



# City of Grand Island

Tuesday, June 14, 2022

Council Session

## Item E-2

**Public Hearing on Zoning Change of all Copper Creek Estates 21st Sub. along with Lots 21, 23, 24, and 25 of Copper Creek 17th Sub. all generally located East of Kenneth Dr. and South of Indian Grass Rd from R2 Low Density Res. to R3-SL Medium Density Res. Small Lot. (Guarantee Group LLC)**

*Council action will take place under Ordinances item F-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** June 14, 2022

**Subject:** Change of Zoning from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential Zone

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

The Guarantee Group the owner and developer of Copper Creek located south of Old Potash Highway and east of Engleman road is requesting that the zoning on property be changed on a portion of this property from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential Zone. The request is to rezone four lots at the intersection of Thomas and Buffalo Grass (Lot 21, 23, 24 and 25 of Copper Creek Estates 17<sup>th</sup> Subdivision) along with 20 lots platted as Copper Creek Estates 21<sup>st</sup> Subdivision along Buffalo Grass extended to the south. The proposal is to build 24 units single family detached housing ranging from 1350 sq. ft. to 1600 sq. ft. on these lots. The proposed rezoning will allow more flexibility in setbacks and size of structures. This rezoning only impacts property with platted lots.

## Discussion

At the regular meeting of the Regional Planning Commission, held June 1, 2022 the above item was considered following a public hearing.

- 3. Public Hearing – Proposed Rezoning – Grand Island** – Proposed rezoning of a Tract of land located including all of Copper Creek Estates 21<sup>st</sup> Subdivision and Lots 21,23, 24 and 25 of Copper Creek Estates 17<sup>th</sup> Subdivision in the City of Grand Island, Hall County, Nebraska generally located east of Kenneth Drive and south of Indian Grass Road, from R2 – Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone (C-25-22GI)

O'Neill opened the public hearing.

Nabity stated this application is a change from the original plan for this property. The proposed changes only includes the area that is platted. The R3-SL zoning district has less restrictive setbacks that will make it possible to change the configuration of the house on the lot. None of platted lots in these subdivisions have less than 6000 square feet. Nabity stated he received emails from people stating they did not want townhouses. Nabity clarified that the proposal is not for

townhouses but for single family detached home. The three letters (emails) were distributed to all planning commissioners and should be considered part of the record. Nicole Zulkosi the owner of the property immediately north of this rezoning request submitted an email that was made part of the record of a previous public hearing in April requesting that a larger area be considered for rezoning has asked that her correspondence be included in opposition to this request, she expressed opposition to the proposed changes. The property is designated for low to medium density residential use and consistent with the comprehensive plan. Nabity stated staff is recommending approval.

*Sean O'Connor, 1912 West Anna* – Mr. O'Connor also provided a drawing of Copper Creek 21<sup>st</sup> Subdivision and explained that the proposed changes would provide bigger homes, bigger back yards and enough parking.

*Mathew Schultz – 1201 Allen Drive #335* – Mr. Shultz was in attendance to protest the proposed rezoning request. Mr. Shultz read a letter to the commissioners and also provided a copy to the commissioners. Mr. Schultz also stated he was not aware of the information presented by Mr. O'Connor. He indicated that he thought that was a change from the Mr. O'Connor's original plan.

*Ashley Shultz – 4232 Indian Grass Rd* – Mrs. Schultz was in attendance to protest the proposed rezoning request. Mrs. Schultz read a letter to the commissioners and also provided a copy to the commissioners. Mrs. Shultz presented a petition signed opposing the proposed rezoning. Mrs. Schultz stated she was not aware of the information presented by Mr. O'Connor. She indicated that he thought that was a change from the Mr. O'Connor's original plan.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve rezoning of Copper Creek Estates 21<sup>st</sup> Subdivision and Lots 21,23, 24 and 25 of Copper Creek Estates 17<sup>th</sup> Subdivision from R2 – Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone with the stipulation that Mr. O'Connor not bring the subdivisions forward with revisions to reduce the lot sizes and density. Nabity explained that there is nothing to prevent an application to do that but that Planning Commission would not have to recommend approval if an application were made. The qualifying statement was removed and the motion to recommend approval without the condition was considered.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, and Randone) and no members abstaining or voting no.

The memo sent to the planning commission with staff recommendation is attached for review by Council along with all comments received from the public including a petition of neighboring property owners opposed to the rezoning and information presented by Mr. O'Connor at the Planning Commission meeting. Mr. O'Connor has supplemented this information with the planned units on the 4 lots in the 17<sup>th</sup> subdivision.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue
4. Deny the application

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance as presented.

# 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 \$900.00  
(see reverse side)  
plus Municipal Fee\* \$50.00  
\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name The Guarantee Group, LLC Phone (h) 308-675-3600 (w) \_\_\_\_\_

Applicant Address PO BOX 5916 GRAND ISLAND NE 68802

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address Copper Creek Estates 21st Subdivision, Lots 1 - 20 & Copper Creek Estates 17th Subdivision, Lots 21, 23, 24 & 25

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or

All/Part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ TWP \_\_\_ RGE \_\_\_ W6PM

## C. Requested Zoning Change:

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

From R2 to R3-SL

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:

The current zoning needs to be changed to R3-SL to allow us to provide additional workforce housing and larger rear yards for families.

### 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 \_\_\_\_\_ Date 4/12/22

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

**Agenda Item # 6**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

May 25, 2022

**SUBJECT:** *Zoning Change(C-26-22GI)*

**PROPOSAL:** To rezone a tract of land consisting of all of Copper Creek 21<sup>st</sup> Subdivision and Lots 21, 23, 24, and 25 of Copper Creek 17<sup>th</sup> Subdivision located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**. This property is located east of Kenneth Drive and south Indian Grass Road.

**OVERVIEW:**

**Site Analysis**

<i>Current zoning designation:</i>	<b>R2:</b> Low Density Residential Zone
<i>Permitted and conditional uses:</i>	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
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	<b>R3-SL:</b> Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	<b>R3-SL:</b> Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

**Adjacent Properties Analysis**

<i>Current zoning designations:</i>	<b>North and East:</b> R2: Low Density Residential Zone
	<b>South:</b> TA: Transitional Agricultural Zone
	<b>West:</b> R3-SL: Medium Density Small Lot Residential Zone
<i>Intent of zoning district:</i>	<b>R-2:</b> To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.
	<b>TA:</b> for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This

zoning district permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

**R3-SL:** To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zoned is intended to provide market flexibility regarding lot size and housing configuration.

*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:** farm and non-farm dwellings at a maximum density of two dwelling units per acre, churches, schools, and parks.

**R3-SL:** Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

*Comprehensive Plan Designation:*

**North, South, East:** Designated for low to medium density residential

**West:** Agricultural

*Existing land uses:*

**North:** Single family detached residential

**West:** Single Family Residential detached and attached

**South, and East:** Vacant /Agricultural

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would allow housing on existing lots to better fit on the lot: The setbacks in the R3-SL zoning district allow houses to be located slightly closer to the street resulting in slightly larger back yards.*

**Negative Implications:**

- *None foreseen*

**Other Considerations:**

This is a change from the original plan for this property. Changes occur over time with new circumstances. The original plan for Cooper Creek was an entire subdivision of manufactured homes. The second vision included 20 home styles with 3 roof patterns. The houses built in the first several phases consisted of 4 or 5 styles with different roof styles. Market concerns and pricing are a factor in development. The proposed changes would permit the same houses that were built in the early phases along with a mix of smaller units or other types of units that can result in a lower sales price than that of the original home styles. This would allow for houses similar to those built on Thomas and Kenneth to the west and north to be constructed on this property. The R3-SL zoning district has less restrictive setbacks that make it possible to change the configuration of the house on the lot. None of the platted lots in this development have less than 6000 square feet.

The plat for Copper Creek 21<sup>st</sup> Subdivision defining 20 lots along Buffalo Grass Street south of Thomas Avenue was filed with the Hall County Register of Deeds on Monday May 23<sup>rd</sup>. This rezoning only applies to existing platted lots.

Nicole Zulkoski the owner of property immediately north of this rezoning request submitted an email that was made part of the record of a previous public hearing in April requesting that a larger area be considered for rezoning has asked that her correspondence be included in opposition to this request. The email is attached.

**RECOMMENDATION:**

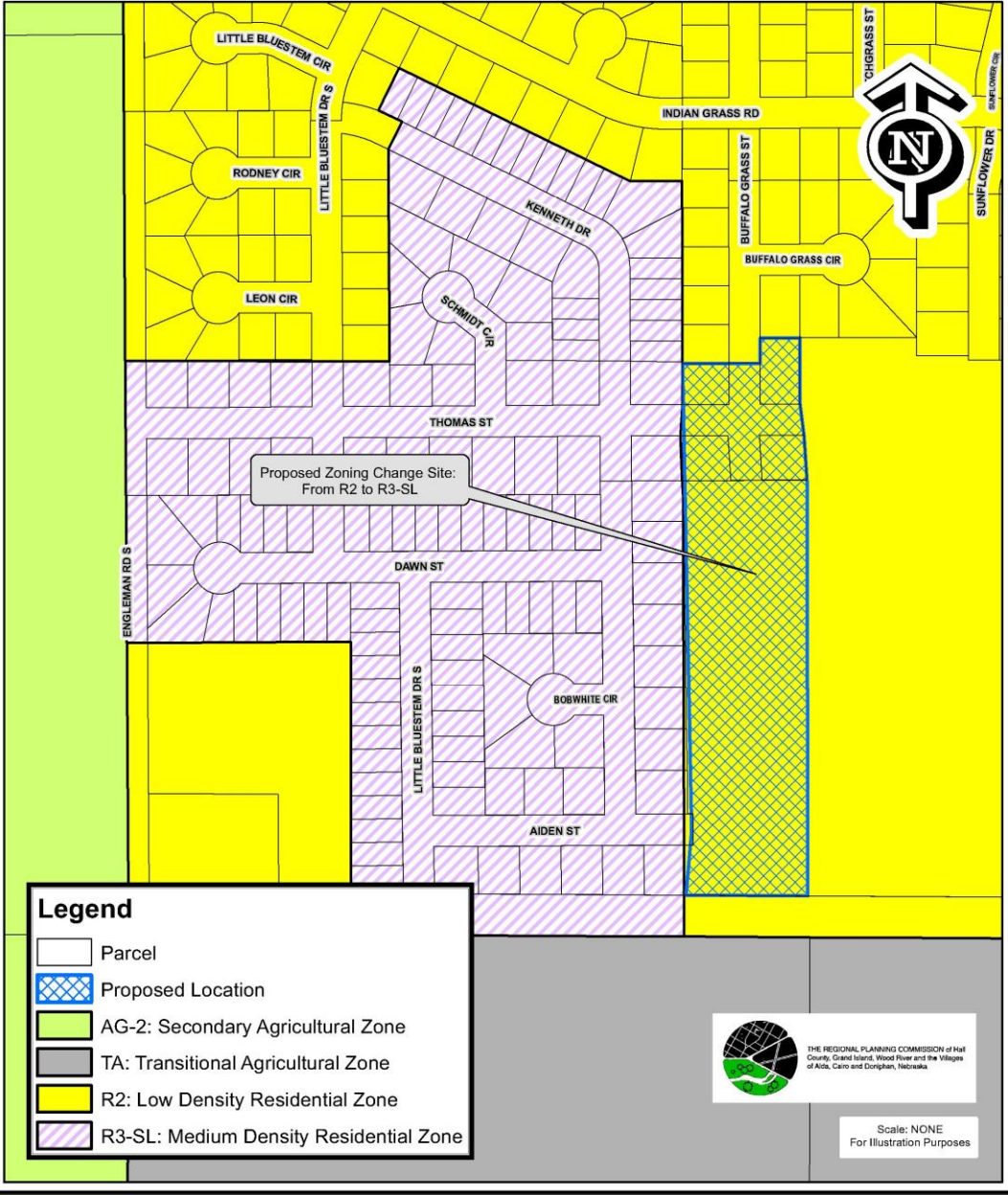
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**.

\_\_\_\_\_ Chad Naby AICP, Planning Director



# Location Map Proposed Zoning Change

A Tract of Land Located in the Northwest Quarter (NW1/4) of Section 23, Township 11 North, Range 10 West of the 6TH P.M.,  
in The City of Grand Island, Hall County, Nebraska, along with Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision.



**Legend**

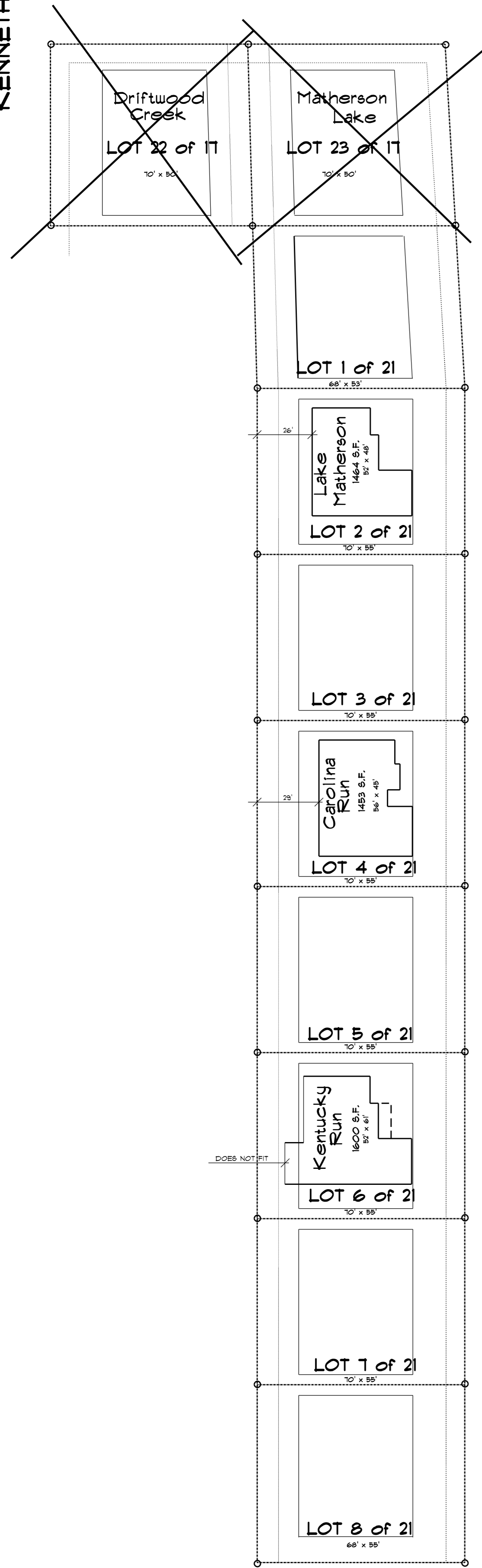
- Parcel
- Proposed Location
- AG-2: Secondary Agricultural Zone
- TA: Transitional Agricultural Zone
- R2: Low Density Residential Zone
- R3-SL: Medium Density Residential Zone



Scale: NONE  
For Illustration Purposes

KENNETH D

THOMAS STREET

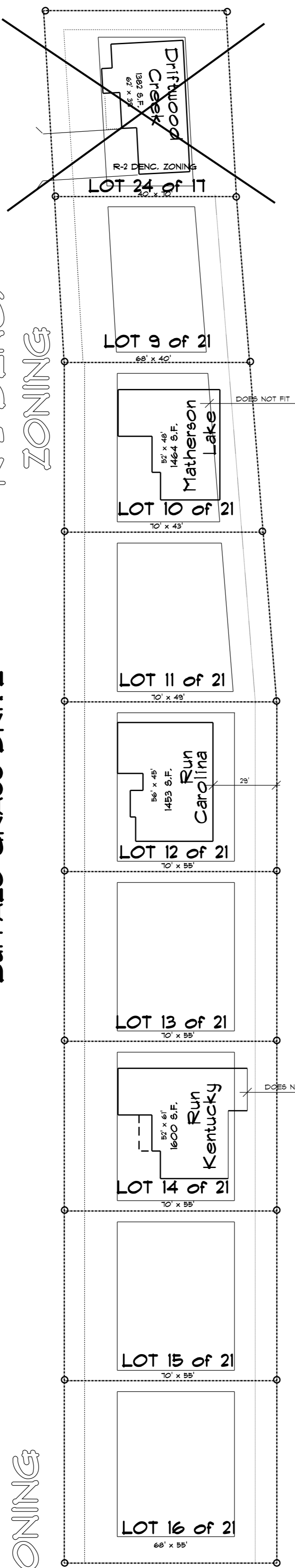
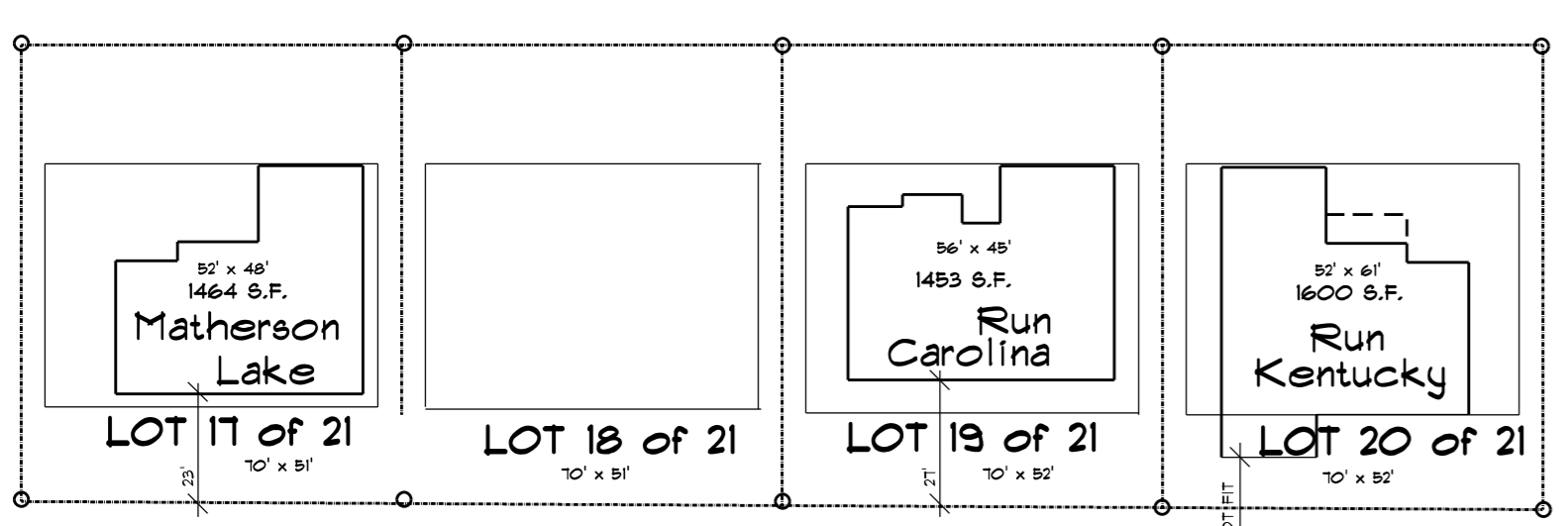


R-2 DENC.  
ZONING

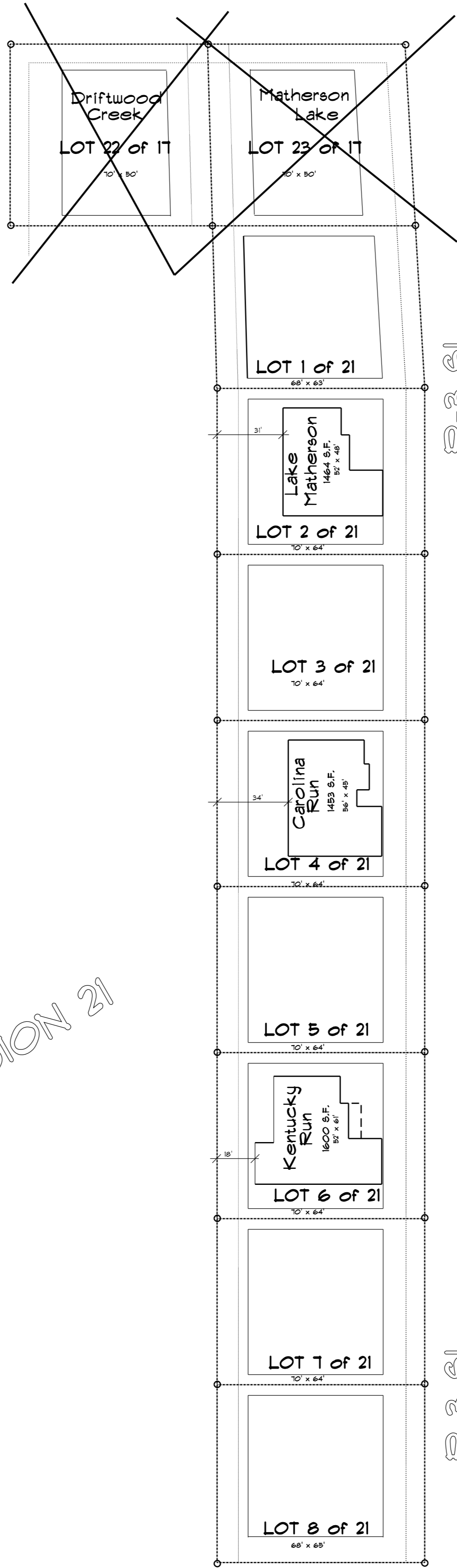
BUFFALO GRASS DRIVE

R-2 DENC.  
ZONING

AIDEN STREET



SUBDIVISION 21

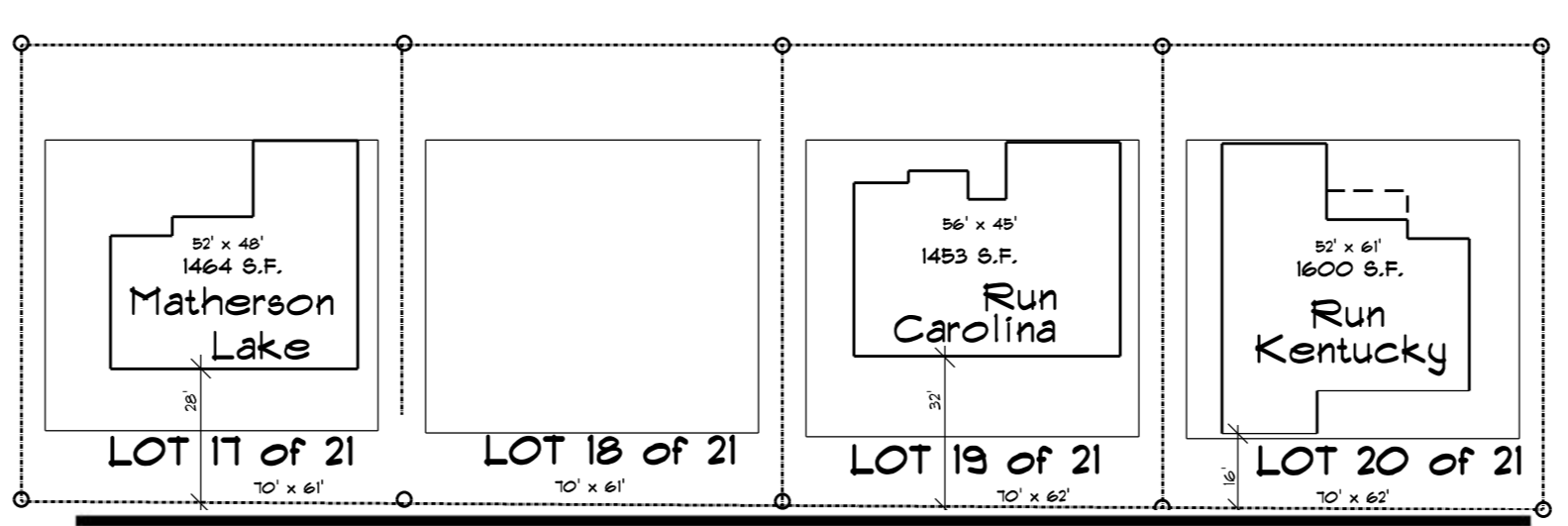


R-3 SL  
ZONING

BUFFALO GRASS DRIVE

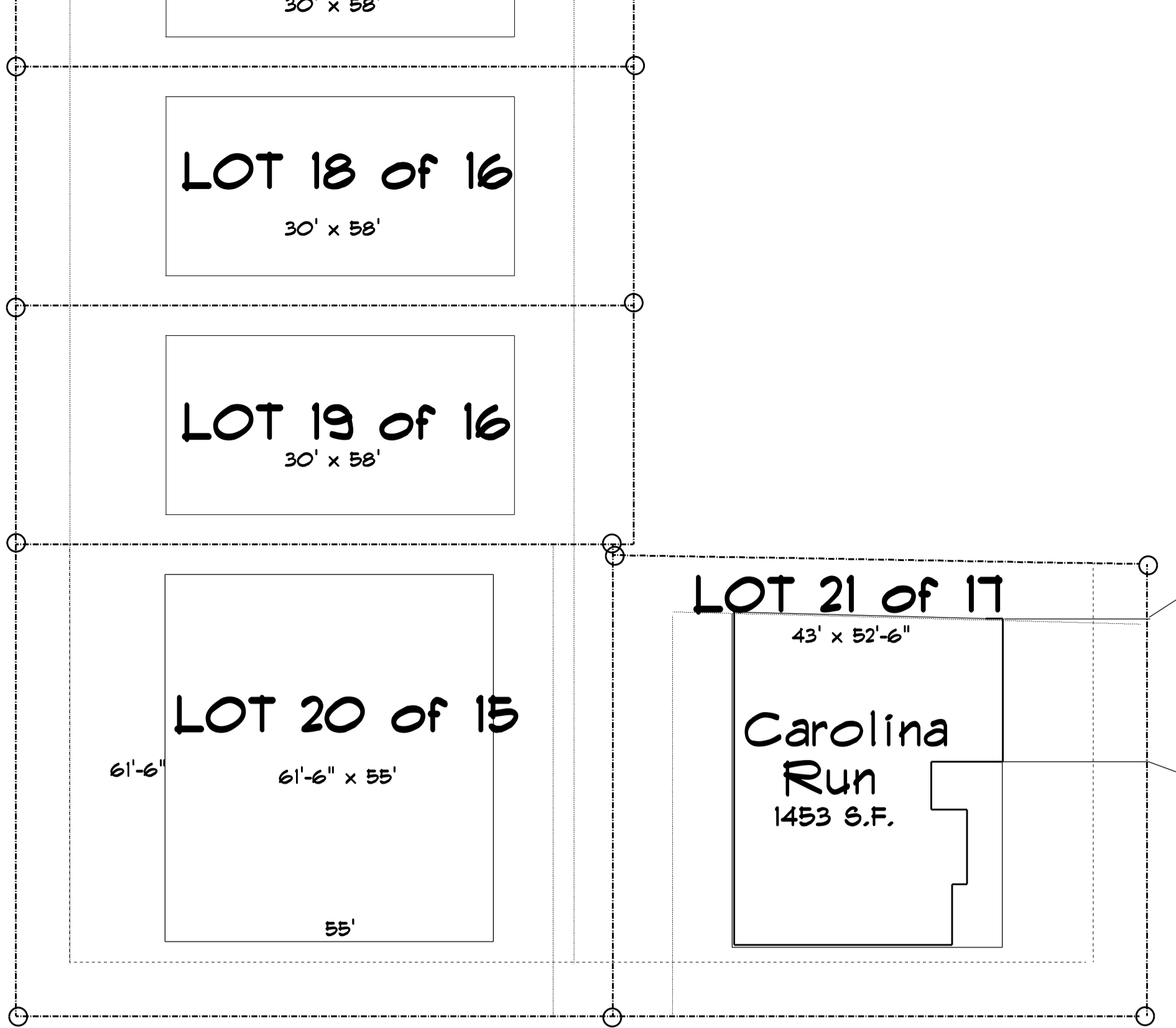
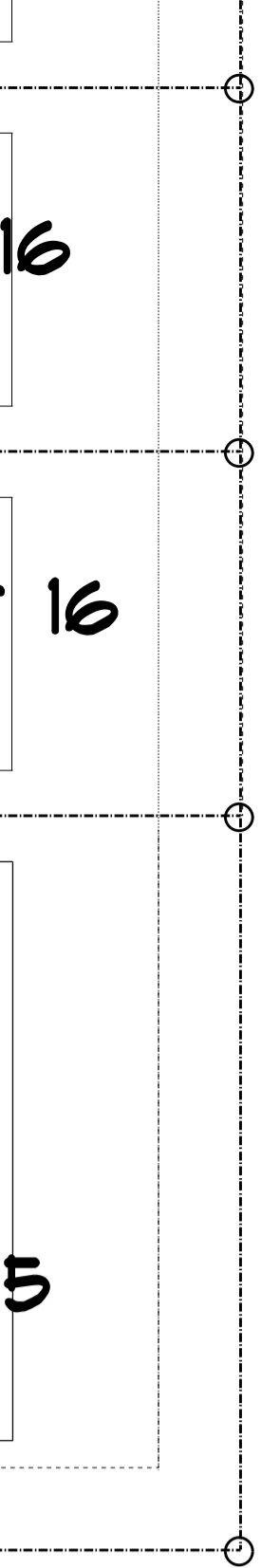
R-3 SL  
ZONING

AIDEN STREET

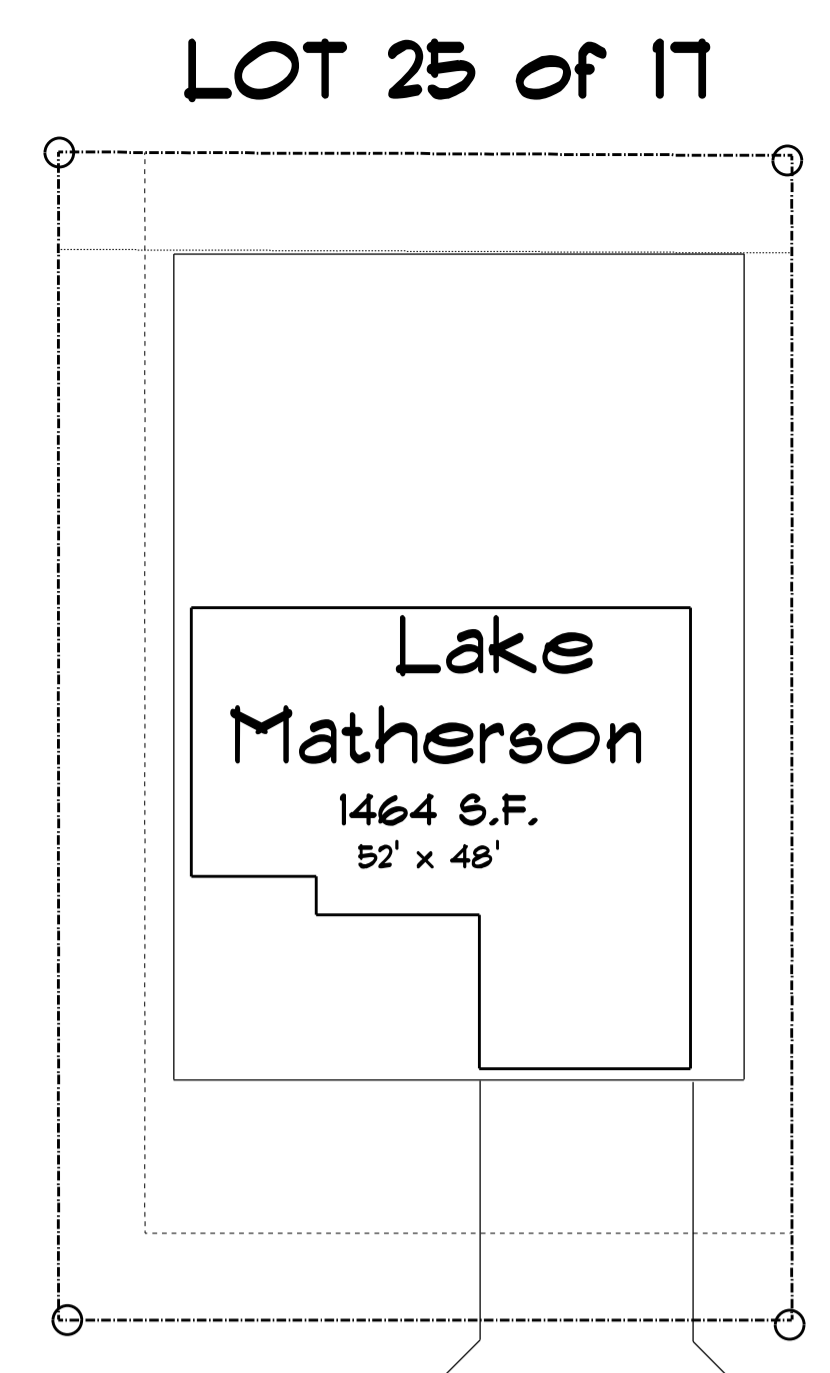


X R-2  
✓ R-3 SL

SUBDIVISION 21									
LOT	Carolina 1453 s.f.	Kentucky 1600 s.f.	Dawson 1435 s.f.	Lake Math 1464 s.f.	Driftwood 1382 s.f.	Cedar 1348 s.f.	Elk 1371 s.f.	Carson 1357 s.f.	Pine 1385 s.f.
1	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
2	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
3	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
4	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
5	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
6	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
7	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
8	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
9	— ✓	— ✓	— ✓	— ✓	X ✓	— ✓	— ✓	X ✓	— ✓
10	— ✓	— ✓	— ✓	— ✓	X ✓	— ✓	— ✓	X ✓	— ✓
11	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
12	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
13	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
14	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
15	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
16	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
17	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
18	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
19	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓
20	X ✓	— ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓	X ✓

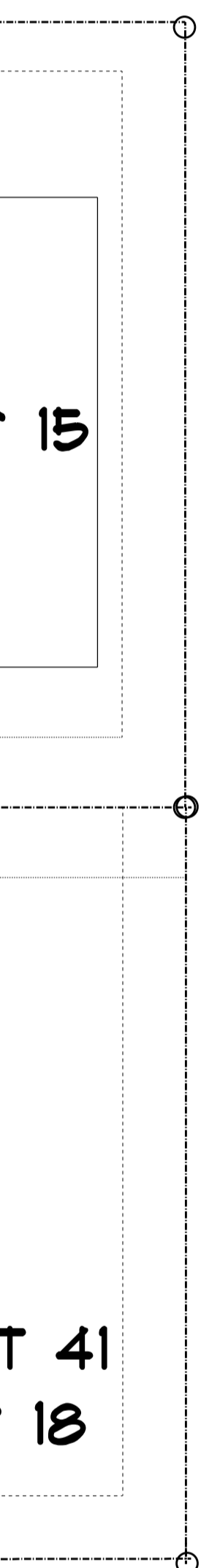


**BUFFALO GRASS DRIVE**

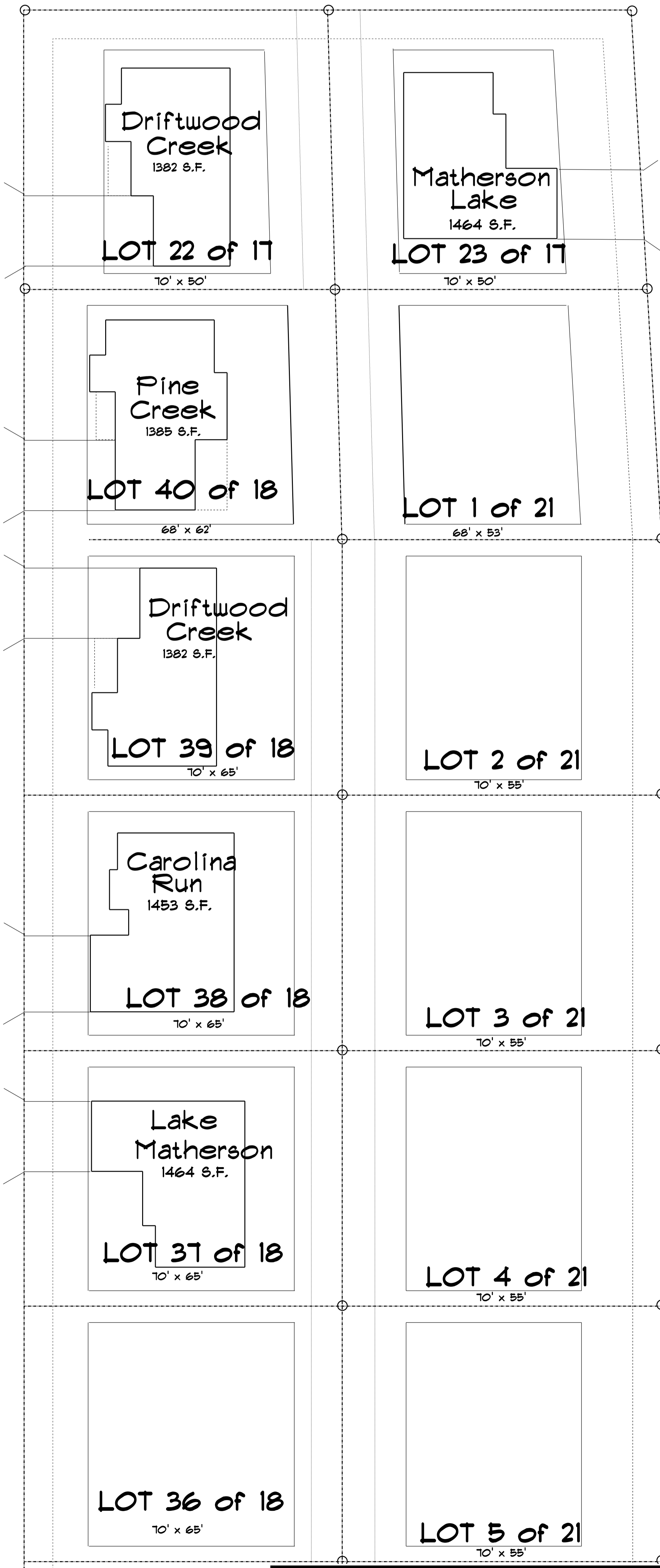


**THOMAS STREET**

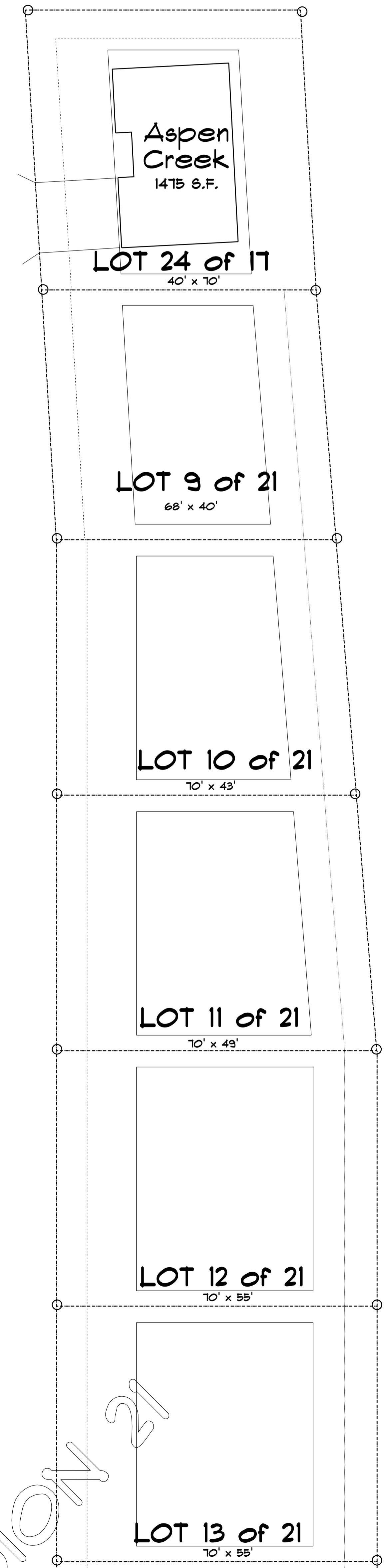
R-2 DENC. ZONING



**KENNETH DRIVE**



**BUFFALO GRASS DRIVE**



## Chad Nabity

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**From:** Nicole Zulkoski <nicole\_2007@msn.com>  
**Sent:** Wednesday, April 6, 2022 1:50 PM  
**To:** Chad Nabity  
**Subject:** Proposed Rezoning

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. If you are unsure submit a helpdesk ticket at <https://helpdesk.grand-island.com>

To whom it may concern,

I am emailing to make my concerns known for the proposed rezoning for the property generally located east of Kenneth Drive and south of Indian Grass Road. Changing this land from a R2 Low Density Residential Zone to a R3-SL Medium Density Zone will more than double the amount of traffic in the neighborhood. We have already seen an uptick in traffic just from the current construction which has proved to be cumbersome due to workers flying through. This gives me great concern for those young and old who enjoy going on walks and playing outside.

My next concern is the value of the current homes already in the neighborhood. My home specifically is located right next to the proposed change and it will greatly decrease the value. We built on this lot knowing what the plans were in the future for the land behind us and we would have chose elsewhere if it were zoned R3-SL.

My final concern is that these properties may become rental properties vs owned and lived in by the owners. These properties may be less maintained from renters as opposed to owners and could become at minimum an eye sore, thus showing possible impact on resale of single family homes nearby.  
Thank you for your time and consideration.

Sincerely,  
Nicole Zulkoski

June 1, 2022

Members of the Zoning Commission

My name is Matt Shultz and I am currently the Vice President of the Copper Creek Estates Community Association. I come to you today to lodge a formal complaint on behalf of the Copper Creek Estates Community Association against the rezoning of the 21st and portions of the 17th Subdivision of the Copper Creek area. While many of our houses are not in the designated 300 foot area the potential impact of your decision does affect everyone of our members and therefore we feel we must speak up as the other HOA's have not been turned over to the citizens and are still controlled by Mr. O'Connor.

Our association has many worries about this rezoning that the Guarantee Group is wanting to do. I do want to make it clear we are not opposed to development of the area, we are opposed to the rezoning of the area to R3SL.

One of our biggest worries include the lack of entrances and exits to the area. Traffic through portions of Indian Grass, Little Bluestem and Buffalo Grass are already increasing so the addition of many more houses will have an impact. We also are concerned about the increased student population in our local school. This was a concern as far back as 2018 with Mr O'Connor himself stating "the only way that Copper Creek would ever expand after the 80 homes are built is through the blessing of the school district" (GI Independent, 6/30/2018). Our final concern really has to do with the lots and housing itself. With lots sizes being so small and lacking a yard they are not the family friendly neighborhood this was originally billed as.

In October of 2020, Mr O'Connor stood before this board and the City Council and stated he wanted to put in roughly 20 of the small lots houses there. As it currently sits 62 lots are now at 3000 or less square feet and only one exit to Engleman Street.

When many of us selected Copper Creek to build homes or move into, we were told there would be a park at the center of the community along with a lot for RV and Boat Storage and a walking trail. To this very day we are still waiting for those promises by the Guarantee Group. The lack of fulfillment of these promises has us worried as an organization and for our members of what the actual intention is for the proposed change in rezoning.

Again we are not opposed to the development of the land, we want it to stick to the original idea/plan that was presented to us when we bought homes in Copper Creek.

Thank you for your time and consideration.

Copper Creek Estates Community Association



Copper Creek HOA GI <gicoppercreekhoa@gmail.com>

## Zone Changes in Coppercreek

2 messages

**Emily Baldino** <emilybaldino08@gmail.com>

Tue, May 31, 2022 at 9:34 PM

To: gicoppercreekhoa@gmail.com, ChadN@grand-island.com

I am writing to you tonight to let you know that I strongly oppose the proposed re-zoning in our neighborhood for the new houses that are being built.

We are in the Coppercreek Resident area and moved here in October 2020. We understood that all of the houses in the area would be very much like ours. We were not told about the smaller houses and now they are all being built behind us.

This will increase traffic, there will be more cars on the streets and lots more people and noise.

We moved here because it was in a quiet neighborhood. Please do not put any more small houses in our neighborhood. Thank you.

Emily Baldino  
511 Little Bluestem Dr S  
Grand Island, NE 68803

Sent from my iPhone



Copper Creek HOA GI &lt;gicoppercreekhoa@gmail.com&gt;

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**Zoning**

2 messages

**Three Peas** <Jcockerham86@hotmail.com>

Tue, May 31, 2022 at 10:03 PM

To: Copper Creek HOA GI &lt;gicoppercreekhoa@gmail.com&gt;

Michael & Justine Cockerham  
4354 Rodney Circle  
Grand Island, NE 68803

We are opposed to the new zoning. With the amount of traffic already flowing through the neighborhood and the fact that no one can be cautious and courteous, I feel that it would cause more concern for the safety of the residents already living here. Also, note that the quality of residents has declined even with the increased house prices. Statistically bringing in lower income families who don't care to care for their homes and properties will devalue the homes who do take pride in their properties. We've noted some residents who are already renting and to our knowledge that was against the covenants of the HOAs. Their yards and properties are some of the worst in the neighborhood. Just make it what it was always intended to be.

Sincerely,

Mike & Justine Cockerham



Copper Creek HOA GI &lt;gicoppercreekhoa@gmail.com&gt;

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**opposed to town homes**

1 message

**Carolyn Bresee** <carolyn.bresee@gmail.com>

Tue, May 31, 2022 at 5:03 PM

To: Copper Creek HOA GI &lt;gicoppercreekhoa@gmail.com&gt;, chadN@grand-island.com

I am opposed to the land being used for townhomes because of the excess traffic. I am surprised that so many people have more than 2 vehicles per household. Often time there are 4-5 vehicles because adult children are living with the homeowner. I can't imagine the congestion with townhomes. There is not enough access out of Cooper Creek to handle all the traffic.

Sincerely,

Carolyn Bresee

4326 Indian Grass Circle



June 1, 2022

Hall County Regional Planning Commission  
100 East First Street  
Grand Island, Nebraska 68801

To whom this may concern:

First, thank you tonight for agreeing to hear from some of the people who may be affected by the proposed zoning changes in Subdivision 17 and 21 of the Copper Creek area from R2 Low Density Residential Zone to R3-SL Medium Density Residential Small Lot Zone. I come lodging an official protest with signatures of 59% or 13 residents out of the 22 within the 300' circle. Only two of the residents officially declined to sign the petition (9%) while the others were unable to be reached.

I came before this board two months ago asking you to not change the rezoning of a large portion of land south of the current Copper Creek area. Some of the concerns I cited then are some of those that you've heard from (or will hear from) other citizens tonight - traffic concerns, losing the family friendly neighborhood with row houses, concerns on the burden that more students may add to an already full local elementary school, and already unfulfilled promises by Mr. O'Connor and the Guarantee Group.

I ask that you consider some of the word Mr. Sean O'Connor and Mr. Ray O'Connor themselves have stated over the years about their goals for this community and ask yourself, is this rezoning really in line with the vision that they had for the neighborhood and the vision they sold to dozens and dozens of families over the last 6 years? Or is this rezoning more in line with the business goals of the Guarantee Group?

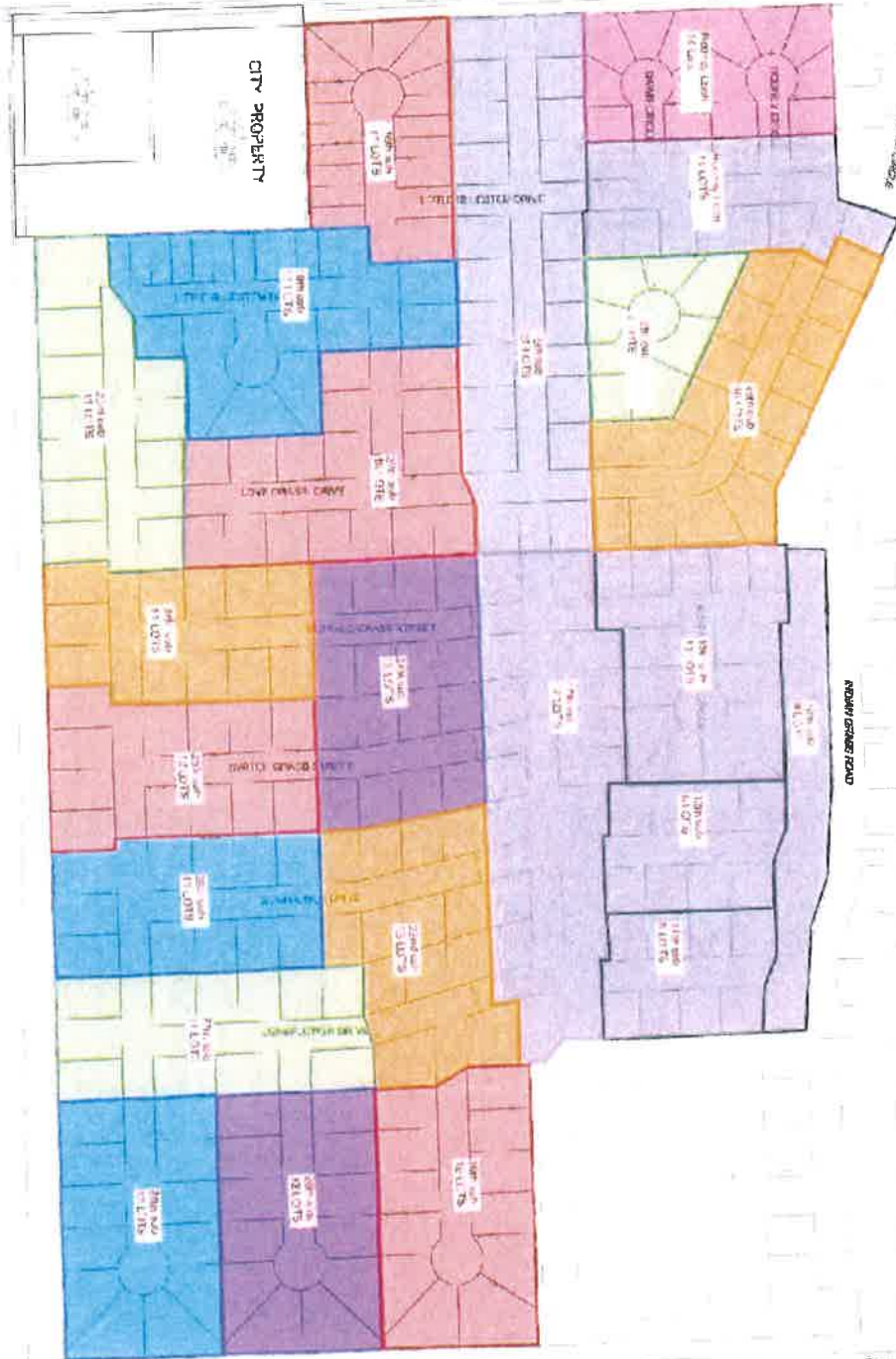
- In 2013 Mr. Ray O'Connor came before the Community Redevelopment Authority and requested that lot width be changed from 70 foot to 80 feet because they were too narrow. Mr. Naby himself said "You'll lose about 30 lots" to which Mr. O'Connor responded "I'm not selling lots, I'm building houses for the community". (GI Independent, 5/29/2013)
- Mr. Ray O'Connor in the same article (GI Independent, 5/29/2013) said of the housing "I don't want this to look like row housing, it will be a nice quality home to raise kids in".
- The O'Connor's as far back as 2013 stated the desire to have hike and bike trails within the subdivision and they have already planned a four-acre park that will be maintained by the homeowners association. (As of today none of this has happened)
- In 2018 Mr. O'Connor stated that there is enough room to add 250 more houses to the 212 already there, but he was only going to build 80 because that was the number he and GIPS agreed upon to prevent a burden on the school district (GI Independent, 6/30/2018).

Copper Creek R3SL Current Housing





EXHIBIT A-1



SHEET 1 of 1

PROJECT:	COPPER CREEK PRELIM NARY FLAT LOT LAYOUT
DATE:	2019
BY:	REVISED:
CHECKED:	
APPROVED:	
SCALE:	
DATE:	

**olsson**  
 331 East 3rd Street  
 Grand Island, NE 68801 TEL: 505.381.3150 www.olsson.com

Deed Holder	Mailing Address	City, State, Zipcode	Property Address: (if not Mailing Address)
THE GUARANTEE GROUP LLC	PO BOX 5916	GRAND ISLAND, NE 68802	COPPER CREEK ESTATES 18TH SUB, COPPER CREEK 17TH SUB
NORTHWEST CROSSINGS, LLC	1912 W ANNA	GRAND ISLAND, NE 68803	508 BUFFALO GRASS ST
RUBEN A CACERES ESCOBAR & EVA S PEREZ-ANTON	514 BUFFALO GRASS ST	GRAND ISLAND, NE 68803	<i>[Signature]</i>
DAVID S CEMPER & CORISSA K CEMPER	520 BUFFALO GRASS ST	GRAND ISLAND, NE 68803	<i>[Signature]</i>
DEREK SCOTT SAWYER-KOJEMBA	526 BUFFALO GRASS ST	GRAND ISLAND, NE 68803	<i>[Signature]</i>
LICHEN LIU	532 BUFFALO GRASS ST	GRAND ISLAND, NE 68803	
DEREK & NICOLE ZUKOSKI	4269 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
JOSEPH DEARTH & CYNTHIA K DEARTH	4265 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
JACOB DOBROVOLNY & HANNAH DOBROVOLNY	4261 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
CLAYTON LOGHRY & ASHTON LOGHRY	4257 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
TOMIMY PHOMMALVAHIN & DALARAK AUVSHA BANDASACK	4260 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	
ELVIS HUYNH & CHRISTINA HUYNH	4264 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
KELLY R LAHM & MITCHEL S LAHM	4268 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
SCOTT A WILES & SARAH M WILES	4272 BUFFALO GRASS CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
NICK NORTHRUP & AMBER NORTHRUP	530 SUNFLOWER DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
LINOLFO GONZALEZ & PATRICIA OQUENDO	522 SUNFLOWER DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
KYLE FINECV & JAMIE FINECV	516 SUNFLOWER DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
ALEX ERICKSON & SARA ERICKSON	508 SUNFLOWER DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
RICHARD CONRAD & DENA CONRAD	529 SCHMIDT CIR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
JERRARD R ROSS & COURTNEY B ROSS	536 KENNETH DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
MARK W CHERVINIKA & MARILEE L CHERVINIKA	4309 INDIAN GRASS RD	GRAND ISLAND, NE 68803	<i>[Signature]</i>
VU T TRAN	542 KENNETH DR	GRAND ISLAND, NE 68803	<i>[Signature]</i>
CITY OF GRAND ISLAND	PO Box 1968	GRAND ISLAND, NE 68802	
KEVIN E KLEEB & SUSAN ALLAN	7535 S 60TH RD	ALDA, NE 68810	
RODNEY D HOOKER & PATRICIA W HOOKER	1098 PLATTE VIEW DR	PHILLIPS NE 68865	