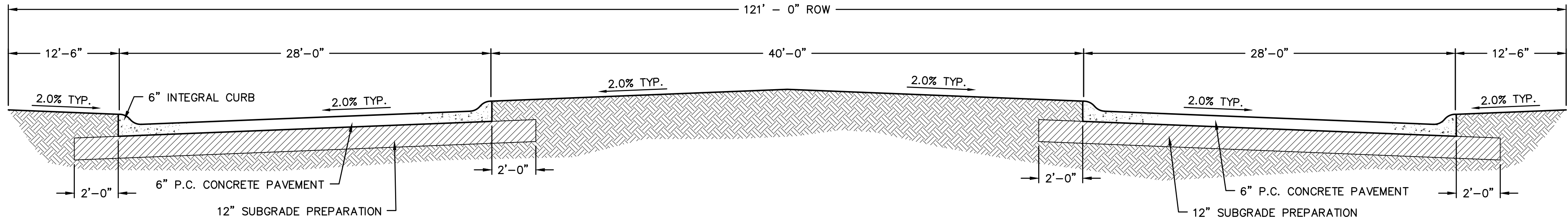
LOT LAYOUT	LEGACY 34 PRELIMINARY PLAT	2021
NEBRASKA		

drawn by: SMG
checked by: AT
approved by: AT
QA/QC by: MMR
project no.: 021-02674
drawing no.:
date: 10.28.2021

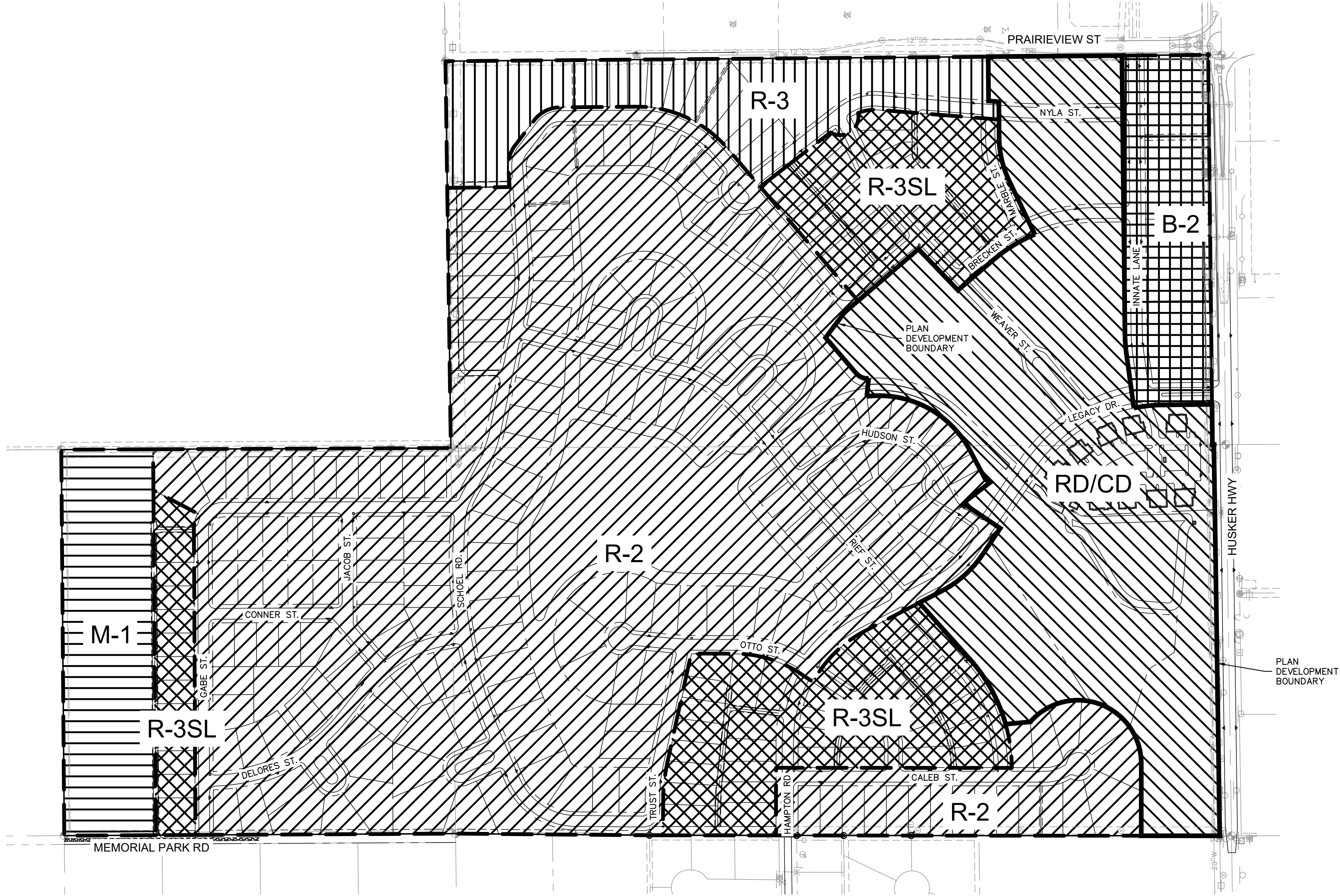
SHEET
1 of 7

[illegible]

DWG: F:\2021\02501-03000\021-02674\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PR ZONING_02102674.dwg
DATE: Oct 28, 2021 10:09am XREFS: V_XTOFO_LDP_02102674 C_PBASE_02102674 C_PTBLK_02102674 USER: sgnagy



CUL-DE-SAC
NOT TO SCALE



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
October 28, 2021
DATE PRINTED
OLSSON

REV. NO.	DATE	REVISIONS DESCRIPTION

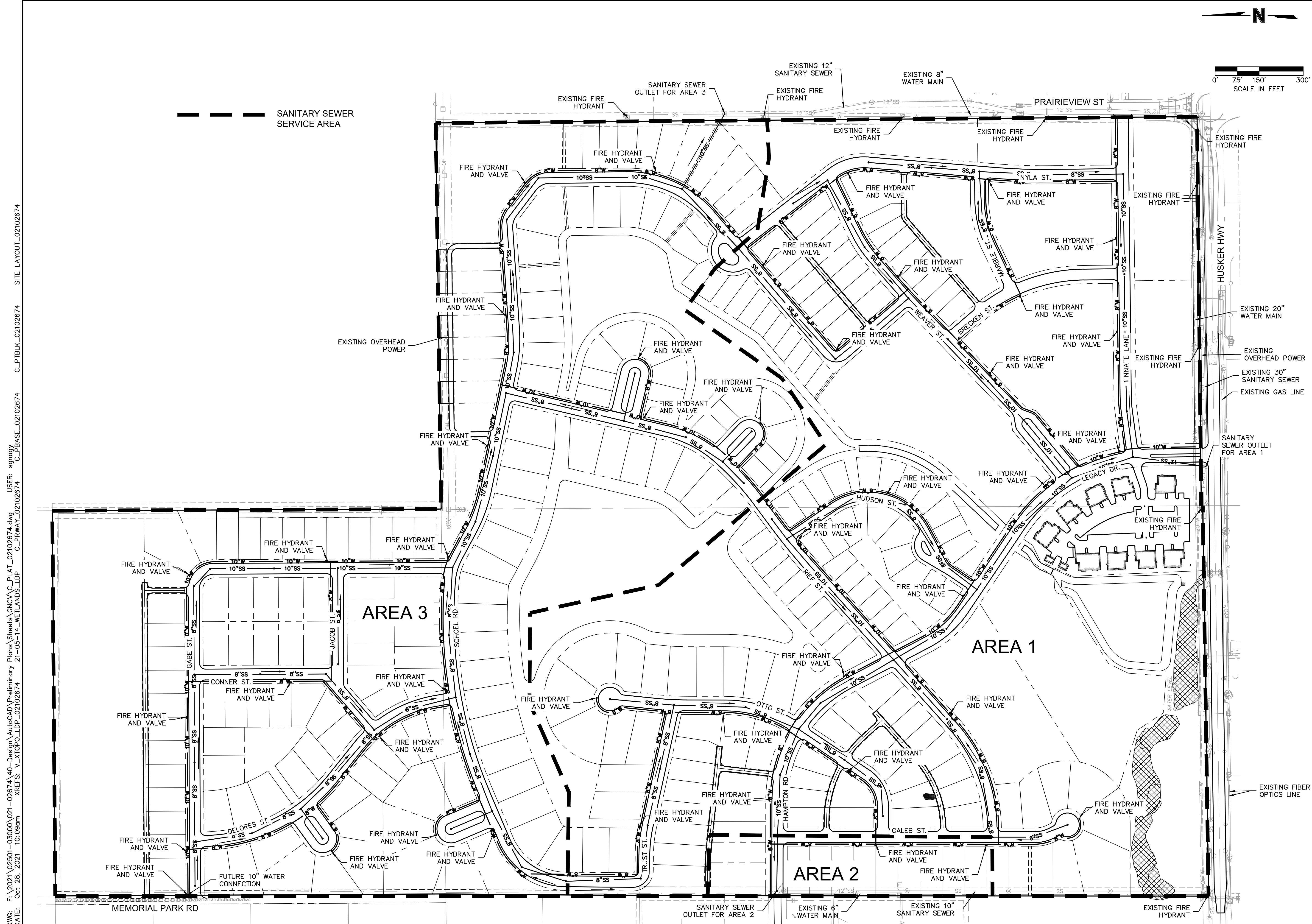
PROPOSED ZONING	2021	REVISIONS
LEGACY 34 PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

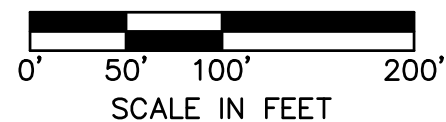
drawn by: SMG
checked by: AT
approved by: AT
QA/QC by: MMR
project no.: 021-02674
drawing no.:
date: 10.28.2021

SHEET
3 of 7

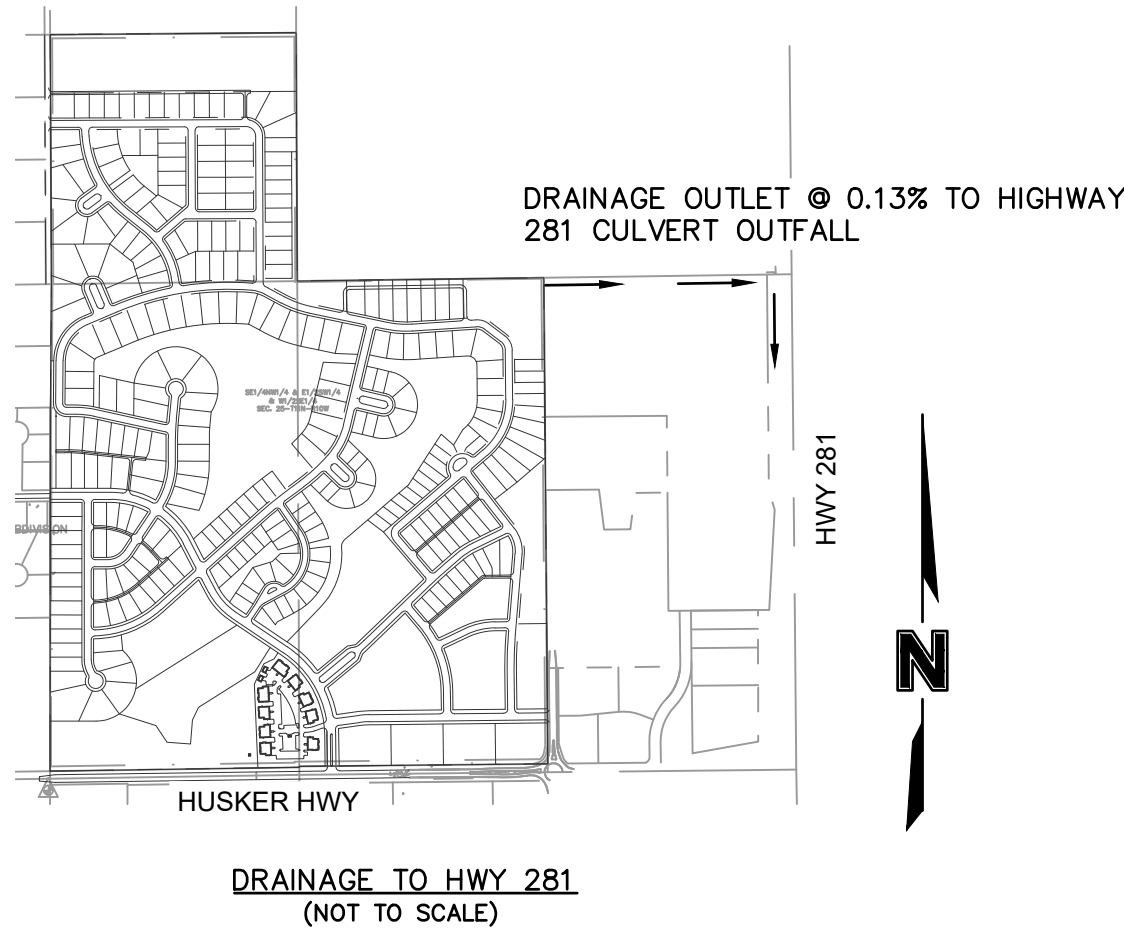
olsson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com





DWG: F:\2021\02501-03000\021-02674\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_02102674.dwg
DATE: Oct 28, 2021 10:10am XREFS: V_XTOPO_LDP_02102674 21-05-14_WETLANDS_LDP C_PRWAY_02102674 C_PBASE_02102674 C_PTBK_02102674 SITE_LAYOUT_02102674 USER: sngacy



AREA 1 DRAINAGE CALCULATIONS

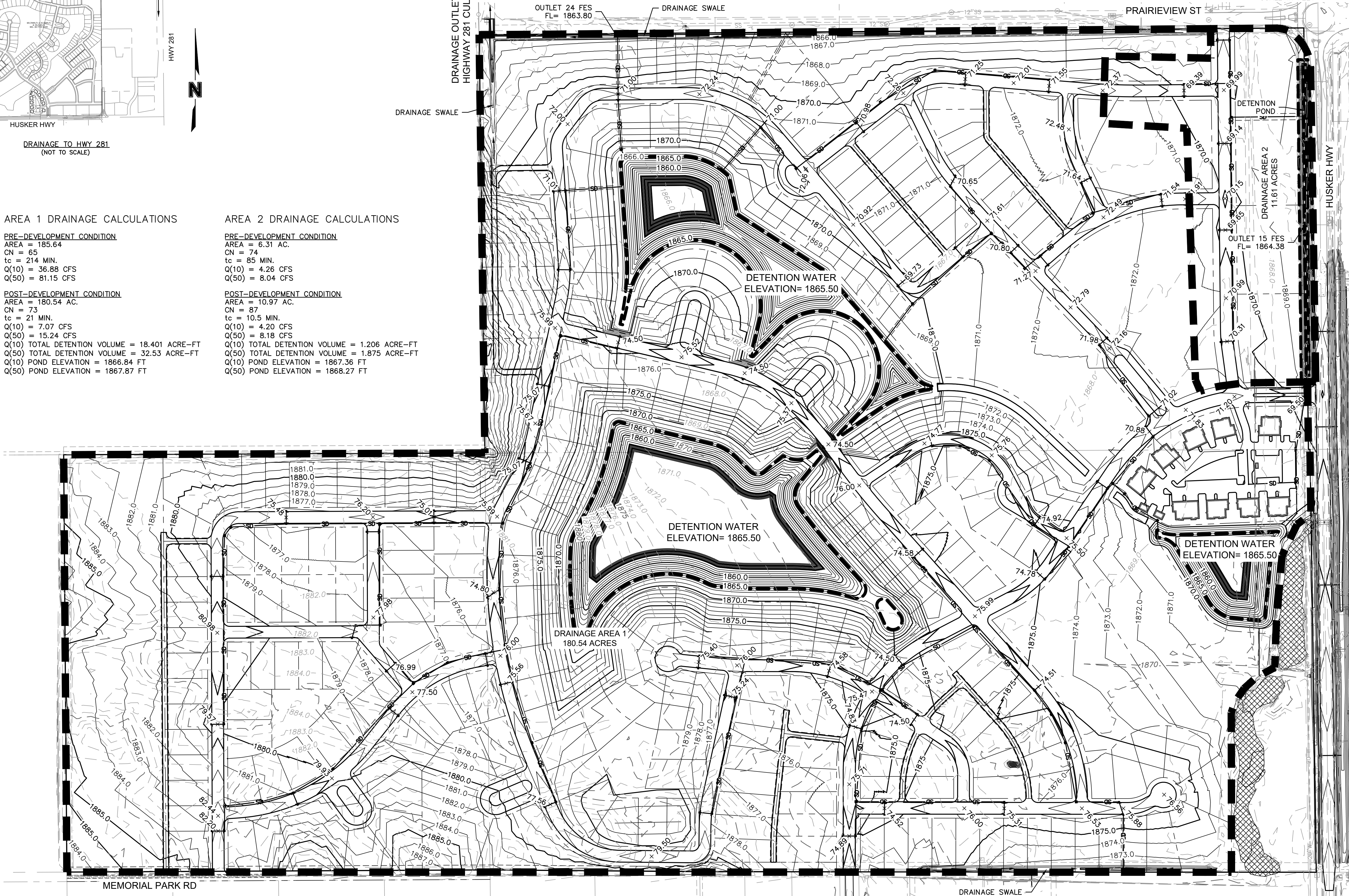
PRE-DEVELOPMENT CONDITION
AREA = 185.64
CN = 65
tc = 214 MIN.
Q(10) = 36.88 CFS
Q(50) = 81.15 CFS

POST-DEVELOPMENT CONDITION
AREA = 180.54 AC.
CN = 73
tc = 21 MIN.
Q(10) = 7.07 CFS
Q(50) = 15.24 CFS
Q(10) TOTAL DETENTION VOLUME = 18.401 ACRE-FT
Q(50) TOTAL DETENTION VOLUME = 32.53 ACRE-FT
Q(10) POND ELEVATION = 1866.84 FT
Q(50) POND ELEVATION = 1867.87 FT

AREA 2 DRAINAGE CALCULATIONS

PRE-DEVELOPMENT CONDITION
AREA = 6.31 AC.
CN = 74
tc = 85 MIN.
Q(10) = 4.26 CFS
Q(50) = 8.04 CFS

POST-DEVELOPMENT CONDITION
AREA = 10.97 AC.
CN = 87
tc = 10.5 MIN.
Q(10) = 4.20 CFS
Q(50) = 8.18 CFS
Q(10) TOTAL DETENTION VOLUME = 1.206 ACRE-FT
Q(50) TOTAL DETENTION VOLUME = 1.875 ACRE-FT
Q(10) POND ELEVATION = 1867.36 FT
Q(50) POND ELEVATION = 1868.27 FT



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olson.com

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
October 28, 2021
DATE PRINTED
OLSSON

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT

LEGACY 34
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

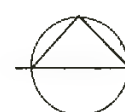
drawn by: SMG
checked by: AT
approved by: AT
QA/QC by: MMR
project no.: 021-02674
drawing no.:
date: 10.28.2021

SHEET
7 of 7



Husker Highway Illustrative Site Plan

Innate Concepts



Scale 1" = 300'

Date 5/25/2021

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Innate Development 2 LLC Phone (h) 308-258-5151 (w) _____

Applicant Address 1201 Allen Dr #240 Grand Island, NE 68803

Registered Property Owner (if different from applicant) Jerome K Schoel

Address 2423 Drake Place Salina KS 67401 Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 3732 Husker Hwy

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name _____, and/or

All/Part 25 1/4 of Section _____ TWP 11 RGE 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From R2 to RD

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Development

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person [Signature] Date 9/20/21

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. ____ day ____ yr. ____ Initial ____

RPC form revised 10/23/19

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2020

Service or Product	Fee
Zoning Map Amendment (General)	\$900.00
Zoning Ordinance Text Amendment	\$900.00
CD or RD Comprehensive Rezoning (Grand Island 2 mile)	\$900.00
P.U.D. Rezoning	\$850.00 + \$10.00/lot

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island**.

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office**.

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office**.