



Hall County Regional Planning Commission

Wednesday, January 5, 2022
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



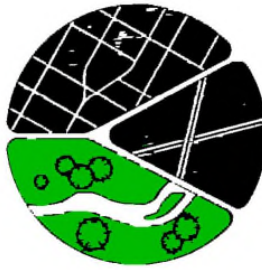
Hall County Regional Planning Commission

Wednesday, January 5, 2022
Regular Meeting

Item A1

Agenda - Jan. 5, 2022

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, January 5, 2022

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 December 1, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed CRA Area #36- Grand Island** Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2022-05 (C-11-22GI)
5. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 N. Locust Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for commercial and residential uses. Resolution 2022-06 (C-10-2022GI)
6. **Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located north of State Street and west of Wheeler Avenue From B2 General Business, R3- Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small Lot Residential. (C-14-22GI)
7. **Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located east of Cherry Street and north of Bismark Road From RD Residential Development Zone to R3- Medium Density Residential. (C-15-22GI)

- 8. Public Hearing Proposed Changes to Zoning Ordinance – Grand Island** Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI)

Consent Agenda:

- 9. Preliminary and Final Plat-Grand Island Nikodym Third Subdivision**
10. Final Plat-Grand Island WWTP Subdivision
11. Final Plat-Grand Island (ETJ) C & C Smith Subdivision

- 12. Directors Report**

Comprehensive Plan Update
Hazard Mitigation Plan Update

- 13. Next Meeting February 2, 2022.**

- 14. 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
January 5, 2022**

- 4. Public Hearing – Proposed Substandard and Blight Area 36**
Concerning a study to determine if the proposed CRA Area #36 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #36 is approximately 55.4 acres of property in northwest Grand Island on either side of Independence Avenue south of Nebraska Highway 2. A resolution has been prepared. (C-11-22GI). **See Full Recommendation** (Hearing, Discussion Action)
- 5. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 N. Locust Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for commercial and residential uses. Resolution 2022-06 (C-10-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located north of State Street and west of Wheeler Avenue From B2 General Business, R3- Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small Lot Residential. (C-14-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 7. Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located east of Cherry Street and north of Bismark Road From RD Residential Development Zone to R3- Medium Density Residential. (C-15-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 8. Public Hearing Proposed Changes to Zoning Ordinance – Grand Island** Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI) **See Full Recommendation** (Hearing, Discussion, Action)

Consent Agenda

- 9. Preliminary and Final Plat –Nikodym Third Subdivision- Grand Island-** Located east of Cherry Street and north of Bismark Avenue in Grand Island, Nebraska. Proposed zoning R3 Medium Density Residential (47 lot, 13.35 acres).
- 10. Final Plat –WWTP Subdivision- Grand Island-** Located east of Sturh Road south Seedling Mile and north of Cedarview Road Hall County, Nebraska. (1 lot, 2.56 acres). This property is zoned M2 Heavy Manufacturing and TA Transitional Agriculture and owned by the City of Grand Island Waste Water Treatment Plant.
- 11. Final Plat – C & C Smith Subdivision- Grand Island ETJ-** Located north of the Guenther Road west of U.S. Highway 281. The property is zoned TA Transitional Agriculture. The original parcel was created in 1971 and should have been subdivided but was not. This corrects that error and brings the property into compliance. (1 lot, 2.75 acres).

12. 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 February 2, 2022.



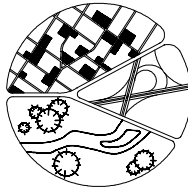
Hall County Regional Planning Commission

**Wednesday, January 5, 2022
Regular Meeting**

Item E1

December 1, 2021 - Minutes

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
December 1, 2021

The meeting of the Regional Planning Commission was held Wednesday, December 1, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on November 20, 2021.

Present:	Leslie Ruge	Nick Olson	Tyler Doane
	Pat O’Neill	Leonard Rainforth	Robin Hendricksen
	Jaye Monter	Darrell Nelson	Judd Allan
	Greg Robb	Tony Randone	

Absent: Hector Rubio

Other:

Staff: Chad Nabity and Rashad Moxey

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O’Neill also noted 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 November 3, 2021 meeting.

A motion was made by Nelson and second by Rainforth to approve the minutes of the November 3, 2021 meeting.

The motion carried with eleven members voting in favor (O'Neill, Allan, Ruge, Nelson, Rainforth, Olson, Robb, Monter, Hendricksen, Randone and Doane) and no members voting no.

3. Request Time to Speak.

Keith Marvin, Marvin Planning Consultants - Item #6

Dan Petsch, GIPS, 1734 Ingalls, Grand Island, NE – Item #6

4. Presentation of 2021 Community Beautification Award.

2021 Community Beautification Award was awarded to O'Connor Early Learning Center.

5. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA Area No. 6 to allow for redevelopment of property located north of State Street and west of Wheeler Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-03 (C-09-2022GI)

Nabity stated the redevelopment plan is amended and adds additional property to the plan. Mesner Development of Central City has acquired an option on the lot east of Super Saver and the property north of Blessed Sacrament that extends to Wheeler Avenue. They are proposing to redevelop this property with between 64 and 72 duplex style town house units. The project is consistent with the comprehensive plan and Regional Planning Commission recommends approval.

A motion was made by Hendricksen and second by Ruge to approval of Redevelopment Plan CRA No. 6 and Resolution 2022-03.

The motion carried with eleven members voting in favor (O'Neill, Allan, Ruge, Nelson, Rainforth, Olson, Robb, Monter, Hendricksen, Randone and Doane) and no members voting no.

6. Public Hearing – Proposed CRA Area #35 – Grand Island – Proposed CRA Area #35 located north of Capital Avenue and east of Engleman Road (Old Engleman School). Resolution 2022-04 (C-10-2022GI)

Nabity stated the property is the old Engleman School site and is approximately 3.4 acres of property. The School District is looking into tearing the vacant building down and sell the property to a redeveloper and is bring forth the blight study to help with the development process while there are existing structures on the property. Nabity noted that the school district submitted the blight study with hopes of TIF being used to help develop the property for possible housing which may lead to potentially have students part take in the building process of these homes.

Keith Marvin spoke and explained that the study can be considered a micro blight area and that there is more than one structures on the property based on the assessors data and that it meets the age requirements, the property is deteriorating as well as meets the statutory requirements to be declared blighted and substandard.

Dan Petsch representing the schools was there for any questions. Petsch explained the school district is not against TIF and is supportive of TIF if being used for infill developments compared to blighting a corn field and developing 500 homes that will not be on the tax roll but may produce students and affect the school district resources for supporting those students.

A motion was made by Rainforth and second by Randone to approval of Proposed CRA Area #35 and Resolution 2022-04.

The motion carried with eleven members voting in favor (O'Neill, Allan, Ruge, Nelson, Rainforth, Olson, Robb, Monter, Hendricksen, Randone and Doane) and no members voting no.

7. Public Hearing – Proposed Area #36 – Grand Island – Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2021-05 (C-11-2022GI) Postponed until January 5th Meeting

8. Public Hearing Proposed Changes to the Wood River Zoning Ordinance – Wood River – Public Hearing to consider changes to the BGC and GC Commercial Zoning Districts in Wood River to permit residential uses. (C-12-2022WR)

Nabity stated the request came from the Wood River City Council. The proposal is to remove to conditions on residential uses within the BG General Business zoning district and to allow for residential uses in the BGC Central General Business District and BG General Business District as permitted use. A resident is looking into moving a house

into BG zone and will not be able to do that. There are a number of houses already in that district. The Regional Planning Commission recommends approval.

A motion was made by Robb and second by Ruge to approve the changes to the Wood River Zoning Ordinance.

The motion carried with eleven members voting in favor (O'Neill, Allan, Ruge, Nelson, Rainforth, Olson, Robb, Monter, Hendricksen, Randone and Doane) and no members voting no.

9. Request for Conservation Easement – Hall County – Concerning a Conservation Easement for the Wetlands Reserve Program comprising a part of the South Half (S1/2) of Section Thirty-Six (36), A Township Ten (10) North, Range Nine (09) West of the 6th P.M. (Discussion Action) (C-13-2022HC)

Nabity stated this is a permanent conservation easement for the Wetlands Reserve Program. The USDA and Natural resource Conservation Services and owner of the property submitted to the county this easement and it was forwarded to the RPC for commenting. Nabity explained that the RPC can comment or not comment on the request, and that the County will make the decision on granting the easement or not.

Nabity noted that the County can only deny the easement for three reasons:

1. If it is not consistent with the Comprehensive Plan
2. If the easement conflicts with an existing conservation easement
3. If the easement interferes with a government entity looking to use the property for a specific project, example wanting to use eminent domain to construct a street and the property owner brings forth a conservation easement application.

A motion was made by Ruge and second by Rainforth to recommend approval of the Conservation Easement for the Wetlands Reserve Program to the county board.

The motion carried with eleven members voting in favor (O'Neill, Allan, Ruge, Nelson, Rainforth, Olson, Robb, Monter, Hendricksen, Randone and Doane) and no members voting no.

10. Director's Report

O'Neill adjourned the meeting at 6:34 p.m.

Next meeting Wednesday, January 5, 2022

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, January 5, 2022

Regular Meeting

Item F1

**Public Hearing - Proposed CRA Area #36 - Grand Island -
Proposed CRA Area #36 on either side of Independence Avenue
south of Nebraska Highway 2 Resolution 2022-05 (C-11-22GI)**

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 30, 2021

SUBJECT: *CRA Blight Study (Proposed CRA Area 36) C-11-22GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 36. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 36. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation.

OVERVIEW

This study is approximately 55.4 acres of property located on either side of Independence Avenue south of Nebraska Highway 2 in northwest Grand Island (Study Area).

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

18-2109.3 Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

18-2109. Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

(1) An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.

(2) Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is substandard and blighted and shall submit the question of whether such area is substandard and blighted to the planning commission or board of the city for its review and recommendation. The planning commission or board shall hold a

public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

(3) Upon receipt of the recommendations of the planning commission or board, or if no recommendations are received within thirty days after the public hearing required under subsection (2) of this section, the governing body shall hold a public hearing on the question of whether the area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to subsection (2) of this section. At the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration. After such hearing, the governing body of the city may make its declaration.

(4) Copies of each substandard and blighted study or analysis conducted pursuant to subsection (2) of this section shall be posted on the city's public web site or made available for public inspection at a location designated by the city.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

(31) Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 7 to 18 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 36 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Deterioration of site or other improvements**
 - Curb and gutter are missing throughout 100% of the study area.
 - Streets through the study area were of an average condition.
 - Sidewalks are missing within 100.0% of the entire study area.
- **Insanitary and Unsafe Conditions**
 - Lack of curb and gutter could lead to ponding of water. Water ponding can become a breeding ground for communicable diseases.

Criteria under Part B of the Blight Definition

The average age of the residential or commercial units in the area is at least forty years.

- 27 (77.1%) buildings or improvements were determined to be 40 years of age or older.
- The average age based upon a cumulative age calculation is 40.1 years.

These other criteria for Blight were present in the area:

- Diversity of Ownership

These other criteria for Blight were not present in the area, these included:

- Factors Which Are Impairing And/or Arresting Sound Growth
- Dangerous conditions to life or property due to fire or other causes.
- Faulty lot layout.
- Improper subdivision or obsolete platting.
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title.
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency,

and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

Study Area #36 meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA #36

Blight Study Area #36 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Deterioration of site or other improvements.
- Average age of the residential or commercial units in the area is at least 40 years.
- Insanitary and Unsafe Conditions.

Substandard Conditions

- Average age of the structures in the area is at least 40 years.
- Diversity of Ownership

RECOMMENDATION:

Blight and Substandard Designation

Unlike the process for approving a redevelopment plan statute does not specify what planning commissions are to look for in making a recommendation on a study to declare an area blighted and substandard. Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based

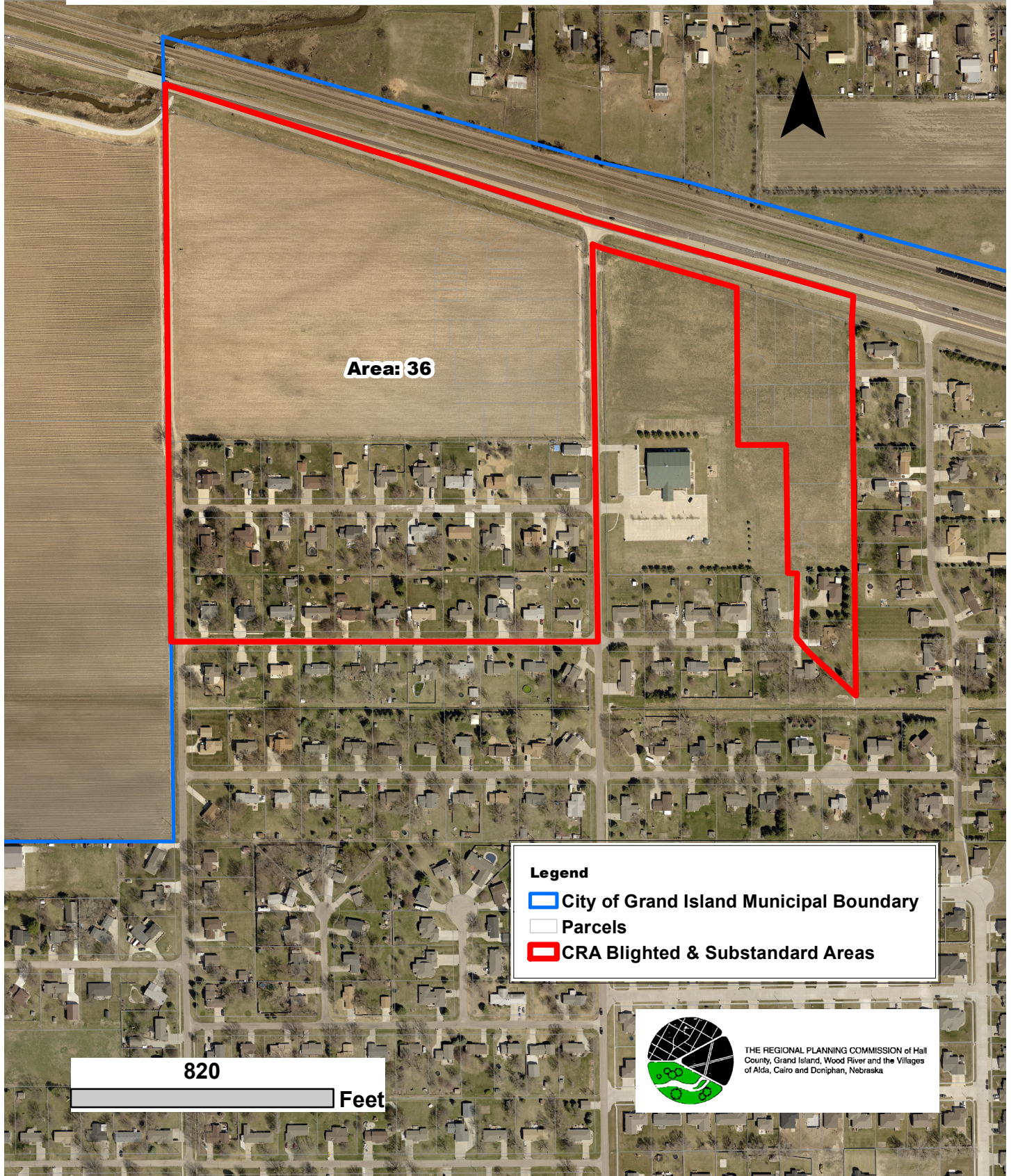
on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director

PROPOSED BLIGHTED & SUBSTANDARD AREA LOCATION MAP





PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within Study Area 36 of the City of Grand Island. This study has been commissioned by the FAMos Construction and O'Neill Wood Resources to analyze the possibility of declaring the area as blighted and substandard within this specific study area.

The Hall County Regional Planning Commission and Grand Island City Council, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads:

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements,

diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

"Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare; and"

"Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

This Blight and Substandard Study is only for a portion of the corporate limits of the city which has not previously been so designated. The Study is intended to give the Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the city's jurisdiction and as allowed under Chapter 18,

Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities, and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and;
- A list of the conditions present, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets the entire corporate limits of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses are vacant, residential, and public.

Through the redevelopment process, the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City is intended to redevelop and improve areas of the community. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the city.

The following is the description of the designated area within the City of Grand Island.

Point of beginning (POB) is the intersection of the centerlines of Nevada Ave and the west right of way line of Northwest Ave going northerly to the southwestern corner of a tract referred to as Miscellaneous Tracts 2-11-10 PT NW ¼ XC 1.08 AC Hwy 23.26 AC; thence northerly along the western property line of said lot continuing to the centerline of Nebraska Hwy 2 W; thence southeasterly along the centerline of Nebraska Highway 2 to the extended property line of a tract referred to as Northwest Gateway Sub Lt 6; thence southerly along the eastern property line of said lot continuing to the southeastern corner of a tract referred to as Ross Heights Second Sub Lt 7; thence northwesterly along the southern property line of said lot to the intersection of the centerlines of Colorado Ave and Nevada Ave; thence northerly along the centerline of Colorado Ave continuing to the southern property line of a tract set aside for future extension of Colorado Ave; thence westerly along the southern property line of said lot continuing to the southwestern property line of said lot; thence northerly along the western property line of said lot continuing to the northeastern corner of the southern half of a tract referred to as Hw Sub Lt 1; thence westerly along the northern property line of the southern half of said lot continuing to the eastern property line of the northern half of said lot; thence northerly along the eastern property line of the northern half of said lot continuing to the northeastern corner of said lot; thence northwesterly along the northern property line of said lot continuing to the centerline of Independence Ave; thence southerly along the centerline of Independence Ave continuing to the POB, +/- 55.3 acres.

Study Area Figure 1

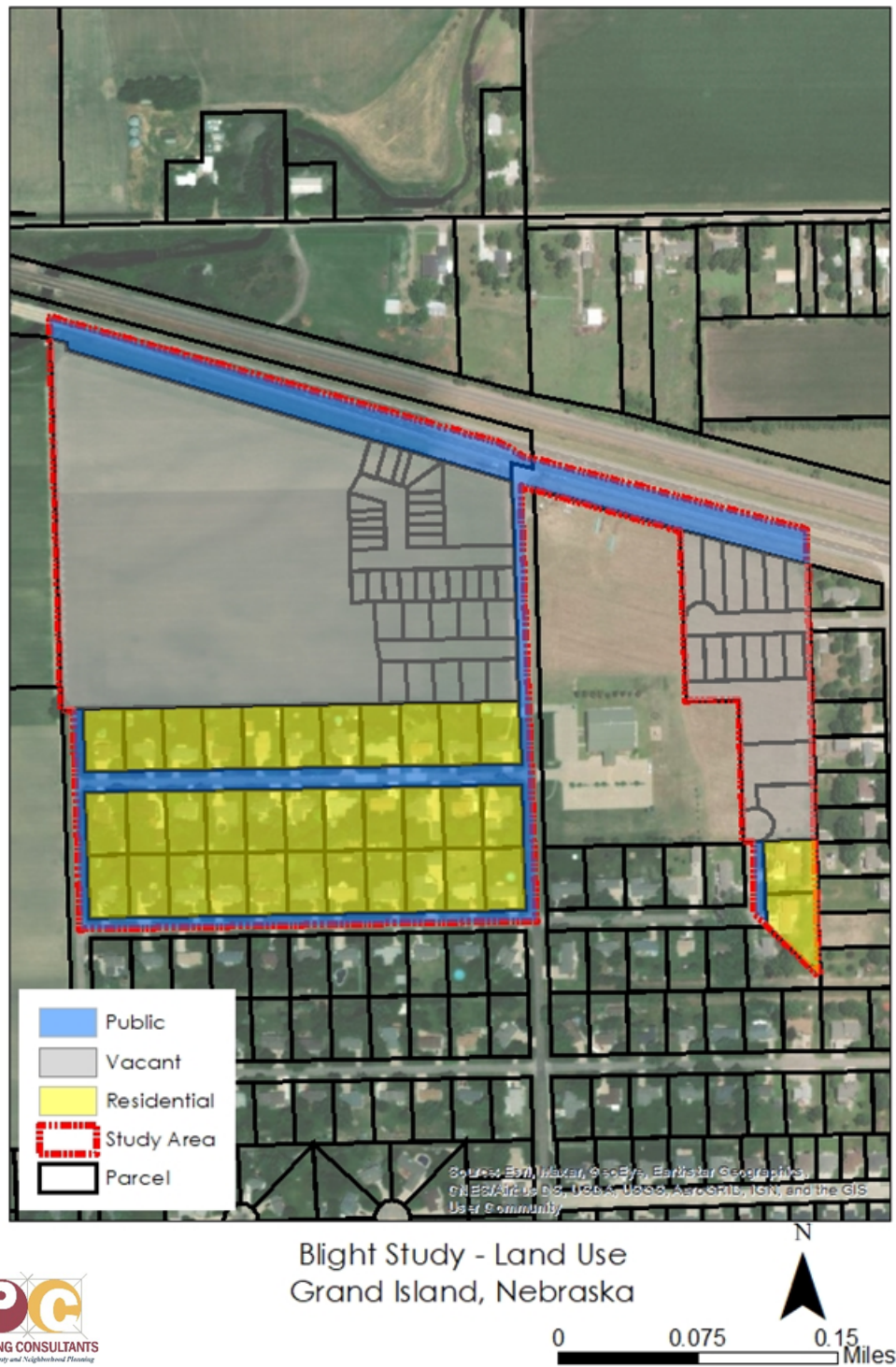
Study Area Map



Blight Study - Study Area
Grand Island, Nebraska

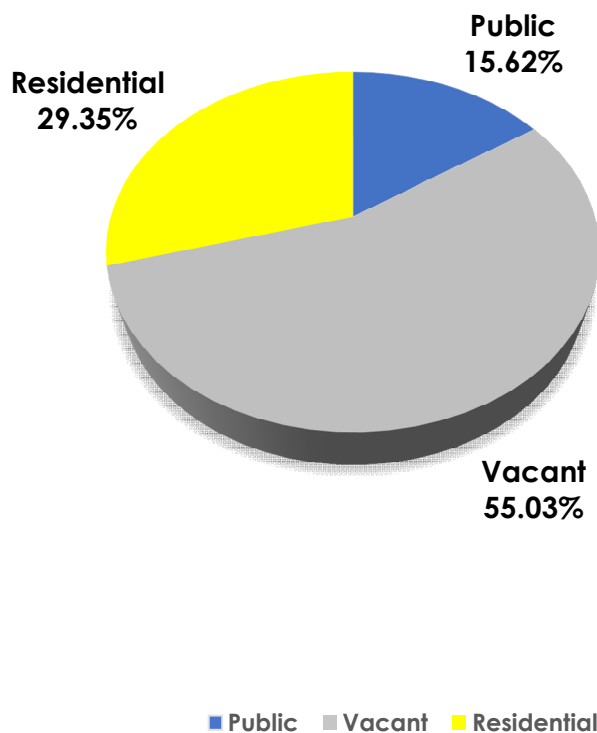


Figure 2
Existing Land Use Map



EXISTING LAND USE

The term “Land Use” refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

FIGURE 3: EXISTING LAND USE, Study Area 35 – 2021

Source: Marvin Planning Consultants 2021

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of the tract in the study area. These data from the survey are analyzed in the following paragraphs. Figure 3 shows the uses present in the study area are residential, public, and vacant. The study area is primarily vacant.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

Contributing Factors

There were a number of conditions examined and evaluated in the field and online. These conditions will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Deterioration of Site or Other Improvements

Sidewalk Condition

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off heavily traveled streets.

The sidewalk conditions analyzed in the Study Area were rated on five categories: Excellent, Good, Average, Fair, and Poor or Missing.

Within the study area there is approximately 8,003 lineal feet or 1.5 miles of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- **0 (0.00%) lineal feet of Excellent sidewalk**
- **0 (0.00%) lineal feet of Good sidewalk**
- **0 (0.00%) lineal feet of Average sidewalk**
- **0 (0.00%) lineal feet of Fair sidewalk**
- **8,003 (100.0%) lineal feet of Poor or Missing sidewalk**

There is no sidewalk present in the study area. Sidewalk is critical to the overall pedestrian movement of an area long-term. Even sidewalk constructed, which at present there is none, will eventually connect to several portions of the community. There is a portion of sidewalk that was laid by property owners, though it does not connect throughout the neighborhood, and is not ADA compliant. Because 100.0% of the area is missing sidewalk, sidewalks are considered a direct contributing factor.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 1



Photo 6



Photo 7



Photo 8

Figure 4
Sidewalk Condition

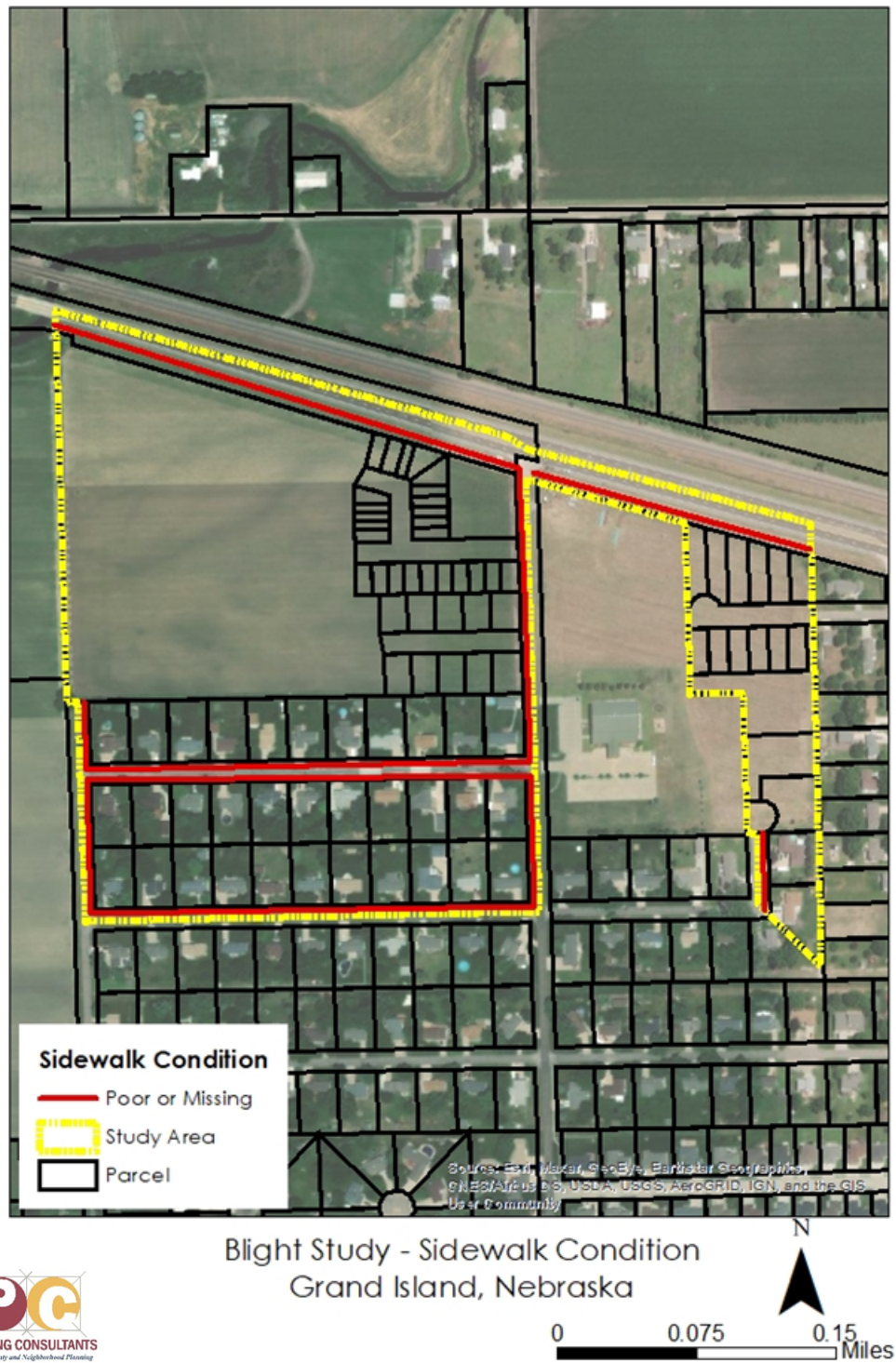


Figure 5
Curb and Gutter Condition

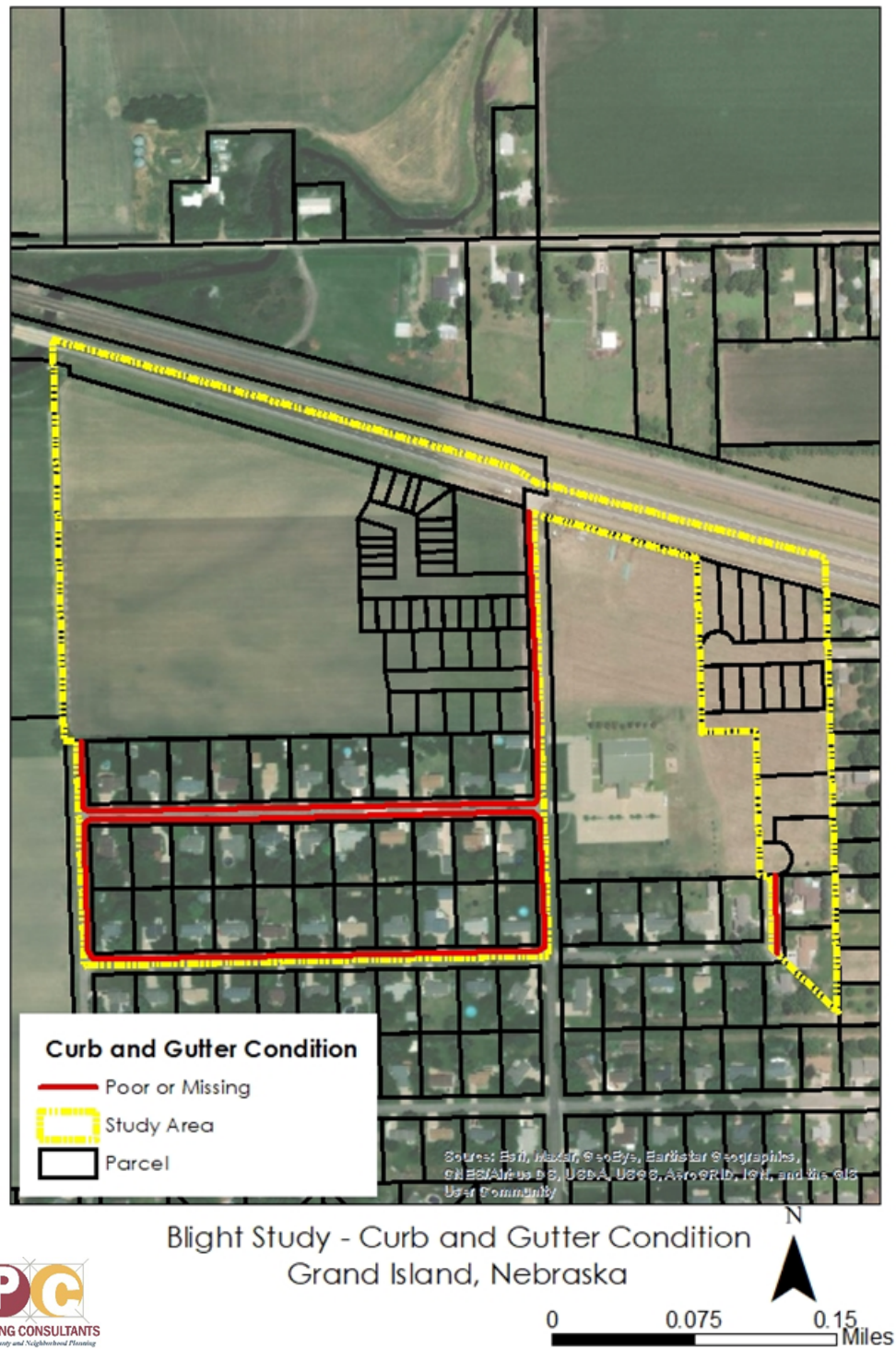
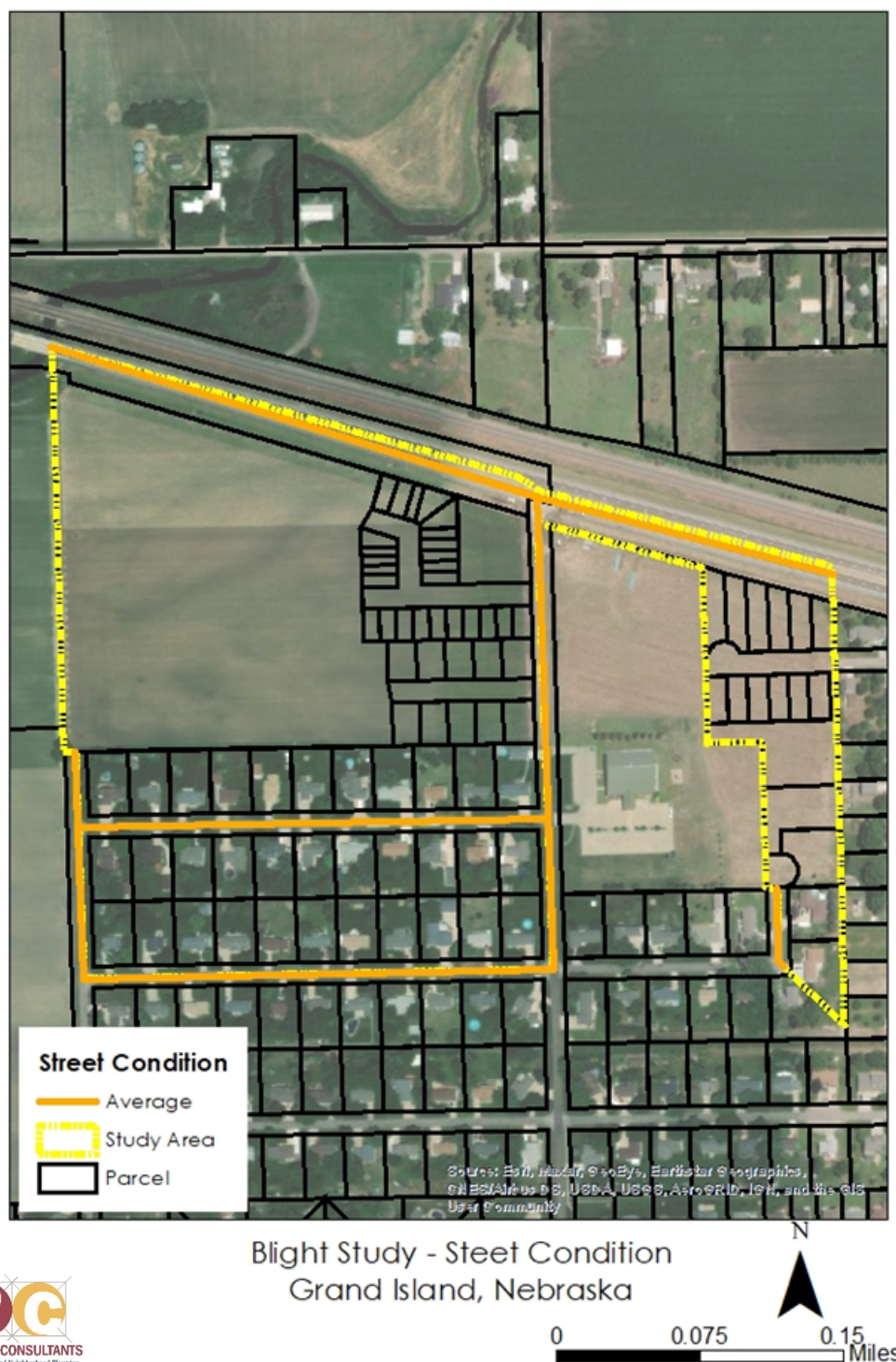


Figure 7
Street Condition



Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in communities. Their primary function is to be a barrier to collect and direct water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to sidewalks. The curb and gutter were graded as either Excellent, Good, Average, Fair, and Poor or Missing.

Within the study area there is approximately 5,781 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions break down within the corporate limits:

- **0 (0.0%) lineal feet of Excellent curb and gutter**
- **0 (0.00%) lineal feet of Good curb and gutter**
- **0 (0.00%) lineal feet of Average curb and gutter**
- **0 (0.00%) lineal feet of Fair curb and gutter**
- **5,781 (100.00%) lineal feet of Poor or Missing curb and gutter**

Due to the study area completely missing curb and gutter, curb and gutter conditions would be a direct contributing factor.



Photo 9



Photo 10

Streets

Streets within a community are essential to moving people and vehicles from place to place. Their condition and construction have an impact on the appearance of a community, which leads directly to how a community is perceived by the outside world.

Within the study area there is approximately 6,726 lineal feet or 1.27 miles of street possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- **0 (0.0%) lineal feet of Excellent street**
- **0 (0.0%) lineal feet of Good street**
- **6,726 (100.0%) lineal feet of Average street**
- **0 (0.00%) lineal feet of Fair street**
- **0 (0.00%) lineal feet of Poor street**

All streets within the study area are paved. The streets in the study area appear to have been paved in some sort of asphaltic material, concrete, or armor coating. The streets in the study area were all rated as average.



Photo 11



Photo 12



Photo 13

Age of Structures

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Hall County Assessor's website.

Table 1: Average Structural Age, By Method - 2021			
Number	Year	Age	Cumulative
1	1977	44	44
1	1991	30	74
1	1977	44	118
1	1978	43	161
1	1991	30	191
1	1992	29	220
1	1994	27	247
1	1981	40	287
1	1977	44	331
1	1978	43	374
1	2007	14	388
1	1977	44	432
1	1992	29	461
1	1977	44	505
1	1977	44	549
1	1980	41	590
1	1977	44	634
1	1977	44	678
1	1993	28	706
1	1998	23	729
1	1977	44	773
1	1977	44	817
1	1975	46	863
1	1975	46	909
1	1976	45	954
1	1975	46	1,000
1	1977	44	1,044
1	1976	45	1,089
1	1976	45	1,134
1	1975	46	1,180
1	1975	46	1,226
1	1975	46	1,272
1	1974	47	1,319
1	1977	44	1,363
1	1979	42	1,405
35			24,067
			40.1

Source: Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

Within the study area there are 35 primary structures. After researching the structural age on the Hall County Assessor's website, 27 (77.1%) units were determined to be 40 years of age or older.

However, when examining the age based upon a cumulative approach, as seen in Table 1 the average age of the primary structures is equal to 40.1 years; thus, meeting the requirements of the statutes. The age of the structures would be a direct contributing factor.

Figure 8
Age of Structures



Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Deterioration of site or other improvements**
 - Curb and gutter are missing throughout 100% of the study area.
 - Streets through the study area were of an average condition.
 - Sidewalks are missing within 100.0% of the entire study area.
- **Insanitary and Unsafe Conditions**
 - Lack of curb and gutter could lead to ponding of water. Water ponding can become a breeding ground for communicable diseases.

Criteria under Part B of the Blight Definition

The average age of the residential or commercial units in the area is at least forty years.

- 27 (77.1%) buildings or improvements were determined to be 40 years of age or older.
- The average age based upon a cumulative age calculation is 40.1 years.

These other criteria for Blight were present in the area:

- Diversity of Ownership

These other criteria for Blight were not present in the area, these included:

- Factors Which Are Impairing And/or Arresting Sound Growth
- Dangerous conditions to life or property due to fire or other causes.
- Faulty lot layout.
- Improper subdivision or obsolete platting.
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title.
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions**Average Age of Structures**

Average age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Hall County Assessor's website.

Table 2: Average Structural Age, By Method - 2021			
Number	Year	Age	Cumulative
1	1977	44	44
1	1991	30	74
1	1977	44	118
1	1978	43	161
1	1991	30	191
1	1992	29	220
1	1994	27	247
1	1981	40	287
1	1977	44	331
1	1978	43	374
1	2007	14	388
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1	1974	47	1,319
1	1977	44	1,363
1	1979	42	1,405
35			24,067
			40.1

Source: Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structures

Within the study area there are 35 primary structures. After researching the structural age on the Hall County Assessor's website, 27 (77.1%) units were determined to be 40 years of age or older.

However, when examining the age based upon a cumulative approach, as seen in Table 2 the average age of the primary structures is equal to 40.1 years; thus, meeting the requirements of the statutes. The age of the structures would be a direct contributing factor.

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Study Area #36 meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA #36

Blight Study Area #36 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Deterioration of site or other improvements.
- Average age of the residential or commercial units in the area is at least 40 years.
- Insanitary and Unsafe Conditions.

Substandard Conditions

- Average age of the structures in the area is at least 40 years.
- Diversity of Ownership

Resolution Number 2022-05

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its November 10, 2021 meeting, referred **the Blight and Substandard Study for CRA Area 36, commissioned by Empire Development** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing regarding said Blight and Substandard Study at their meeting on December 1, 2021, and:

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: January 5, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, January 5, 2022

Regular Meeting

Item F2

Public Hearing – Redevelopment Plan-Grand Island Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 N. Locust Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION: December 23, 2021

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 118 W. Second Street (Bartenbach Building) in Grand Island, in Hall County, Nebraska to support this development. (C-10--22Gl)

PROPOSAL:

Artisan's Ally LLC is proposing to renovate 118 W. Second Street with commercial and residential uses on the first floor and second floor apartments. The property is zoned B-3 Heavy Business the proposed uses are permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned B-3 Heavy Business. The B-3 zone allows uses such as residential as permitted principal use with no maximum density and requires a minimum lot size of 6000 square feet. This furthers the effort of the Downtown Improvement District and Grand Island City Council to develop downtown residential units and update the commercial space in the downtown area.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment Grand Island CRA Area 1 November 2021

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 118 W 2nd STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire Bartenbach building located at 118 W. 2nd street. to create 5 new offices facing the private alley, along with resizing and building out the front six units fronting on to Locust street on the lower level of the building to allow for a mixed-use professional office space and retail space. The upper story will have 8- 1 bedroom/1 bath units, 1 2 bedrooms/1 bath unit and a two story loft with 3 bedrooms/2 baths. A rooftop terrace will be added for the second floor units to have a private outdoor space. This project would not be feasible without the use of TIF.

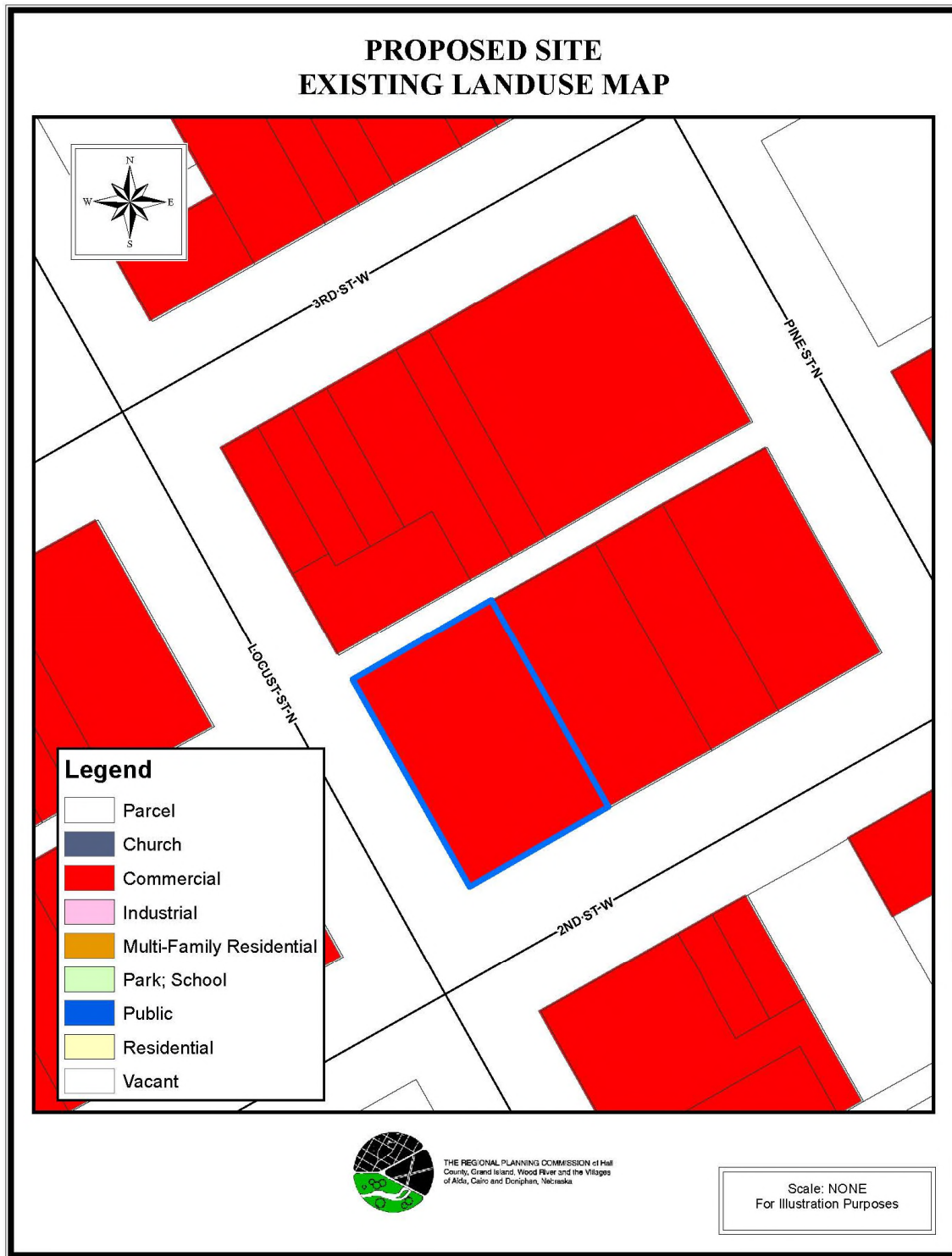
Artisans' Alley LLC is purchasing this building. They are purchasing the property for \$550,000. The purchase price is included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2023 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

The second floor and necessary first floor exits and entrances at 118 W. 2nd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The West 1/3 of Lot Six (6) and all of Lot Five (5) in Block Sixty-Six (66) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2037 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such

declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on December 1, 2021 and passed Resolution 2022- confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

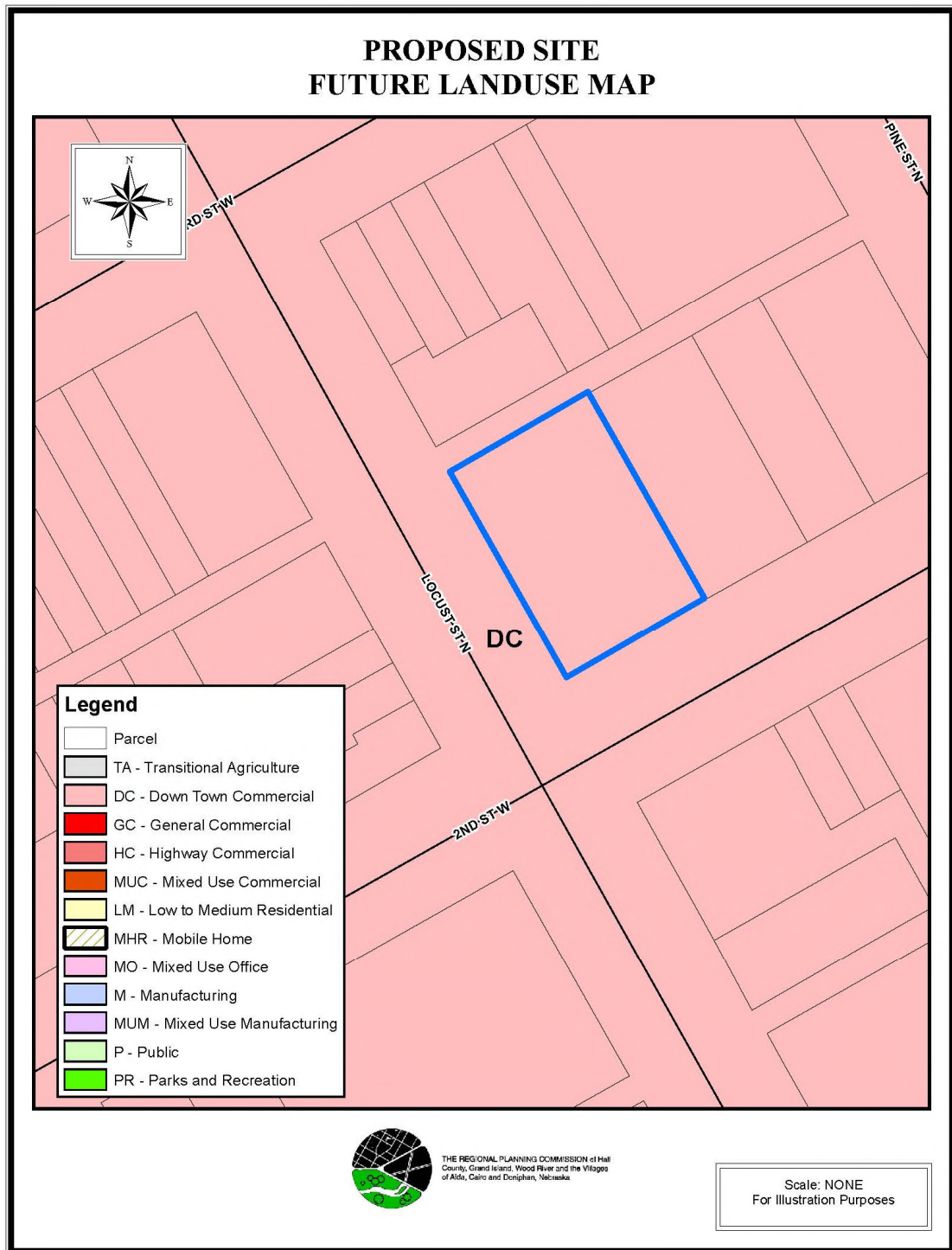
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. .

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer purchased the property for \$550,000. The estimated costs of rehabilitation of this property is \$1,033,000. Other construction and soft cost is \$265,000 Legal, Developer and Audit Fees of \$5,600 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are included in the eligible expenses. The total of eligible expenses for this project exceeds \$1,873,400.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$522,064 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2038.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Railside Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area and refurbish street level commercial space that has been underutilized for several years as well as encouraging new roof top development that will add to the ambiance of Railside.

8. Time Frame for Development

Development of this project is anticipated to be completed by June 2022. Excess valuation should be available for this project for 15 years beginning with the 2023 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of new residential units is consistent with goals to build new residential units in downtown Grand Island and with the goals of the 2020 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown. The addition of rooftop space will further enhance the Railside experience.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$522,064 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a Façade grant. This investment by the Authority will leverage \$1,867,800 in private sector financing; a private investment of \$3.57 for every TIF or grant dollar invested.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$522,064		\$27,936	\$550,000
Legal and Plan*			\$5,600	\$5,600
Renovation			\$1,198,000	\$1,198,000
Other*			\$100,00	\$100,000
Contingency			\$19,800	\$19,800
TOTALS	\$522,064		\$1,351,336	\$1,873,400

*Other includes soft costs for private legal services, consulting on the TIF and construction, environmental review accounting, interest, financing fees, appraisal, title and hazard insurance and marketing.

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2022, valuation of approximately \$340,367. Based on the 2020 levy this would result in a real property tax of approximately \$7,408. It is anticipated that the assessed value will increase by \$1,599,094 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$34,804 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$340,367
Estimated value after completion	\$1,939,461
Increment value	\$1,599,094
Annual TIF generated (estimated)	\$34,804
TIF bond issue	\$522,064

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$340,367. The proposed redevelopment will create additional valuation of \$1,599,094. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will provide additional housing and commercial space options in the downtown area consistent with the planned development in Downtown Grand Island.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown and will refurbish Downtown commercial space.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The majority of the units to be developed with this project is a one bedroom unit and unlikely to be a family unit, especially for families with school age children.

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be a maximum of five school age children generated by this development though that is mitigated by the fact that that majority of these are small 1 bedroom units. According to the National Center for Educational Statistics the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally. The Grand Island Public School System was notified on November 4, 2021 that the CRA would be considering this application at their November 10, 2021 meeting.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed June 2022. The base tax year should be calculated on the value of the property as of January 1, 2022. Excess valuation should be available for this project for 15 years beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$522,064 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$1,867,800.00 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Artisans' Alley LLC

Address:

3122 Brentwood Drive, Grand Island, NE 68801

Telephone No.: (402) 309-9935

Fax No.: _____

Email: intheblack715@gmail.com

Contact:

Catey Sack

Application Submission Date: _____

Brief Description of Applicant's Business:

Artisans' Alley LLC is a real estate developer and contractor specializing in mixed use space in downtown properties.

Legal Description/Address of Proposed Project

Situs: 118 W 2nd Street, Grand Island, NE 68801 Legal Description: ORIGINAL TOWN W 1/3
~~LT 6 & ALL LT 5 BLK 66~~

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:

Peaceful Root LLC pending sale to Artisans' Alley LLC with closing date of Nov. 4, 2021.

Is purchase of the site contingent on Tax Increment Financing Approval? Yes ☐ No ☒

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

The building is currently mostly vacant and over time has been stripped of its historical character.

Artisans' Alley LLC will be renovating the building to be a downtown centerpiece, balancing historical character with modern amenities. Imperatives of all Artisans' Alley LLC's projects are community, the arts, building longevity of use and purpose, and environmental sustainability.

The Bartenbach building comes with it's own private alley. This alley will be made into a gated outdoor area with ambiance for tenants and guests of tenants to enjoy. There will be 5 new offices facing the alley. The front six units will be resized and finished out to better create a mixed use space for a variety of professional office space or retail space. The second floor will be 8- 1 bedroom/1 bath units, also will be a two story loft with 3 bedrooms/2 baths, and 1 unit will be an end unit with 2 bedrooms/1 bath.

The current building is brick construction. All new windows and doors will be installed with detail restoring the building's original character. Windows will be taller, historical colors and finishings, etc. A rooftop terrace will be added for the second floor units to have a private outdoor space. The building will be entirely spray foam insulated to reduce power usage.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 550,000.00

Construction Costs:

A. Renovation or Building Costs:	\$ 1,033,000.00
B. On-Site Improvements:	
Sewer (including in plumbing on attached page)	\$
Water (included in plumbing on attached page)	\$
Electric	\$ 100,000.00
Gas	\$ 0
Public Streets/Sidewalks	\$ 15,000.00

Private Streets	\$ 35,000.00
Trails	\$ 0
Grading/Dirtwork/Fill	\$ 0
Demolition	\$ 15,000.00
Other	\$ 100,000.00
Total	\$ 265,000.00

Soft Costs:

A. Architectural & Engineering Fees:	\$ 0
B. Financing Fees:	\$ 0
C. Legal	\$ 0
D. Developer Fees:	\$ 0
E. Audit Fees	\$ 0
F. Contingency Reserves:	\$ 0
G. Other (Please Specify)	\$ 19,800.00
Insurance, real estate taxes, interest, and all other carrying expenses during duration of project	\$ 1,867,800.00
TOTAL	\$ 1,867,800.00

Total Estimated Market Value at Completion: \$ 1,200,000.00*

Source for Estimated Market Value _____

Source of Financing:

A. Developer Equity:	\$ 315,000.00
B. Commercial Bank Loan:	\$ 1,552,800.00
C. Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
3. New Market Tax Credits	\$ 0
4. Opportunity Zone	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 522,064
F. Enhanced Employment Area	\$ 0

G. Nebraska Housing Trust Fund

\$ 0

H. Other

\$ 0

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Architect: Stacy Spotanski, 724 W. Hedde Street, #4, Grand Island, NE 68801

Structural Engineer: Mike Splnek, Olsson Associates, 201 E. 2nd Street,
Grand Island, NE 68801

General Contractor: Gabe Coin, Coin Construction, 3122 Brentwood Drive,
Grand Island, NE 68801

Phone and fax numbers available upon request.

**Estimated Real Estate Taxes on Project Site Upon Completion of Project:
(Please Show Calculations)**

Project Construction Schedule:

Construction Start Date:

November 4, 2021

Construction Completion Date:

June 4, 2022

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Artisans' Alley LLC is requesting \$522,064.00 in TIF. The TIF will allow the project to cash flow and therefore be a success. These funds are especially important during this time of unexpected price increases and delays in materials.

**Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project:**

Without TIF assistance, the project will not cash flow and therefore will not be a successful business venture. We are developing this building with the thought in mind to promote business opportunity to both emerging and established professionals. See attached proforma.

**Municipal and Corporate References (if applicable). Please identify all other
Municipalities, and other Corporations the Applicant has been involved with, or has
completed developments in, within the last five (5) years, providing contact person,
telephone and fax numbers for each:**

Artisans' Alley LLC is a new LLC formed between Gabe Coin and Cathryn Sack. If you would like our
personal or business tax returns, please request.

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385 5740
Fax: 308 385-5423
Email: cnabity@grand-island.com

Rashad Moxey

From: Cathryn Sack <intheblack715@gmail.com>
Sent: Thursday, November 4, 2021 6:21 PM
To: Rashad Moxey
Subject: Re: TIF Bartenbach

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>

Sorry it's the 11 units. The 12th undecided. The floor plans Kristi used are these with 11 units. Original only had 9 or 10 total.

On Thu, Nov 4, 2021 at 5:34 PM Cathryn Sack <intheblack715@gmail.com> wrote:
Hi Rashad! We are doing 12 units instead of 10.

12B will be above 11b, identical in plan.

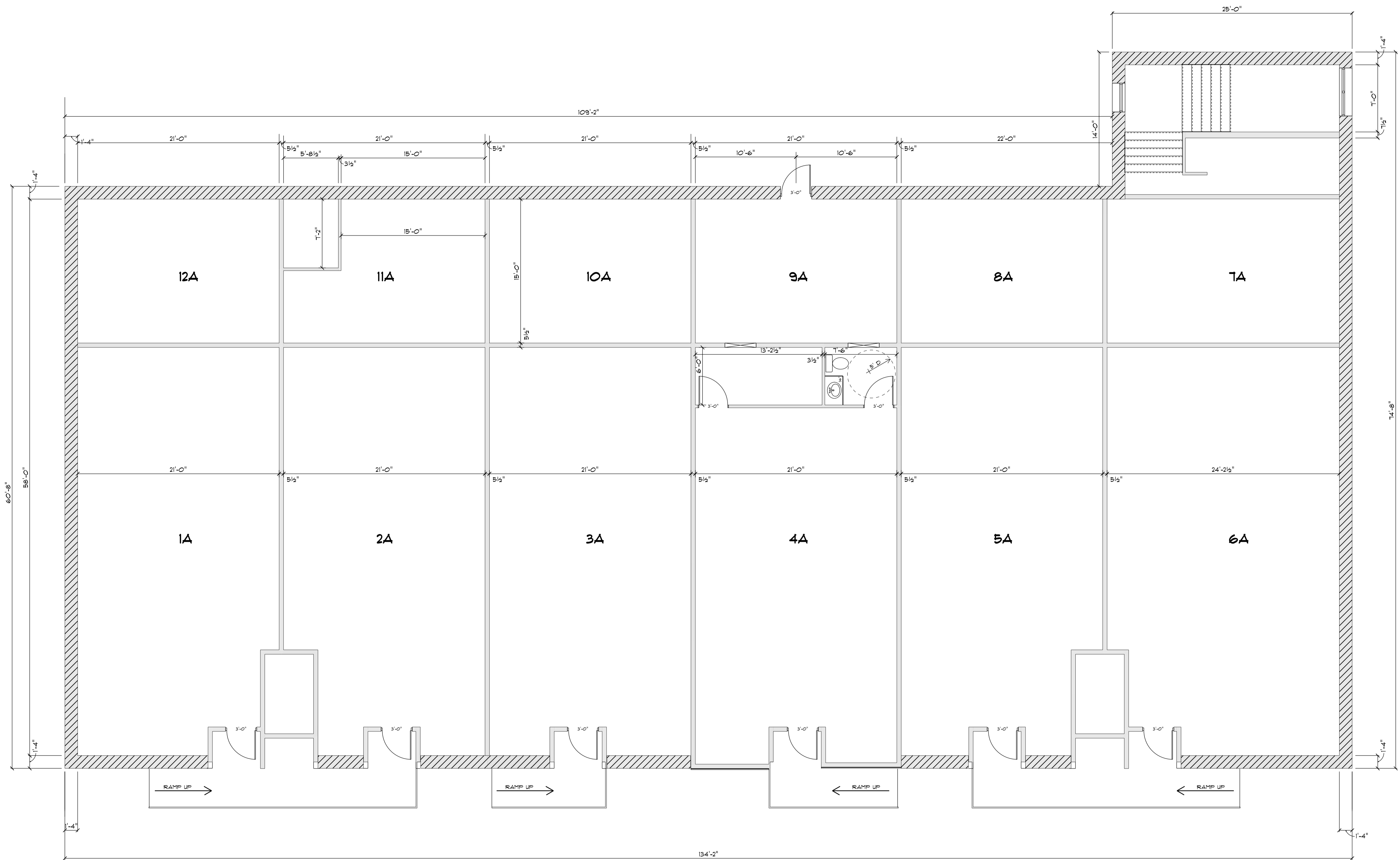
----- Forwarded message -----

From: Cathryn Sack <intheblack715@gmail.com>
Date: Thu, Nov 4, 2021 at 4:25 PM
Subject: Re: TIF Bartenbach
To: Chad Nabity <ChadN@grand-island.com>

Ah. Here is also what I have for blueprints.

On Thu, Nov 4, 2021 at 4:13 PM Cathryn Sack <intheblack715@gmail.com> wrote:
Here you are! Have a great weekend!

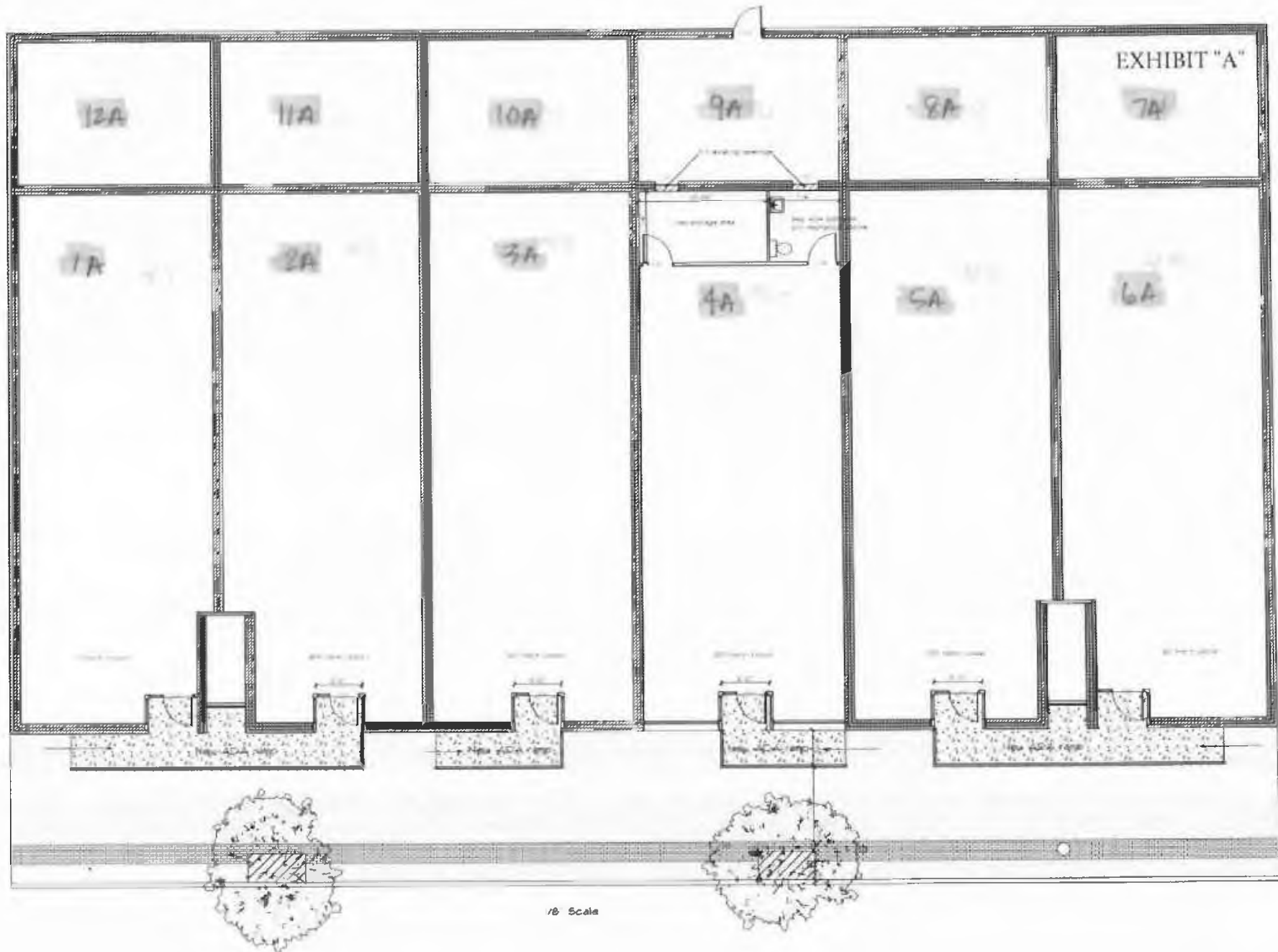
Catey



1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

PRELIMINARY PLAN
11-2-21

PROJECT NAME GABE & CATEY APARTMENTS - GRAND ISLAND, NE		PROJECT NO. GB-193-21		DRAWN BY TODD KOOPMAN		DATE 11-2-21		CHECKED BY KEARNET, NE		SHEET NO. 1 OF 1		DRAWING NO. 11-2-21							
ODKO												TODD KOOPMAN							
ODKO DRAFTING SERVICE 1100 S. 10TH AVE., SUITE 100 LINCOLN, NE 68502 402.441.1100 www.odko.com This drawing is the property of ODKO DRAFTING SERVICE and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ODKO DRAFTING SERVICE.												REVISIONS		U		J		J	



Resolution Number 2022-06

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A
REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 1 requested by Artisan’s Alley LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on January 5, 2022, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday December 17th and Friday December 24th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: January 5, 2022

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, January 5, 2022

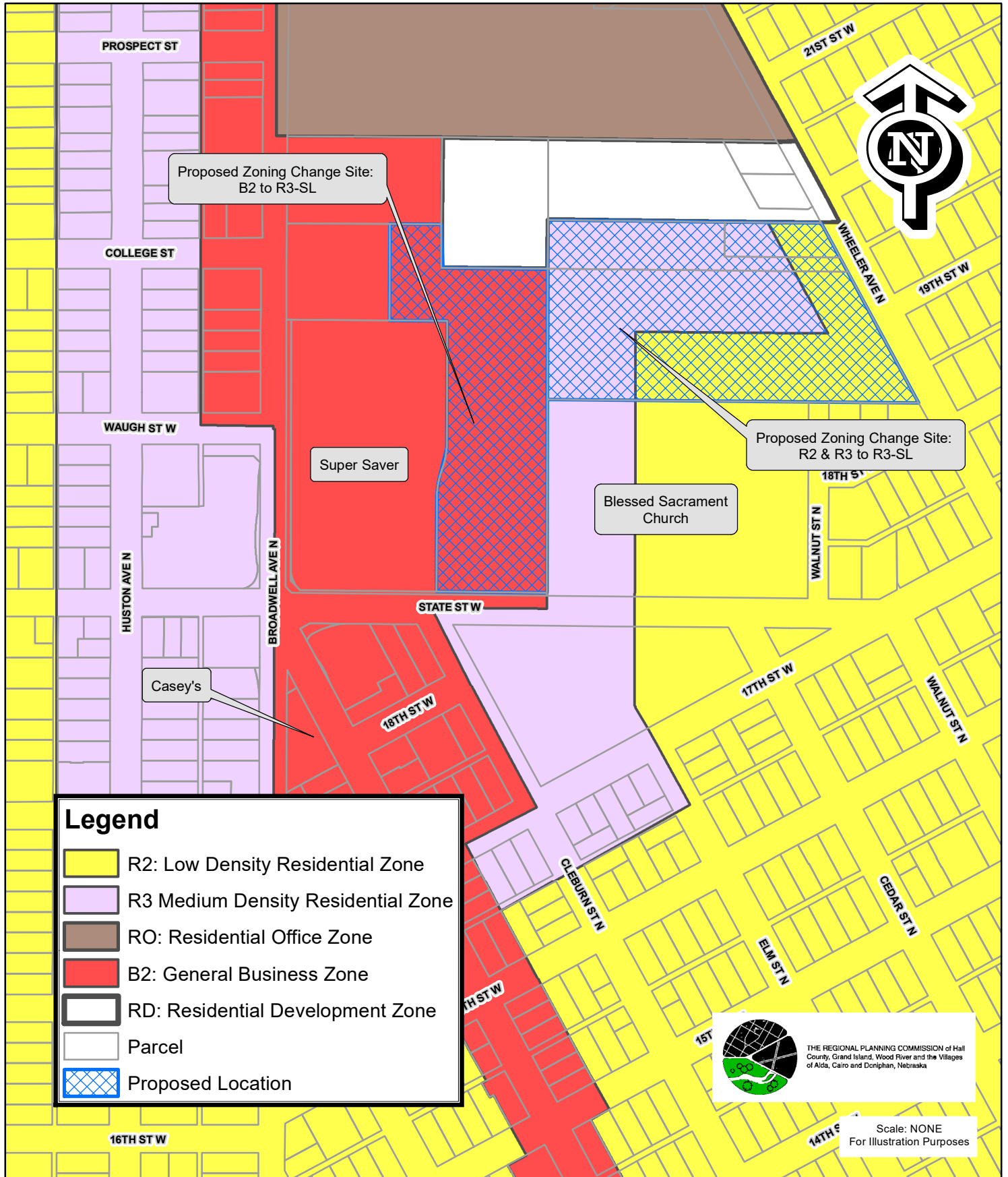
Regular Meeting

Item F3

Public Hearing Rezoning - Grand Island Public Hearing to consider a change of zoning for property located north of State Street and west of Wheeler Avenue From B2 General Business, R3-Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small

Staff Contact:

Proposed Zoning Change



Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 24, 2021

SUBJECT: *Zoning Change (C-14-22GI)*

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located north of State Street and west of Wheeler Avenue including 620 W. State Street (located east of 5 Point Super Saver and north of Blessed Sacrament Church. An application has been made to rezone these properties to R3-SL Medium Density Small Lot Residential zone. The current zoning on the properties is B2 General Business, R2 Low Density Residential and R3 Medium Density Residential. The developers, Mesner Development, has submitted plans to build between 64 and 72 townhome style units on the property. The properties are owned by the Catholic Diocese and Ken Ray LLC and under contract for sale to Mesner Development subject to approval of TIF financing and rezoning and subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

R2- Low Density Residential
R3- Medium Density Residential
B2- General Business

Permitted and conditional uses:

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping,.

Comprehensive Plan Designation:

General Commercial (east of Super Saver to the church)
Low to Medium Density Residential (north of the church)

Existing land uses.

Vacant Property

Proposed Zoning Designation

R3-SL Medium Density Small Lot Residential Zone

Intent of zoning district.

R3-SL: The intent of this zoning district is 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 zone is intended to provide market flexibility regarding lot size and housing configuration.

Permitted and conditional uses: R3-SL: Residential uses at a density of 14 to 15 units per acre on smaller lots than otherwise allowed dwelling units (Row houses if planned for with the plat may exceed the 15 units per acre) with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: RD- Residential Development Zone

B2- General Business

East: R2- Low Density Residential Zone,

South: R2- Low Density Residential Zone,

R3- Medium Density Residential Zone

West: B2- General Business

Intent of zoning district:

RD- The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use

R2: The intent of this zoning district is to provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

R3: The intent of this zoning district is 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.

B2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

Permitted and conditional uses:

RD- Any uses found in the regular residential zoning districts at densities of up to 43 units per acre except those uses that are specifically excluded (rail right of way, truck bush farming, boarding and lodging houses, non-profit community buildings and social welfare establishments providing living accommodations). Up to 30% of the area of the RD zone may be covered with buildings as approved with the development plan.

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping.

Existing land uses:

North: Residential (Holiday Garden Apartments)
South: Blessed Sacrament Church and parking lot and residential single family homes
East: Residential single family homes
West: Commercial Super Saver and Five Points Bank

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for General Commercial near the Super Saver at the west side of the property and low to medium density residential north of Blessed Sacrament. All standard commercial districts in Grand Island allow residential uses by right.
- *Consistent with the existing development in the neighborhood:* The proposed changes allow for a transition between the commercial on the west and the apartments to the north. property is near a high volume corridor; the proposal will act as traffic barrier for residential neighborhoods.
- *Walkable Communities:* The proposal will create residential uses in a mixed-use neighborhood across from a city park, next to a grocery store with a deli and pharmacy and next to a church. There are other churches, shopping and personal services within a 10 minute walk from this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

This proposal is consistent with the 2004 comprehensive plan. The proposed property has been designated possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site to R3-Medium Density Small Lot Residential.

_____ Chad Nabity

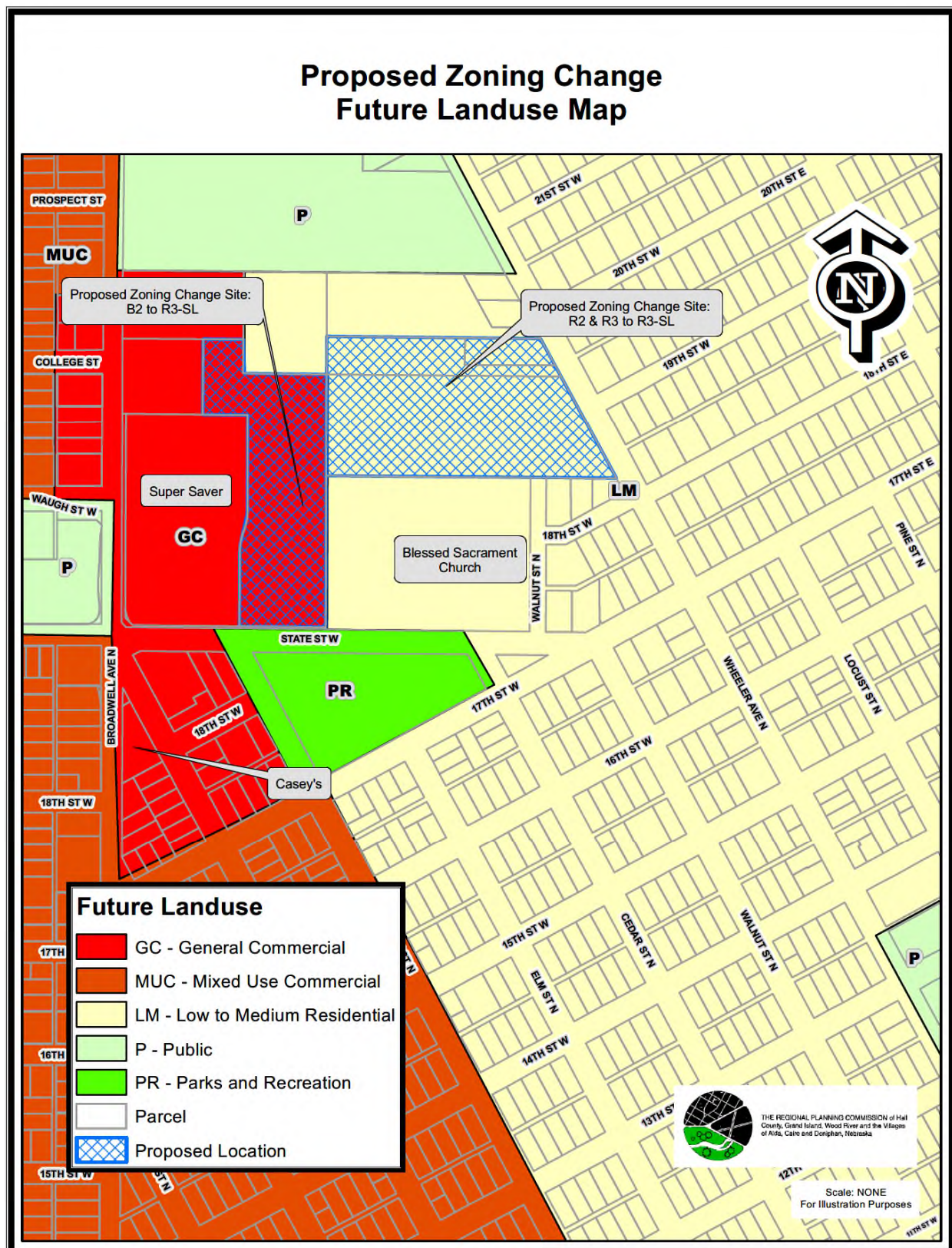


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

Mesner Development Co

1415 16th St.
PO Box 335
Central City, NE 68826
308-946-3826

CORNERSTONE BANK
Central City, NE 68826

5799

Date 11/15/2021

76-34/1049

Pay to the
Order of

City Clerk Of Grand Island

\$ **900.00

NINE-HUNDRED AND 00/100*****

Dollars

City Clerk Of Grand Island

Memo Blessed Sacrament

Cristy R Larso

⑈005799⑈

⑆104900349⑆

281758⑈

Mesner Development Co

5799

City Clerk Of Grand Island

11/15/2021

900.00

Corporation Account * Blessed Sacrament

900.00

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 Mesner Development Co. Phone (h) 308-946-3826 (w) 308-946-3826

Applicant Address 1415 16th Street, PO Box 335, Central City, NE 68826

Registered Property Owner (if different from applicant) Blessed Sacrament Church, a Nebraska Non-Profit Corporation

Address 518 W. State Street, Grand Island, NE Phone (h) 308-382-6565 (w) 308-382-6565

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

Property Address South of Capital Avenue, east of N. Broadwell Avenue and north of W. State Street

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

Lot 1, 2, 9 Block Subdivision Name Natgrass Subdivision (Lots 1 & 2) and Home Subdivision (Lot 9), and/or

All/Part ¼ 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 R3, 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)

The applicant is requesting a zoning change from R3 and R2 to R3-SL (Medium Density Single-Family Residential).

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

This property has been undeveloped for many years. The Applicant is requesting a zoning change to R3-SL (Medium Density Single-Family Residential) to allow for the development of the property.

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 11/15/21

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.



Owner	Owners Address	Legal Address	Document #'s
Ken-Ray, LLC	2502 N. Webb Rd., Ste A	GI, NE 68803	Lts 1 & 2, Skag-way Fourth Sub.
Five Points Bank	P.O. Box 1507	GI, NE 68802	Pt Lt 5 & 6, Home Sub.
Jamson Enterprises Inc	2004 W. Anna St.	GI, NE 68803	Pt Lt 5, Home Sub.
U.S. Veterans Hospital	2201 N. Broadwell Ave.	GI, NE 68803	Lt 4, Victory Village Sub.
Holiday Apartments 21, LLC	410 17th St., Ste 1705	Denver, CO 80202	Lt 3 Holiday Garden Sub., & Holiday Garden 2nd Sub.
Blessed Sacrement Catholic Church	518 W. State St.	GI, NE 68801	Lts 12, 13, & 14, Home Sub.
BC United, LLC	406 W. 3rd St.	GI, NE 68801	Lts 1 & 2, Holiday Garden Sub.
Steven E. Berg	304 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Erika D. Wolfe	308 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Janet L. Sorenson	312 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Mitchell T. Cure & Megan M. Dobbe	320 W. 17th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Jeffrey J. & Mary E. Czaplowski	410 W. State St.	GI, NE 68801	Pt Lt 11, Home Sub.
Delmer R. & Caroline L. Eggers	416 W. State St.	GI, NE 68801	Pt Lt 11, Home Sub.
Lori Rene Fried	1720 N. Wheeler Ave.	GI, NE 68801	Pt Lt 10, Home Sub.
Karen E. Wells, Trustee	307 W. 18th St.	GI, NE 68801	Pt Lt 10, Home Sub.
Amber D. & Patrick Shafer	311 W. 18th St.	GI, NE 68801	Pt Lts 10 & 11, Home Sub.
Mitchell T. & Susan E. Nickerson	315 W. 18th St.	GI, NE 68801	Pt Lts 10 & 11, Home Sub.
North Star Properties North Walnut, LLC	5253 Fannin St., #2707	Houston, TX 77004	Pt Lt 11, Home Sub.
Thomas & Angela J. Ziller	210 N. Walnut St. #10	GI, NE 68801	Pt Lt 11, Home Sub.
Phillip & Margaret Pinkering	312 W. 18th St.	GI, NE 68801	Pt Lt 11, Home Sub.
Anh Huynh Nguyen	P.O. Box 94	GI, NE 68802	Pt Lts 10 & 11, Home Sub.
Mateo M. Pablo & Maria Agullar Perez	208 W. 17th St.	GI, NE 68801	Lt 20, Blk 1, Morris Add.
Larry G. & Karen K. Miller	212 W 17th St.	GI, NE 68801	Lt 19, Blk 1, Morris Add.
Christopher W. & Dawn M. Henrichs	216 W. 17th St.	GI, NE 68801	Lt 18, Blk 1, Morris Add.
Bob & Etta A. Walline	220 W. 17th St.	GI, NE 68801	Lt 17, Blk 1, Morris Add.
Robert L. Walline, Jr.	1717 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 1, Morris Add.
Cole S. & Makayla L. Hlggs	217 W. 18th St.	GI, NE 68801	Lt 15, Blk 1, Morris Add.
MarJun, LLC	4801 W. Chapman Rd.	GI, NE 68803	Lt 14, Blk 1, Morris Add.
Bradley G. & Sabrina M. Dickey	4010 Northview Dr.	GI, NE 68803	Pt Lt 12 & 13, Blk 1, Morris Add.
Tomas P. & Angela K. Jacobo	125 W. 18th St.	GI, NE 68801	Pt Lt 12 & 11, Blk 1, Morris Add.
Catherine L. Corbet, Trustee	2118 Heather Lane	Lincoln, NE 68512	Pt Lt 22 & 21, Blk 2, Morris Add.
Donald C. & Mary P. McBride	208 W. 18th St.	GI, NE 68801	Pt Lt 19 & 20, Blk 2, Morris Add.
Edith M. Chapman	216 W. 18th St.	GI, NE 68801	Pt Lt 19 & 18, Blk 2, Morris Add.
Richard M. & Darlyne E. Westphal	220 W. 18th St.	GI, NE 68801	Lt 17, Blk 2, Morris Add.
Tonya J. Rodriguez	1821 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 2, Morris Add.
Dayami Rojo-Macias	217 W. 19th St.	GI, NE 68801	Lt 15, Blk 2, Morris Add.
Leo E. & Judy A. Ulmer	213 W. 19th St.	GI, NE 68801	Lt 14, Blk 2, Morris Add.
Ignacio Salinas Castillo & Jessica Salinas	209 W. 19th St.	GI, NE 68801	Lt 13, Blk 2, Morris Add.
Grand Island Properties, LLC	715 W. Anna St.	GI, NE 68801	Lt 12, Blk 2, Morris Add.
Sandra M. Sandoval	125 W. 19th St.	GI, NE 68801	Lt 11, Blk 2, Morris Add.
Thomas L. Vieth & Jinling Zhang	124 W. 19th St.	GI, NE 68801	Lt 22, Blk 5, Morris 3rd Add.
Rinda Kay Ueckert	204 W. 19th St.	GI, NE 68801	Lt 21, Blk 5, Morris 3rd Add.
Dennis Christensen	208 W. 19th St.	GI, NE 68801	Lt 20, Blk 5, Morris 3rd Add.
Kyle E. & Susan J. Hughes	214 W. 19th St.	GI, NE 68801	Pt Lts 18 & 19, Blk 5, Morris 3rd Add.
Barbara A. Franco	220 W. 19th St.	GI, NE 68801	Pt Lts 18 & 17, Blk 5, Morris 3rd Add.
William Murphy	1921 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 5, Morris 4th Add.
Eric L. & Gail A. Hampton	217 W. 20th St.	GI, NE 68801	Lt 15, Blk 5, Morris 4th Add.
Michael D. & Joan E. Browning	213 W. 20th St.	GI, NE 68801	Lt 14, Blk 5, Morris 4th Add.
Eloisa Chavez Garcia	209 W. 20th St.	GI, NE 68801	Lt 13, Blk 5, Morris 4th Add.
Bradley M. & Misty D. Bremer	205 W. 20th St.	GI, NE 68801	Lt 12, Blk 5, Morris 4th Add.
Mauro Calvillo Farfan & Imelda Farfan	125 W. 20th St.	GI, NE 68801	Lt 11, Blk 5, Morris 4th Add.
Yordanis Martinez Muriel & Grablela Estrada	204 W. 20th St.	GI, NE 68801	Pt Lt 21 & 22, Blk 1, Knickrehm Add.
Corbin C. Utley	206 W. 20th St.	GI, NE 68801	Pt Lt 21 & 20, Blk 1, Knickrehm Add.
Peggy Jo. Hinze	212 W. 20th St.	GI, NE 68801	Pt Lt 18 & 19, Blk 1, Knickrehm Add.
Ronney C. & Virginia Townsend	2003 N. Wheeler Ave.	GI, NE 68801	Pt Lt 18 & 17, Blk 1, Knickrehm Add.
Donald D. Ewoldt	2021 N. Wheeler Ave.	GI, NE 68801	Lt 16, Blk 1, Knickrehm 2nd Add.
Oislaime C. Lopez	217 W. 21st St.	GI, NE 68801	Lt 17, Blk 1, Knickrehm 2nd Add.
Jerald E. & Georgia L. Overstreet	213 W. 21st St.	GI, NE 68801	Lt 18, Blk 1, Knickrehm 2nd Add.
Hector A. Corado-Tobac	209 W. 21st St.	GI, NE 68801	Lt 19, Blk 1, Knickrehm 2nd Add.
Powhehn LLC	1828 N. Webb Rd., Suite 1	GI, NE 68803	Lt 20, Blk 1, Knickrehm 2nd Add.
Randy & Janelle Holmes	121 W. 21st St.	GI, NE 68801	Lt 21, Blk 1, Knickrehm 2nd Add.
Marjorie L. Balderston	204 W. 21st St.	GI, NE 68801	Lt 11, Blk 2, Knickrehm 2nd Add.
Ania Carrillo Mayo & Arsenio Prats Bauza	208 W. 21st St.	GI, NE 68801	Lt 12, Blk 2, Knickrehm 2nd Add.
Duane D. & Beverly A. Larson	212 W. 21st St.	GI, NE 68801	Lt 13, Blk 2, Knickrehm 2nd Add.
Silma Y. Mendoza	216 W. 21st St.	GI, NE 68801	Lt 14, Blk 2, Knickrehm 2nd Add.
Roberto Perez Reynoso & Candelaria Tercero Perez	2107 N. Wheeler Ave.	GI, NE 68801	Lt 15, Blk 2, Knickrehm 2nd Add.

EXHIBIT A

LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2) NATTRASS SUBDIVISION GRAND ISLAND, HALL COUNTY, NEBRASKA AND

LOT NINE (9), IN HOME SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

Mesner Development Co

1415 16th St.
PO Box 335
Central City, NE 68826
308-946-3826

CORNERSTONE BANK
Central City, NE 68826

5798

Date 11/15/2021

76-34/1049

Pay to the
Order of

City Clerk Of Grand Island

\$ **900.00

NINE-HUNDRED AND 00/100*****

Dollars

City Clerk Of Grand Island

Memo KenRay

Cristy R Larso

⑈005798⑈ ⑆104900349⑆ 281758⑈

Mesner Development Co

5798

City Clerk Of Grand Island

11/15/2021

900.00

Corporation Account * KenRay

900.00

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 Mesner Development Co. Phone (h) 308-946-3826 (w) 308-946-3826

Applicant Address 1415 16th Street, PO Box 335, Central City, NE 68826

Registered Property Owner (if different from applicant) Ken-Ray, LLC

Address 2502 N Webb Road, Grand Island, NE Phone (h) 308-381-2497 (w) 308-381-2497

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

Property Address South of Capital Avenue, east of N. Broadwell Avenue and north of W. State Street

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

Lot 2 Block Subdivision Name Skag-way Fourth Subdivision, and/or

All/Part ¼ 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 B2 to R3-SL

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

The applicant is requesting a zoning change from B2 to R3-SL (Medium Density Small Lot

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

This property has been undeveloped for many years. The Applicant is requesting a zoning

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 11/15/21

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.

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*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.



<u>Owner</u>	<u>Owners Address</u>	<u>City</u>	<u>Legal Address</u>	<u>Document #'s</u>
Ken-Ray, LLC	2502 N. Webb Rd., Ste A	GI, NE 68803	Lt 1, Skag-way Fourth Sub.	#201808060
Five Points Bank	P.O. Box 1507	GI, NE 68802	Pt Lts 5 & 6, Home Sub.	Bk 163, Pg 655/87-102720
Jamson Enterprises Inc	2004 W. Anna St.	GI, NE 68803	Pt Lt 5, Home Sub.	Bk 152, Pg 517
U.S. Veterans Hospital	2201 N. Broadwell Ave.	GI, NE 68803	Lt 4, Victory Village Sub.	Bk V, Pg 132
Holiday Apartments 21, LLC	410 17th St., Ste 1705	Denver, CO 80202	Lt 3 Holiday Garden Sub., & Holiday Garden 2nd Sub.	#202102424/#202102425
Blessed Sacrement Catholic Church	518 W. State St.	GI, NE 68801	Lt 2 Natras Sub. & Lts 9, 12, 13, & 14, Home Sub.	#88-101820/Bk 95,Pg 59/Bk 95,Pg 60/Bk 103,Pg 112/Bk 106,Pg 465
City of Grand Island	P.O. Box 1968	GI, NE 68802	Blks 23, 24 & 26, Schimmers Add.	Bk 72, Pg 143
Braasch Professional Building LLC	1804 N. Cleburn St.	GI, NE 68801	Pt Lts 1 & 10, Blk 27, Schimmers Add.	#200703476
RZ Investments LLC	707 W. State St.	GI, NE 68803	Lts 2 & 9, Blk 27, Schimmers Add.	#200511626
Jon Strong Washers LLC	P.O. Box 337	York, NE 68467	Pt Lts 3, 4, 5, 6, 7 & 8, Blk 27, Schimmers Add.	#96-108321
J & B Rentals LLC	318 N. Madison St.	GI, NE 68801	Pt Lts 6, 7, & 8, Blk 27, Schimmers Add.	#200407978
Pedro Hernandez Lopez & Claudia Ivette Escobedo	1803 N. Eddy St.	GI, NE 68801	Pt Lts 6, 7, & 8, Blk 27, Schimmers Add.	Cont. #201804209
Caseys Retail Co.	One SE Convenience Blvd.	Akeny, IA 50021	Lts 1, 2 & 12, Park Reserve of Blk 1, Gilberts 2nd Sub.	#200903450/#200903451
Dustin & Kayla Hasselmann	1724 N. Cleburn St.	GI, NE 68801	Lt 1, Blk 22, Schimmers Add.	#202008041
Baker Development Co.	4710 Tara Ct.	GI, NE 68801	Lts 2 & 3, Blk 22, Schimmers Add.	#201207268
Laura Vera Zurita	1721 N. Eddy St.	GI, NE 68801	Lt 1, Schimmers 2nd Add.	#201708012
Tanner A. Martin & Abigail A. Bills	1719 N. Eddy St.	GI, NE 68801	Lt 2, Schimmers 2nd Add.	#201801812
Gladis M. Perez	704 W. 17th St.	GI, NE 68801	Lt 10, Blk 22, Schimmers Add.	#202107858
Domingo Ortiz Lopez & Sandra S. Ortiz	224 S. Oak St.	GI, NE 68801	Lt 9, Blk 22, Schimmers Add.	#202005051
Nathaniel Radamacher	716 W. 17th St.	GI, NE 68801	Lt 8, Blk 22, Schimmers Add.	#201701159
Quang Chi Hghiem & Ngac My Chau	1821 Cottage St.	GI, NE 68803	Lts 11 & 13, Blk 26, Gilberts 3rd Sub.	#201400276
Todd W. & Cheri Swartzbaugh	P.O. Box 1452	GI, NE 68802	Lts 5 & 9, Blk 26, Gilberts 3rd Sub.	#95-100362/#201802688
D & A Investments LLC	216 N. Cedar St.	GI, NE 68801	Lt 7, Blk 26, Gilberts 3rd Sub.	#201800169
Bosselman Inc.	P.O. Box 4905	GI, NE 68802	Lts 1 & 3, Blk 26, Gilberts 3rd Sub.	#79-006419
Double J. Investments LLC	1451 11th Ave.	St. Paul, NE 68873	Lts 5, 7, 9 & 11, Blk 25, College Add.	#201608473
Gary & Sonja Weinrich	1522 S. Gunbarrel Rd.	GI, NE 68801	Lts 13 & 15, Blk 25, College Add.	#201805357
Francisco & Maria Isabel Hernandez	2102 N. Broadwell Ave.	GI, NE 68801	Pt Lts 17 & 19, Blk 25, College Add.	#97-108936

LEGAL DESCRIPTION

Lot Two (2), Skag-Way Fourth Subdivision, in the City of Grand Island, Hall County,
Nebraska



Hall County Regional Planning Commission

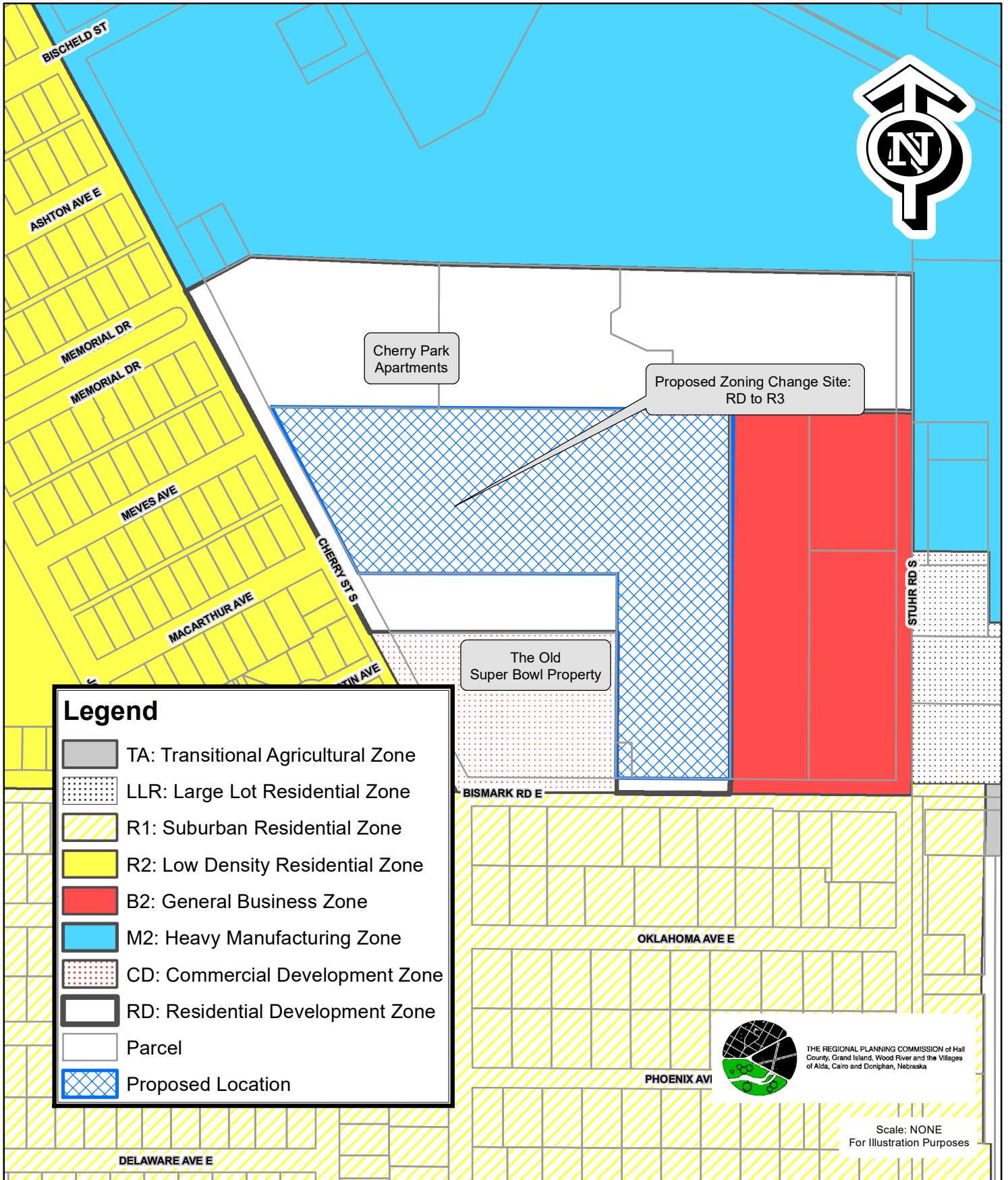
**Wednesday, January 5, 2022
Regular Meeting**

Item F4

Public Hearing Rezoning - Grand Island Public Hearing to consider a change of zoning for property located east of Cherry Street and north of Bismark Road From RD Residential Development Zone to R3- Medium Density Residential. (C-15-22GI)

Staff Contact:

Proposed Zoning Change



Agenda Item 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 27, 2021

SUBJECT: *Zoning Change (C-15-22GI)*

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located east of Cherry Street and north of Bismark Road at 641 S. Cherry Street (Lot 2 of Nikodym Second Subdivision). An application has been made to rezone this property from **RD** Residential Development to **R3** Medium Density Residential Zone. This property was rezoned from **CD** Commercial Development to **RD** in June of 2020. At that time the owners had no plans for this property and agreed to limit development until such time as a plan was approved by Council. They are now bringing forward a plan for development that includes 47 residential lots on the 13.35 acres fronting on to a 37' public street with all lots served by sewer and water.

OVERVIEW:

Site Analysis

Current zoning designation: **RD-** Residential Development Zone

Permitted and conditional uses: **RD-** Any uses found in the regular residential zoning districts at densities of up to 43 units per acre except those uses that are specifically excluded (rail right of way, truck bush farming, boarding and lodging houses, non-profit community buildings and social welfare establishments providing living accommodations). Up to 30% of the area of the RD zone may be covered with buildings as approved with the development plan.

Comprehensive Plan Designation: Recreational (Based on the former use as an entertainment center) that use has been gone for 2 years.

Existing land uses. Vacant Property

Proposed Zoning Designation **R3-** Medium Density Residential

Intent of zoning district: **R3:** The intent of this zoning district is 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.

Permitted and conditional uses: **R3-** Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: RD – Residential Development Zone

West: R2- Low Density Residential, **CD:** Commercial Development Zone

South: RD – Residential Development Zone and R1- Suburban Density Residential

East: B2- General Business Zone,

Intent of zoning district:

R2: The intent of this zoning district is to provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

R1- The intent of this zoning district is to provide for residential neighborhoods at a maximum density of four dwelling units per acre with supporting community facilities.

B2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

RD- The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use.

CD- The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use.

Permitted and conditional uses:

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R1- Residential uses at a density of 4 dwelling units per acre with 30% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

RD- Any uses found in the regular residential zoning districts at densities of up to 43 units per acre except those uses that are specifically excluded (rail right of way, truck bush farming, boarding and lodging houses, non-profit community buildings and social welfare establishments

providing living accommodations). Up to 30% of the area of the RD zone may be covered with buildings as approved with the development plan. (The Cherry Park Apartments and East Park on Stuhr Apartments are generally at a density similar to the R3 zoning district.)

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping.

CD- Commercial retail, recreational and office uses, institutional uses, and non-profit uses covering up to 50% of the planned area with buildings.

Existing land uses:

North: Residential (Apartments)

South: Residential

East: Agricultural/Residential

West: Residential and Limited Commercial

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for recreational uses based on the previous use. The mix of residential in the area would support this medium density zoning between the apartments to the north and the larger single family lots south of Bismark.
- *Consistent with the existing residential development:* This proposed development will provide a developed buffer between the apartments to the north and the houses south of Bismark.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

Development of this property was limited by Council until such time as the owner brought forward a plan for development. The proposed plan for 47 lots fronting onto a 37' city street connecting Cherry and Bismark with most of the lots sized appropriately development of duplexes and single family homes is appropriate for the area.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RD – Residential Development Zone to R3- Medium Density Residential.

_____ Chad Nabity

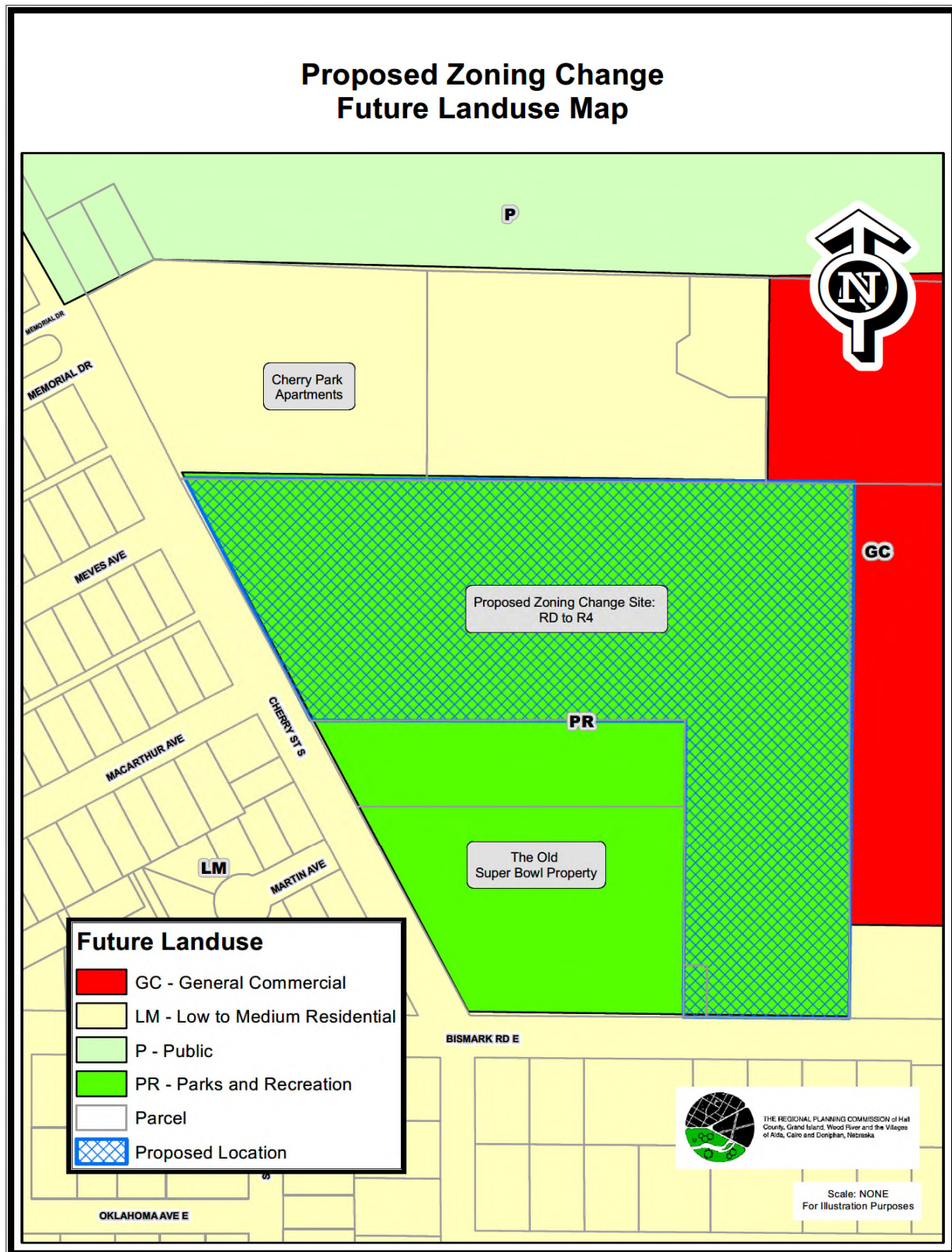


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

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 John Nikodym Phone (h) (402) 746-3825 (w) _____

Applicant Address 655 S Cherry Street

Registered Property Owner (if different from applicant) JNIK, LLC

Address 655 S Cherry Street Phone (h) (402) 746-3825 (w) _____

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

Property Address 641 Cherry Street

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

Lot 1 Block 0 Subdivision Name Nikodym Second Subdivision, and/or
All/Part SE 1/4 of Section 15 TWP 11 RGE 09 W6PM

C. Requested Zoning Change:

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

From RD to R4

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:

Rezoned for residential housing 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  Date 12/16/2021

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



Hall County Regional Planning Commission

**Wednesday, January 5, 2022
Regular Meeting**

Item F5

Public Hearing Proposed Changes to Zoning Ordinance – Grand Island Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22

Staff Contact:

Agenda Item # 9

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 30, 2021

SUBJECT:

Concerning proposed amendments to changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI)

PROPOSAL:

The proposed changes to 36-26 would allow escape windows as an allowable projection into a setbacks. The changes to 36-76 would change the buffer yard requirements for internal lot line and right of way when the adjoining property is zoned either CD or RD and allow residential uses in the CD zone. The changes to 36-77 would add recreational centers and sports fields to the current conditional uses. The changes to 36-78 would change the buffer yard requirements for internal lot line and right of way when the adjoining property is zoned either CD or RD zone and clean up some language with the listed zoning districts. The changes to 36-96 would impact parking requirements for collective parking serving both residential and commercial properties in certain neighborhoods.

OVERVIEW:

The proposed changes to all sections of the code are attached. Additions to the code are identified as **highlighted and underlined italics print** and deletions are shown as **strikethrough highlighted print**.

The changes to 36-26 Permitted Obstructions in Required Yards add escape windows as a permitted projection into the required yard space. Based on the recommendations of the Building department and current building code standards staff is suggesting that an encroachment of 36" should be permitted.

The buffer yard changes to 36-76 Commercial Development Zone and 36-78 RD Residential Development Zone are intended to clarify where buffer are required and how they should be enforced. It has been the practice of the planning and building departments to enforce these buffer yards only along the exterior property lines and it appears this was the intent of the regulation but a close reading of the current regulations does not differentiate between interior and

exterior property lines. The buffer yard changes also clarify the additional landscaping requirements for an RD zone when reducing the buffer yard to less than 30 feet. Staff is recommending adding residential uses in certain circumstances to the CD zone. Every developer that has considered redevelopment of the Conestoga Mall if they get the current owners to sell the property has asked about incorporating residential uses into the property. This change would make it clear that the City is willing to allow residential uses within this kind of planned unit development to create a mixed use area. Ultimately we may end up making further changes to the regulations to accommodate a specific plan. The other changes proposed in these zoning districts are clean up because of changes in other portions of the code.

The changes to 36-77 TD Travel Development Zone add recreation centers and sports fields to the list of recreational uses already allowed in the TD Zone as a conditional use:

- (3) Recreational uses such as amusement parks, miniature golf courses, exhibition halls and centers

The proposed recreational center north of Bosselman Travel Center would be located in a TD zone. It would fit under the Recreational uses such as language but this change just clarifies that the use can be permitted and it is prudent to make this change prior to any applications.

The changes to 36-96 Off Street Parking, were discussed by staff at the November Planning Commission meeting. At that time staff was directed to move forward with these changes. Cities across the United States are amending their parking regulations in an attempt to encourage additional higher value developments within the city. Many cities are eliminating minimum parking requirements and letting the market decide how much parking is required. This proposal does not eliminate parking requirements but does give some flexibility for mixed use developments that have both residential and commercial uses sharing the same parking. The commercial parking requirements would be reduced by as much as 25% while maintaining the minimum parking for the residential units.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

_____ Chad Nabity AICP, Planning Director

§36-25. Permitted Obstructions in Required Yards

The following shall not be considered to be obstructions when located in the required yards:

(A) All Yards: Steps and accessibility ramps used for wheelchair and other assisting devices which are four (4) feet or less above grade which are necessary for access to a permitted building or for access to a lot from a street or alley; chimneys and window wells projecting twenty-four (24) inches, window wells for escape windows thirty-six (36) inches or less into the yard; approved freestanding signs; arbors and trellises; flag poles; window unit air conditioners projecting not more than eighteen (18) inches into the required yard; and fences or walls subject to applicable height restrictions are permitted in all yards.

(B) Front Yards: Bay windows projecting three (3) feet or less into the yard are permitted.
Rear and Side Yards: Open off-street parking spaces or outside elements of central air conditioning systems.

(C) Building Groupings: For the purpose of the side yard regulation a group of business or industrial buildings separated by a common party wall shall be considered as one (1) building occupying one (1) lot.

Amended by Ordinance No. 8947, effective 1-5-2005

§36-76. (CD) Commercial Development Zone

(A) Intent: The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use.

(B) Boundaries: The boundaries of the (CD) Commercial Development Zoning District shall be fixed by amendment of the Official Zoning Map, at such times in the future as such district is applied to properties within the City's zoning jurisdiction.

(C) Limitations:

(1) In a (CD) Commercial Development Zoning District, there shall be provided a minimum size of 1.5 acres

(2) Any proposed development shall be constructed in accordance with an overall plan of development.

(3) Any proposed plan of development shall be designed as a single architectural scheme with appropriate common landscaping

(4) Adequate parking space shall be provided for all employees', visitors', and users' vehicles, and such parking, loading or service areas that shall be used for motor vehicles shall be located within the boundary lines of the (CD) Commercial Development Zoning District and shall be physically separated from any public street, right-of-way or property line by a buffer strip of not less than 30 feet *along the exterior of the (CD) Commercial Development Zone. The buffer strip is not required if such public street, right-of-way or property line is also adjacent to other properties zoned either (CD) Commercial Development Zone or (RD) Residential Development Zone. Setbacks from property lines will be review with the development plan and plat.*

(5) No building or other permanent structure, nor parking lot, shall be located within 30 feet of any public street, right-of-way, or property line *along the exterior of the (CD) Commercial Development Zone. The buffer strip is not required if such public street, right-of-way or property line is also adjacent to other properties zoned either (CD) Commercial Development Zone or (RD) Residential Development Zone. Setbacks from property lines will be review with the development plan and plat.*

(6) The maximum ground coverage shall not exceed 50% of each site within the (CD) Commercial Development Zoning District.

(7) The minimum off-street parking requirement shall be provided as defined in this chapter of the city code.

(D) Ownership: A (CD) Commercial Development Zoning District shall require a tract of land which is developed as a unit under single ownership or control, or which is under single designated control by a common ownership at the time it is certified as a (CD) Commercial Development Zone.

(E) Permitted Uses:

(1) Public and quasi-public buildings for cultural use

(2) Nonprofit community buildings and social welfare establishments

(3) Radio and television stations (no antennae), and meeting halls

(4) Offices and office buildings

(5) Stores and shops for the conduct of retail business, provided, all activities and displays of goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open.

(6) Retail uses as found in the Zoning Matrix [Attachment A hereto]

(7) Agencies as found in the Zoning Matrix [Attachment A hereto]

(8) Shops as found in the Zoning Matrix [Attachment A hereto]

(9) Motel and hotel uses.

(10) *Residential uses with the largest percentage at least 75% above the ground level.*

(11) Other uses as found in the Zoning Matrix [Attachment A hereto]

(F) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (CD) Commercial Development Zoning District as approved by City Council.

(1) Towers

(G) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal use.

(H) Procedure:

(1) An application to amend the Official Zoning Map to establish a CD-Commercial Development Zone shall be initiated in the manner prescribed in Article X of this chapter.

(2) Said application shall be filed with the city clerk in such form as shall be required by the city council, and shall be accompanied by the following information:

(a) Site plan showing preliminary location and dimensions of all building areas, recreation, green or landscaped areas, parking and loading facilities, walkways or malls, screen walls, or plantings, waste disposal areas, illumination facilities, signs, curb cuts, utilities and service, private or dedicated drives or streets, etc.

(b) Preliminary drawings or renderings in sufficient detail so that the character of the development may be so determined.

(c) Evidence as to the methods of retaining, maintaining, and protecting the open space, green areas, recreational facilities, etc.

(d) Development schedule as to construction phases of buildings, open space, recreational areas, parking facilities, etc., and estimated completion time.

(e) Evidence of ownership or control of the entire parcel to be used as a planned unit development by a single person, association, firm, etc., as defined herein.

(f) Evidence of economic feasibility: a copy of such application and supplementary information shall then be forwarded by the city clerk to the Planning Commission for review, hearing, and recommendation.

(3) In reviewing the application for amendment, the Planning Commission shall determine the following factors:

(a) That the proposed development will be in the public interest, in harmony with the purpose of this chapter and with comprehensive development plans for the City and will not adversely affect nearby property.

(b) That adequate, safe, and convenient pedestrian and vehicular trafficways and facilities are provided.

(c) That the development to be permitted shall be for the purpose of developing an integrated site plan in conformity with the regulations for a CD-Commercial Development Zone.

(4) The Planning Commission shall hold a public hearing on the proposed amendment and shall transmit its recommendation to the city council; a copy of the recommendation shall be sent to the applicant and one copy shall be retained in the permanent files of the Planning Commission.

(5) Procedure and action by the city council shall be the same as considering an amendment to a (CD) Commercial Development Zoning District as in Article X of this chapter.

(I) Miscellaneous Provisions:

(1) It is intended that plans required for review and approval must be in a form that will satisfy the requirements of the subdivision regulations for both the preliminary and final plat and that approval for plans and plats be considered simultaneously.

(2) The approved and filed final plan and plat shall be the basis for issuance of a building permit in conformity therewith; the initial building permit shall include as a minimum 50% of the main building or structure; free-standing subordinate buildings shall not be included in the initial permit and shall not receive a permit until the initial permit phase is over 50% constructed; plan changes which increase the number of buildings, increase building height or bulk, or change the location of buildings or other features which materially affect the basic design of the development shall require resubmission of the amendment. Minor adjustments in orientation, height or bulk of buildings, or decrease in number of buildings shall be approved by the Planning Director.

(3) Should any successful applicant for an amendment hereunder fail to have completed the construction of the footings and foundations for the initial building permit within eighteen (18) months after the city council shall approve a rezoning to a (CD) Commercial Development Zoning District, the area in its entirety shall be reverted to its former zoning classification by appropriate action of the city council, provided, that the city council shall have the power to extend said period by six (6) months in the event of special and unique hardships and circumstances.

(4) Control of the development following completion:

(a) The chief building official shall issue a certificate certifying the completion of the planned development, and shall note the issuance of the certificate on the final development plan.

(b) After the certificate of completion has been issued, the use of land and the construction, modification, or alteration of any buildings or structures within the (CD) Commercial

Development Zoning District will be governed by the approved final development plan exclusively.

(c) After the certificate of completion has been issued, no changes may be made in the approved final development plan except upon application to the appropriate agency under the procedures provided below:

(i) Any minor extensions, alterations, or modifications of existing buildings or structures shall be authorized by the Planning ~~Director Commission~~ if they are consistent with the purposes and intent of the final plan; no change authorized by this subsection may increase the density of any building or structure by more than ten percent.

(ii) A building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the final development plan unless an amendment to the final development plan is approved under subsection (iii) hereof.

(iii) All other changes in the final development plan as approved by the city council must be made by the city council under the procedures authorized under Article X for amendment of the Official Zoning Map; no changes may be made in the final development plan unless they are found by the city council to be required for the continued successful functioning of the commercial development, or unless they are found by the city council to be required by changes in conditions that have occurred since the final plan was improved or by changes in the comprehensive planning and development policy of the City.

§36-77. (TD) Travel Development Zone

Intent: The intent of this zoning district is to provide for only those trade and service uses in connection with federal interstate highway interchanges as are needed and considered appropriate to the location.

(A) Permitted Principal Uses:

- (1) Motels and/or hotels
- (2) Restaurants and cafes, with or without drive-in facilities
- (3) Lounges and/or taverns
- (4) Automobile service stations and truck service centers
- (5) Automobile and truck wash
- (6) Billboards
- (7) Other uses as found in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (TD) Travel Development Zone as approved by City Council.

- (1) Utility substations
- (2) Motor home and travel trailer parks and camping facilities
- (3) Recreational uses such as amusement parks, miniature golf courses, exhibition halls and centers, recreation centers and sports fields
- (4) Towers

(C) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal use

(D) Specifically Excluded Uses:

- (1) Any residential use except quarters for management within the principal building

(E) Space Limitations:

Uses			Minimum Setbacks					
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	40,000	200	50	20	10	50	60%	50

Conditional Uses	40,000	200	50	20	10	50	60%	50
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¹with 15 feet adjacent to a street landscaped to satisfaction of the zoning official.

(F) Miscellaneous Provisions:

(1) Landscaping shall be provided in the entire area of all required front yards except for necessary paving of walkways and of driveways to reach parking and loading areas in the side or rear yards, provided, that any driveways in the front yard shall not be wider than 30 feet. Landscaping shall include but is not limited to screen plantings, lawn area, pools, trees, shrubs, fences, and walls. Crushed rock, gravel, bark chips shall not substitute for lawn area. Landscaping shall be provided within two years of issuance of the occupancy permit for the principal structure and thereafter be properly maintained.

(2) Supplementary regulations shall be complied with as defined herein.

(3) Only one principal building shall be permitted on one zoning lot, except as otherwise provided herein.

§36-78. (RD) Residential Development Zone

(A) Intent: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use.

(B) Boundaries: The boundaries of RD-Residential Development Zone shall be fixed by amendment of the Official Zoning Map at such times in the future as such zoning district is applied to properties within the City's zoning jurisdiction.

(C) Limitations:

(1) In a (RD) Residential Development Zone there shall be provided a minimum size of 1.5 acres.

(2) Any proposed development shall be constructed in accordance with an overall plan of development.

(3) Any proposed plan of development shall be designed as a single architectural scheme with appropriate common landscaping.

(4) Adequate parking space shall be provided for all residential units and for all employee's, visitor's, and user's vehicles, and such parking, loading, or service areas that shall be used for motor vehicles, and shall be located within the boundary lines of the (RD) Residential Development Zone, and shall be physically separated from any public street, right-of-way, or property line by a buffer strip of not less than 30 feet along the exterior of the (RD) Residential Development Zone. The buffer strip is not required if such public street, right-of-way or property line is also adjacent to other properties zoned either (CD) Commercial Development Zone or (RD) Residential Development Zone. Setbacks from property lines will be review with the development plan and plat.

(5) No residential building or other permanent residential structure, nor parking lot, shall be located within 30 feet of any public street, right-of-way, or property line along the exterior of the (RD) Residential Development Zone. The buffer strip is not required if such public street, right-of-way or property line is also adjacent to other properties zoned either (CD) Commercial Development Zone or (RD) Residential Development Zone. Setbacks from property lines will be review with the development plan and plat.

(6) The maximum ground coverage shall not exceed 30 percent of the property within the (RD) Residential Development Zone.

(7) The minimum off-street parking requirement shall be two parking spaces for every dwelling unit, plus one for each full-time employee.

(8) In the alternative to complying with the 30 foot buffer strip or setback as identified in subsections (4) and (5) above, a ten (10) foot wide landscaped screen buffer compliant with the installation requirements with plantings of at least 2 understory or ornamental trees and 3 shrubs per 100 foot or fraction thereof of exterior street frontage or property line approved as part of the development plan. of Section 36-102 shall be followed.

(D) Ownership: A (RD) Residential Development Zone shall require a tract of land which is developed as a unit under single designated control by a common ownership at the time it is certified as an (RD) Residential Development Zone.

(E) Permitted Principal Uses: The following principal uses are permitted in the (RD) Residential Development Zone.

(1) Uses as listed under permitted principal uses of the ~~(TA) Transitional Agricultural Zone~~ *(LLR) Large Lot Residential Zone*, (R-1) Suburban Residential Zone, (R-2) Low Density Residential Zone, (R-3) Medium Density Residential Zone, *(R3-SL) Medium Density Small Lot Residential Zone*, and (R-4) High Density Residential Zone except as listed under specifically excluded uses.

(2) Nonprofit community buildings and social welfare establishments other than those providing living accommodations.

(3) All other Permitted Principal Uses indicated as permitted within the Zoning Matrix [Attachment A hereto].

(F) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (RD) Residential Development Zone as approved by City Council.

(1) Towers

(2) Nursing, convalescent & rest home services

(3) Residential assisted living, retirement or assisted living

(4) All other Conditional Uses indicated as permitted within the Zoning Matrix [Attachment A hereto]

(G) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal use

(H) Specifically Excluded Uses:

(1) Railway right-of-way, including railway yards or facilities.

(2) Truck, bush, and tree farming.

(3) Boarding and lodging housing.

(4) Nonprofit community buildings and social welfare establishments providing living accommodations.

(5) Nonresidential uses.

(I) Procedure:

(1) An application to establish a (RD) Residential Development Zone shall be initiated in the manner prescribed in Article X of this chapter.

(2) Said application shall be filed with the city clerk in such form as shall be required by the city council and shall be accompanied by the following information:

(a) Site plan showing preliminary location and dimensions of all building areas, recreation, green or landscaped areas, parking and loading facilities, walkways or malls, screen walls, or plantings, waste disposal areas, illumination facilities, signs, curb cuts, utilities and services, private or dedicated drives or streets, etc.

(b) Preliminary drawings or renderings in sufficient detail so that the character of the development may be determined.

(c) Evidence as to the methods of retaining, maintaining, and protecting the open space, green areas, recreational facilities, etc.

(d) Development schedule as to construction phases of buildings, open space, recreational areas, parking facilities, etc., and estimated completion time.

(e) Evidence of ownership or control of the entire parcel to be used as a planned unit development by a single person, association, firm, etc., as defined herein.

(f) Evidence of economic feasibility. A copy of such application and supplementary information shall then be forwarded by the city clerk to the Planning Commission for review, hearing, and recommendation.

(3) In reviewing the application for amendment herein, the Planning Commission shall determine the following factors.

(a) That the proposed development will be in the public interest, in harmony with the purpose of this chapter and with comprehensive plans for the City, and will not adversely affect nearby property.

(b) That adequate, safe, and convenient pedestrian and vehicular trafficways and facilities are provided.

(c) That the development to be permitted shall be for the purpose of developing an integrated site plan in conformity with the regulations for a (RD) Residential Development Zone.

(4) The Planning Commission shall hold a public hearing on the proposed amendment and shall transmit its recommendation to the city council. A copy of the recommendation shall be sent to the applicant and one copy shall be retained in the permanent files of the Planning Commission.

(5) Procedure and action by the city council shall be the same in considering an amendment to the (RD) Residential Development Zone as in Article X of this chapter.

(J) Miscellaneous Provisions:

(1) It is intended that plans required for review and approval must be in a form that will satisfy the requirements of Chapter 33 of this code for both the preliminary and final plat, and that approval for plans and plats be considered simultaneously.

(2) The approved and filed final plan and plat shall be the basis for issuance of a building permit in conformity therewith. Plan changes which increase the number of buildings, increase building height or bulk, or change the location of buildings or other features which materially affect the basic design of the development shall require resubmission of the amendment. Minor adjustments in orientation, height or bulk of buildings, or decrease in the number of buildings may be approved by the Planning Director.

(3) Should any successful applicant for an amendment hereunder fail to have completed the construction of the footings and foundations for the initial building permit within eighteen (18) months after the city council shall approve a rezoning to a (RD) Residential Development Zone, the area in its entirety shall be reverted to its former zoning classification by appropriate action of the city council, provided, that the city council shall have the power to extend said period by six months in the event of special and unique hardships and circumstances.

(4) Control of the development following completion:

(a) The chief building official shall issue a certificate certifying the completion of the planned development, and shall note the issuance of the certificate on the final development plan.

(b) After the certificate of completion has been issued, the use of land and the construction, modification, or alteration of any buildings or structures within the residential development will be governed by the approved final development plan exclusively.

(c) After the certificate of completion has been issued, no changes may be made in the approved final development plan except upon application to the appropriate agency under the procedures provided below.

(i) Any minor extensions, alterations, or modifications of existing buildings or structures may be authorized by the Planning Director if they are consistent with the purposes and intent of the final plan. No change authorized by this subsection may increase the density of any building or structure by more than ten percent.

(ii) A building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the final development plan unless an amendment to the final development plan is approved under subsection (iii) hereof.

(iii) All other changes in the final development plan as approved by the city council must be made by the city council under the procedures authorized under Article X of this chapter. No changes may be made in the final development plan unless they are found by the city council to be required for the continued successful functioning of the residential development, or unless they are found by the city council to be required by changes in conditions that have occurred since the final plan was approved or by changes in the comprehensive planning and development policy of the City.

Amended by Ordinance No. 8976, effective 06-08-2005

Amended by Ordinance No. 9294, effective 05-31-2011

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) *Central Business District* Beginning at the intersection of Sycamore Street and First Street; thence westerly on First Street to Pine Street; thence southerly on Pine Street to the southerly boundary of Courthouse Addition; thence westerly along the southerly boundary of Courthouse Addition to Locust Street; thence westerly on Division Street to Walnut Street; thence northerly on Walnut Street to the alley between Division Street and First Street; thence westerly on said alley to Cedar Street; thence northerly on Cedar Street to the alley between Second Street and Third Street; thence westerly on said alley to Elm Street; thence northerly on Elm Street to a point 40 feet north of the southerly right-of-way line of the Union Pacific Railroad; thence easterly parallel to and 40 feet from said right-of-way line to Walnut Street; thence northerly on Walnut Street to a point 100 feet north of the northerly right-of-way line of South Front Street; thence easterly parallel to and 100 feet from said right-of-way line to Kimball Avenue extended; thence southerly on Kimball Avenue extended and Kimball Avenue to the alley between Third Street and Second Street; thence southerly on Sycamore Street to the point of beginning.

(2) *Fourth Street Business District*. Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) Tracts of land ten acres or more used for seasonal events (one event every three months) of not more than fourteen consecutive days in duration and a minimum of fourteen days between events.

(C) Area and Computation: An off-street parking space shall be of appropriate dimensions of not less than 180 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than seven feet. An off-street loading space shall be of appropriate dimensions of not less than 360 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than fourteen feet. When determination of the number of off-street parking or loading spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports.

(E) Collective Facilities: Off-street parking facilities for separate or mixed buildings or uses may be provided collectively so long as the total number of spaces is not less than the sum of the separate required spaces *except as provided below*, and provided further, that the requirement concerning location of such facility with respect to distance from the building or use served shall be complied with. In order to eliminate a multiplicity of entrances and exits and diminish traffic hazards to conserve space where space is at a premium and to promote orderly development generally, the city council is hereby authorized to plan and group parking facilities collectively for a number of businesses in a given area, and especially in the central business district, in such a manner as to obtain a maximum of efficiency and capacity in parking and traffic movement.

Exceptions:

The total number of commercial parking spaces in a collective lot may be reduced by 25% at the time of construction if the following qualifications are met:

The overall development is planned for at least 20 acres and the commercial property is primarily intended to serve the neighborhood and occupies no more than 25% of the development not to exceed 10 acres.

All spaces required for residential units must be provided at the time of occupancy.

Provisions are made in the development for hike/bike trails through the development with connections to the commercial node.

Adequate property exists to within the parking area to add the required spaces if it is determined that they are needed in the future.

(F) Employee Parking: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

All parking lots containing five or more parking spaces, which are within 30 feet of property occupied by a residential use in a Large Lot Residential Zoning District or of property within a Suburban Residential Zoning District, Low Density Residential Zoning District, Medium Density Residential Zoning District, High Density Residential Zoning District or Residential Development Zoning District, shall provide a sight-obscuring fence or screen not less than six feet nor more than eight feet in height along the boundary of the parking lot adjacent to such districts. No fence or screen shall be required between abutting parking lots or adjacent to an alley. The height of any fence or screen shall be subject to other restrictions provided by the City Code.

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

(I) Reduction of Number of Spaces: Off-street parking or loading facilities shall not be reduced in total extent, after their provision required hereunder, except upon the approval of the Board of Adjustment, and then only after proof that the parking or loading spaces are no longer required by reason of a change in use of the premises of which the facilities are adjunct.

(J) Requirement for Uses Not Listed: For any use not listed, the Board of Adjustment shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment.

(K) Administration and Enforcement: The off-street parking and loading provisions of this section shall be administered by the zoning official and enforced by the chief building official,

who shall also serve in advisory capacity to the city council on matters relative to any phase of such provisions.

(L) Penalty for Violation: The provisions of parking and loading facilities as required by this section shall be a continuing obligation of the owner or sponsor of a given building or use so long as the building or use is in existence and so long as parking and loading facilities are required hereunder in connection therewith, and it shall be unlawful to discontinue, change, or dispense with such facilities without establishing alternate facilities that meet the requirements herein. Penalty provisions applicable to this chapter as a whole shall apply to the violations of these provisions. In addition, at such time as the facilities required hereunder shall fail to continue to be available for the purpose, the building permit for the structures to which the facilities are adjunct and the use or occupancy permits issued for the premises shall be canceled and become null and void.

Amended by Ordinance No. 8976, effective 06-08-2005

Amended by Ordinance No. 9151, effective 12-18-2007

Amended by Ordinance No. 9229, effective 09-09-2009

Amended by Ordinance No. 9574, effective 03-15-2016

Amended by Ordinance No. 9689, effective 06-12-2018

Amended by Ordinance No. 9720, effective 02-06-2019

Amended by Ordinance No. 9797, effective 11-11-2020



Hall County Regional Planning Commission

Wednesday, January 5, 2022

Regular Meeting

Item J1

**Preliminary and Final Plat - Nikodym Third Subdivision - Grand
Island**

Staff Contact:

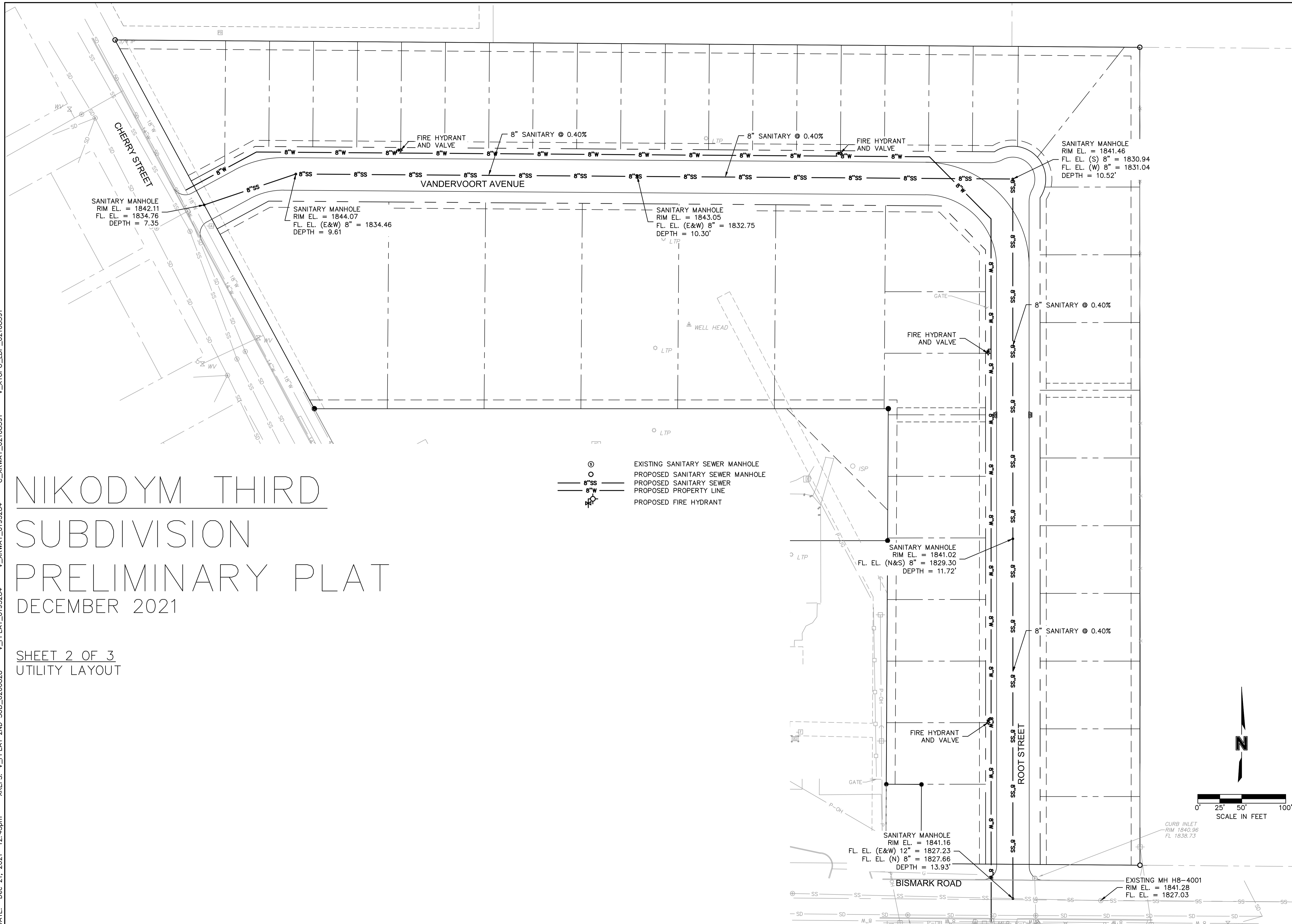
PROPOSED SUBDIVISION LOCATION MAP



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

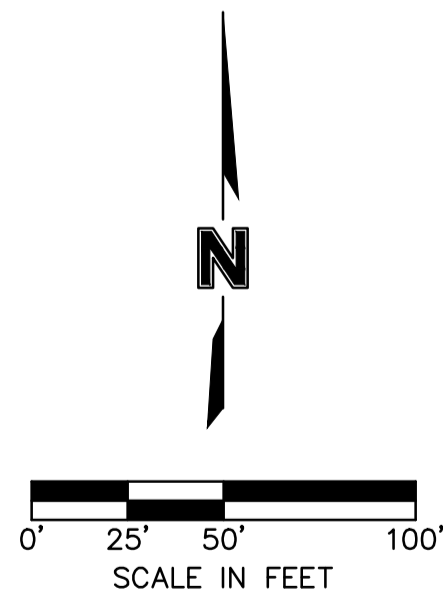
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For Illustration Purposes

SHEET 2 OF 3
UTILITY LAYOUT



SHEET 3 OF 3
GRADING AND DRAINAGE LAYOUT

DETENTION CELL:
DEPTH = 2.5'
VOLUME = 6,500 CF



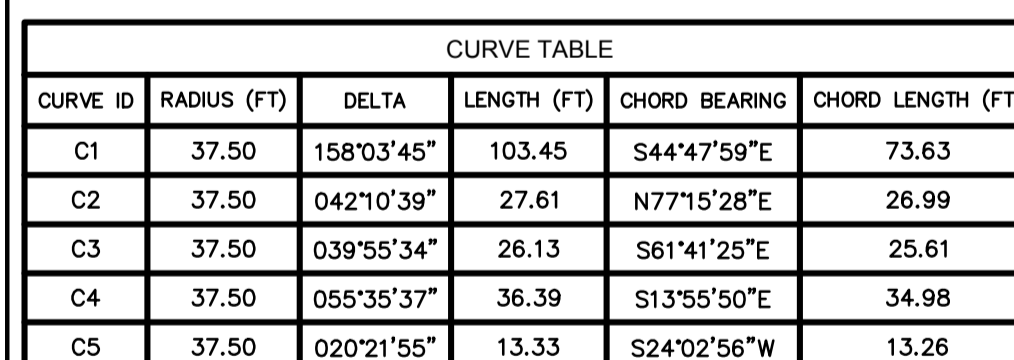
LOT 39


LOT 8


D

DETAIL 'A'

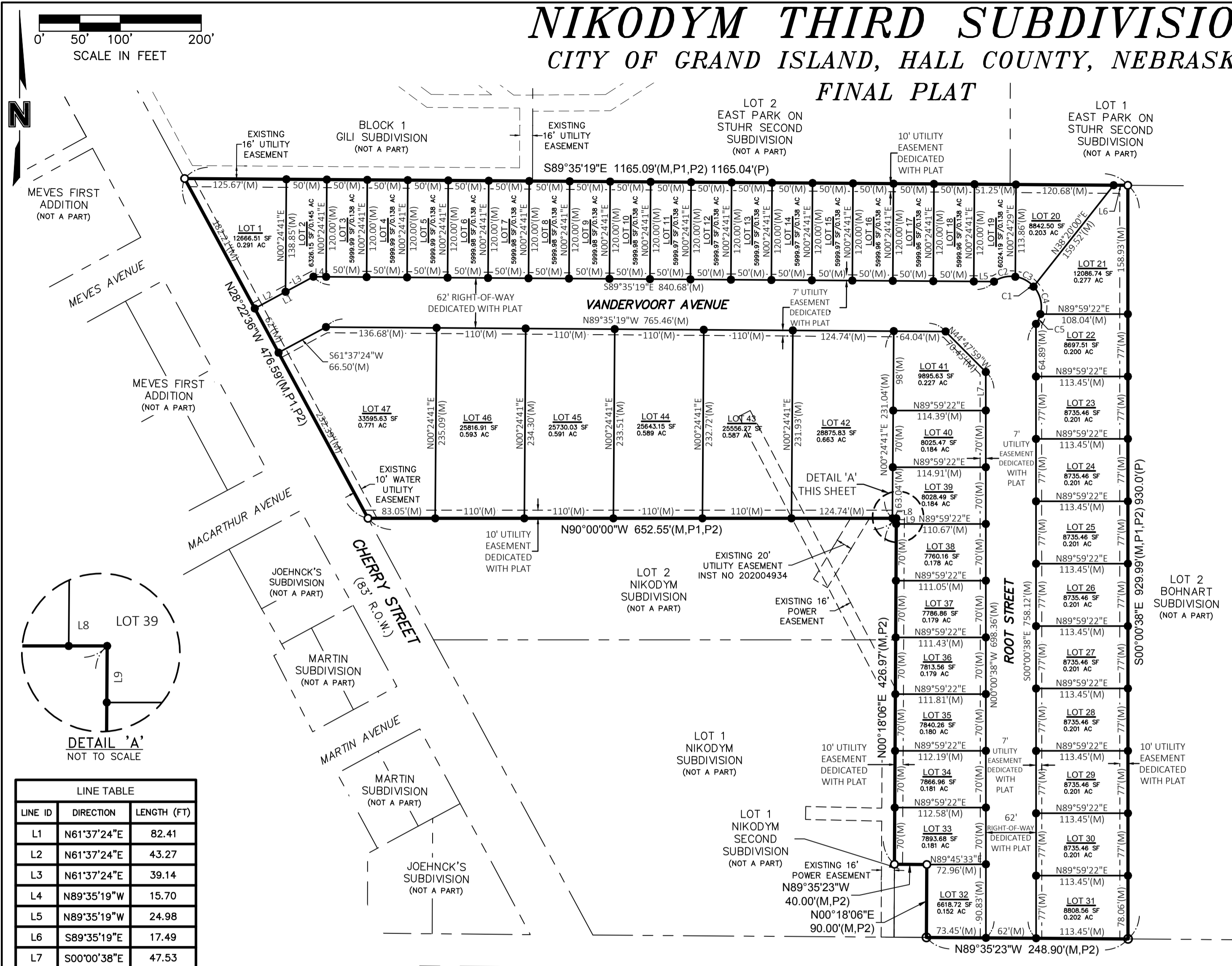
NOT TO SCALE



	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2021-08391	OWNERS: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
		JNIK NIKODYM SURVEY	SUBDIVIDER: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
		FB	SURVEYOR: OLSSON
			ENGINEER: OLSSON
			NUMBER OF LOTS: 47

	BUILDING LINE
——SD——	STORM SEWER LINE
—— W ——	WATER LINE
—P—OH—	OVERHEAD ELECTRIC
—— SS ——	SANITARY SEWER LINE

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DATE: Dec 16, 2021 4:24pm
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USER: jjimenez
C_PRE_PLAT_02108391



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N61°37'24"E	82.41
L2	N61°37'24"E	43.27
L3	N61°37'24"E	39.14
L4	N89°35'19"W	15.70
L5	N89°35'19"W	24.98
L6	S89°35'19"E	17.49
L7	S00°00'38"E	47.53
L8	N90°00'00"W	4.74
L9	N00°18'06"E	6.97

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	37.50	158°03'45"	103.45	S44°47'59"E	73.63
C2	37.50	042°10'39"	27.61	N77°15'28"E	26.99
C3	37.50	039°55'34"	26.13	S61°41'25"E	25.61
C4	37.50	055°35'37"	36.39	S13°55'50"E	34.98
C5	37.50	020°21'55"	13.33	S24°02'56"W	13.26

OWNERS: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SUBDIVIDER: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 47

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2021-0828
	JNIK NIKODYM SURVEY	
	FB	

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR W/CAP OR AS NOTED)
- PROPERTY LINE
- SUBDIVISION LINE
- NEW PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE SUPER BOWL SUB
- P1 PLATTED DISTANCE NIKODYM SUB
- P2 PLATTED DISTANCE NIKODYM 2nd SUB

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2021.

MAYOR _____

CITY CLERK _____

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 58150.82 SQUARE FEET OR 13.350 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND MIRIAM I. NIKODYM, SUCCESSOR TRUSTEE OF THE JIM F. NIKODYM REVOCABLE TRUST, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NIKODYM THIRD SUBDIVISION**" A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

AT _____, NEBRASKA,

THIS ____ DAY OF _____, 20____.

JOHN NIKODYM, MANAGER
JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIKODYM, MANAGER, JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

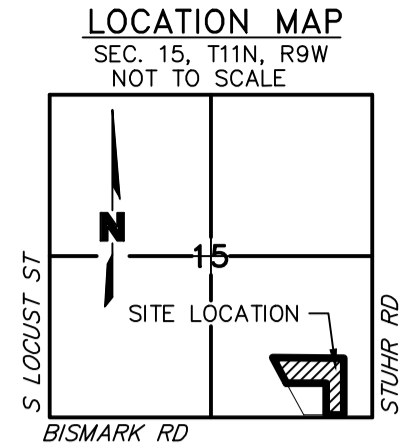
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MIRIAM I. NIKODYM, SUCCESSOR TRUSTEE OF THE JIM F. NIKODYM REVOCABLE TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC



HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name JNIIK INC.
Address 1010 E Bismark Rd
City Grand Island, State NE Zip 68801
Phone 308-384-8750

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  Date: 12-16-2021
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm olsson
Address 201 East 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: NIKODYM THIRD SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☒ Preliminary Plat
- ☒ Final Plat

Number of Lots 47

Number of Acres 13.350

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ ~~1495.00~~ 2095.00 RJM

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed



Hall County Regional Planning Commission

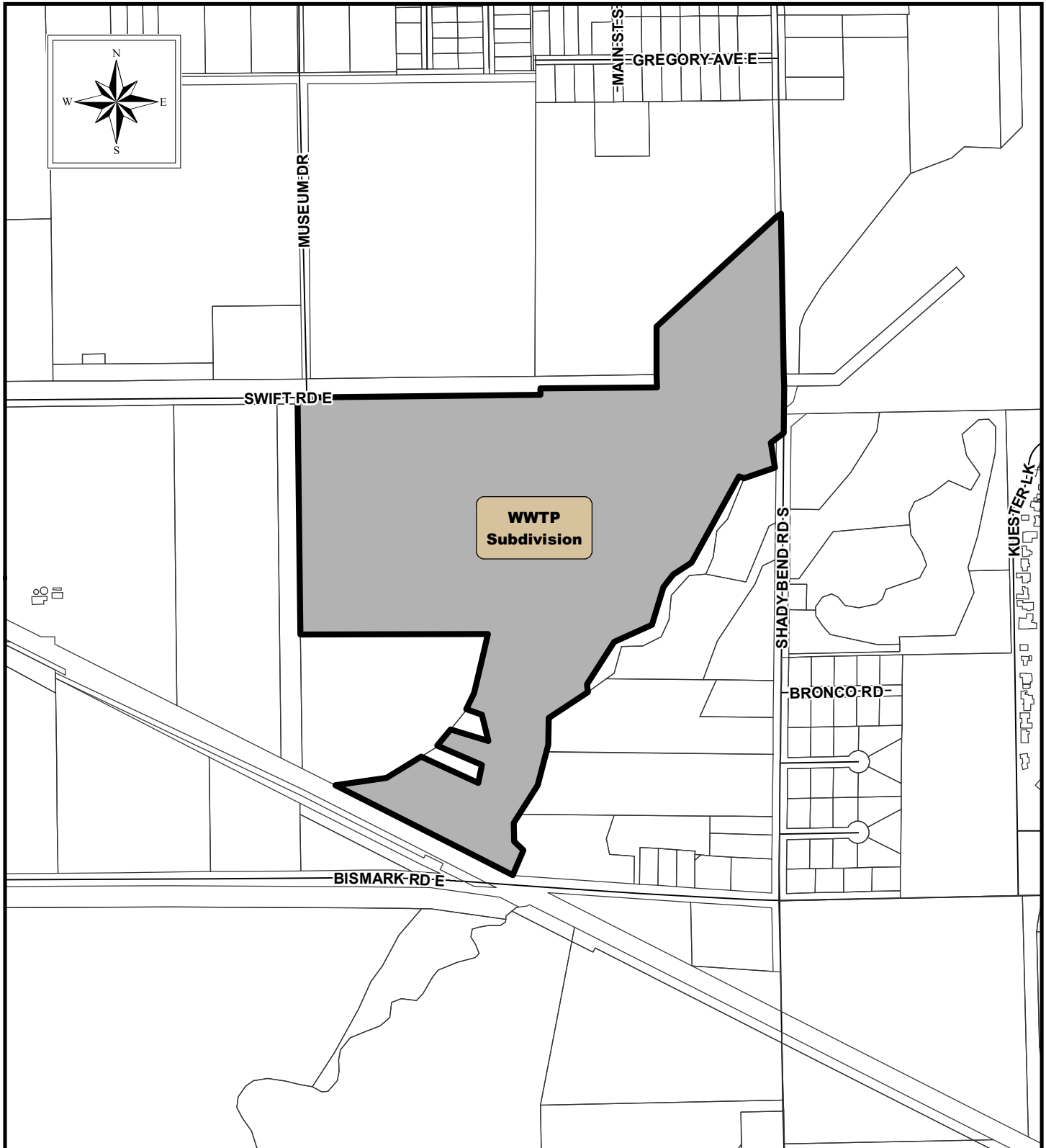
**Wednesday, January 5, 2022
Regular Meeting**

Item J2

Final Plat - WWTP Subdivision - Grand Island

Staff Contact:

PROPOSED SUBDIVISION LOCATION 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



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

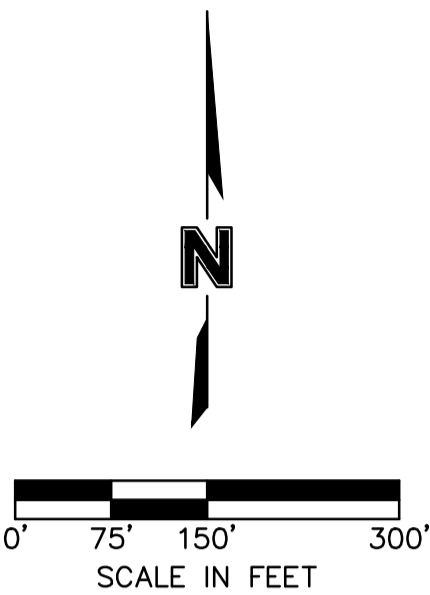
PROJECT NO. 2020-0854
WWTP SURVEY
FB GI 2020-2

SHEET 1 OF 3

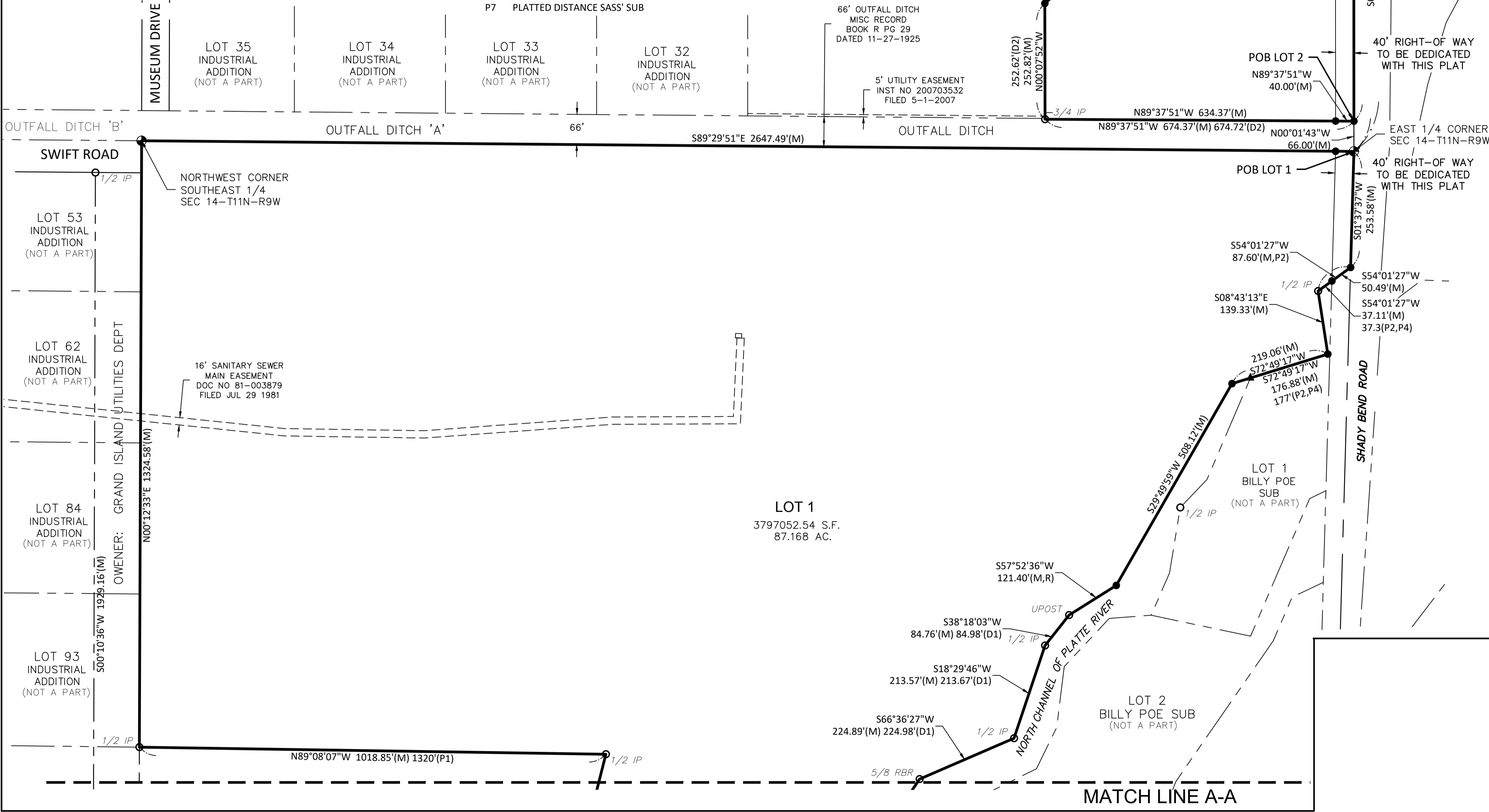
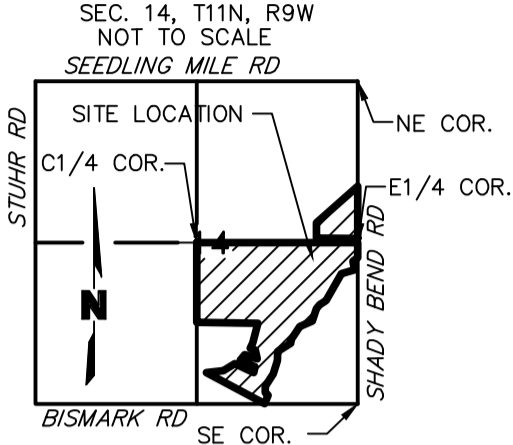
LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- CALCULATED CORNER (CORNER FALLS IN WATER)
- COUNTY ROAD ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- SUBDIVISION/PROPERTY LINE
- R RECORDED DISTANCE L. R. RUDD 8-5-1942
- R1 RECORDED DISTANCE L. R. RUDD 3-29-1934 SURVEY REC VOL 2, PG 254
- D DEEDED DISTANCE DOC NO 94-101233 FILED 2-11-1994
- D1 DEEDED DISTANCE DOC NO 77-001804 FILED 4-11-1977
- D2 DEEDED DISTANCE INST NO 200409168 FILED 9-15-2004
- D3 DEEDED DISTANCE INST NO 200105340 FILED 6-5-2001
- D4 DEEDED DISTANCE INST NO 201006308 FILED 9-2-2010
- D5 DEEDED DISTANCE INST NO 200401243 FILED 2-12-2004
- P PLATTED DISTANCE
- P1 PLATTED DISTANCE INDUSTRIAL ADD
- P2 PLATTED DISTANCE B&T SUB
- P3 PLATTED DISTANCE SHADY LANE SUB
- P4 PLATTED DISTANCE BILLY POE SUB
- P5 PLATTED DISTANCE ADVENT SUB
- P6 PLATTED DISTANCE SHADY LANE SECOND SUB
- P7 PLATTED DISTANCE SASS' SUB

WWTP SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LOCATION MAP



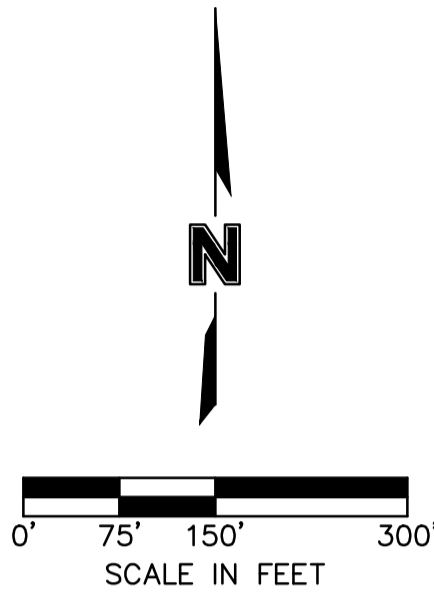
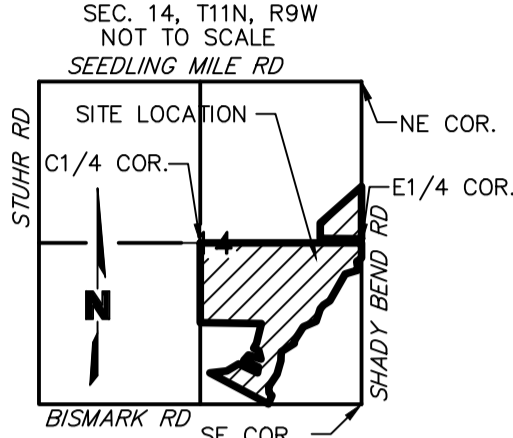
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USER: jjimenez

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
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- P7 PLATTED DISTANCE SASS' SUB

WWTP SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LOCATION MAP



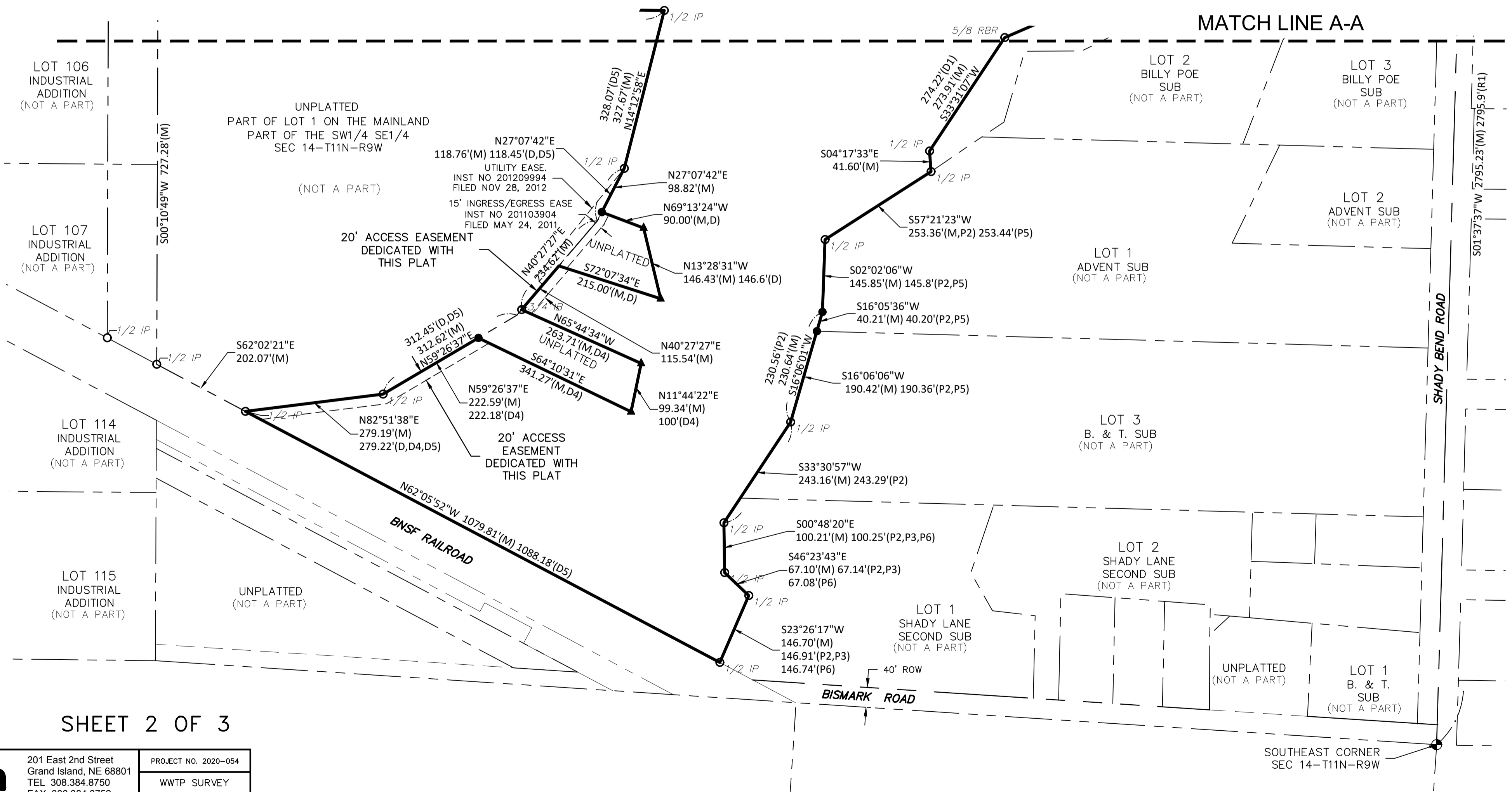
SECTION TIES

NORTHEAST CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE w/ID WASHER AT GRADE IN CENTERLINE ASPHALT ROAD INTERSECTION
NW 51.18' TO RED HEAD NAIL IN POWER POLE
SW 45.08' TO RED HEAD NAIL IN POWER POLE
SSW 62.05' TO TOP OPERATION NUT ON FIRE HYDRANT
SE 48.80' TO NEAR FACE OF STEEL CORNER FENCE POST

NORTHWEST CORNER, SOUTHEAST 1/4, SEC. 14-T11N-R9W
FOUND 1/2" IRON PIPE w/PSC, 0.3' BELOW GRADE, SOUTH BANK OF OUTFALL DITCH
S 14.70' TO BACK OF CURB ON SWIFT ROAD
SE 66.90' TO 'X' NAIL IN POWER POLE
ESE 14.72' TO 5/8" REBAR
NE 47.63' TO CHISELED 'X' NORTH END OF WEST CONCRETE BRIDGE RAIL

EAST 1/4 CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE w/WASHER AT GRADE IN CENTERLINE NORTH/SOUTH ASPHALT ROAD
E 22.32' TO CHISELED 'X' IN SE WGW
W 21.42' TO CHISELED 'X' IN SW WGW
SW 46.53' TO MAG NAIL IN POWER POLE
WSW 25.90' TO MAG NAIL IN WOODEN GDR POST

SOUTH 1/4 CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE AT GRADE IN ASPHALT ROAD INTERSECTION
N 2.0' TO CENTERLINE EAST/WEST ROAD
E 4.0' TO CENTERLINE NORTH/SOUTH ROAD
NW 54.13' TO MAG NAIL w/WASHER IN POWER POLE
SW 43.81' TO MAG NAIL w/WASHER IN POWER POLE
SE 51.75' TO MAG NAIL w/WASHER IN POWER POLE



SHEET 2 OF 3



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2020-054
WWTP SURVEY
FB GI 2020-2

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DATE: Nov 11, 2021 12:25pm XREFS: V_XRWAY_LDP_0200854 V_XTOPO_LDP_0200854 V_AERL_LDP_0200854

FINAL PLAT

LOT 1

A TRACT OF LAND CONSISTING OF PART OF LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°37'37"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 253.58 FEET TO A NORTHERLY CORNER OF B & T SUBDIVISION; THENCE S54°01'27"W A DISTANCE OF 87.60 FEET TO A WESTERLY CORNER OF LOT 1, BILLY POE SUBDIVISION; THENCE S08°43'13"E, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 139.33 FEET; THENCE S72°49'17"W A DISTANCE OF 219.06 FEET; THENCE S29°49'59"W A DISTANCE OF 508.12 FEET; THENCE S57°52'36"W A DISTANCE OF 121.40 FEET; THENCE S38°18'03"W A DISTANCE OF 84.76 FEET; THENCE S38°18'03"W A DISTANCE OF 84.76 FEET; THENCE S18°29'46"W A DISTANCE OF 213.57 FEET; THENCE S66°36'27"W A DISTANCE OF 224.89 FEET; THENCE S33°31'07"W A DISTANCE OF 273.91 FEET; THENCE S04°17'33"E A DISTANCE OF 41.60 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, ADVENT SUBDIVISION; THENCE S57°21'23"W, ALONG SAID WESTERLY LINE OF LOT 1, ADVENT SUBDIVISION, A DISTANCE OF 253.36 FEET; THENCE S02°02'21"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 145.85 FEET; THENCE S16°11'42"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 36.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ADVENT SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 3, B & T SUBDIVISION; THENCE S16°04'46"W, ALONG THE WESTERLY LINE OF SAID LOT 3, B & T SUBDIVISION, A DISTANCE OF 194.33 FEET; THENCE S33°30'57"W, ALONG SAID WESTERLY LINE OF LOT 3, B & T SUBDIVISION AND THE WESTERLY LINE OF LOT 1, SHADY LANE SECOND SUBDIVISION, A DISTANCE OF 243.16 FEET; THENCE S00°48'20"E, ALONG SAID WESTERLY LINE OF LOT 1, SHADY LANE SECOND SUBDIVISION, A DISTANCE OF 100.21 FEET; THENCE S46°23'43"E, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 67.10 FEET; THENCE S23°26'17"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 146.70 FEET TO A POINT ON THE NORTHEASTERLY BNSF RAILROAD RIGHT-OF-WAY LINE; THENCE N62°05'52"W, ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1079.81 FEET; THENCE N82°51'38"E A DISTANCE OF 279.19 FEET; THENCE N59°26'37"E A DISTANCE OF 222.59 FEET; THENCE S64°10'31"E A DISTANCE OF 341.27 FEET; THENCE N11°44'22"E A DISTANCE OF 99.34 FEET; THENCE N65°44'34"W A DISTANCE OF 263.71 FEET; THENCE N40°27'27"E A DISTANCE OF 115.54 FEET; THENCE S72°07'34"E A DISTANCE OF 215.00 FEET; THENCE N13°28'31"W A DISTANCE OF 146.43 FEET; THENCE N69°13'24"W A DISTANCE OF 90.00 FEET; THENCE N27°07'42"E A DISTANCE OF 98.82 FEET; THENCE N14°12'58"E A DISTANCE OF 327.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 89, INDUSTRIAL ADDITION; THENCE N89°08'07"W, ALONG THE SOUTH LINE OF LOTS 89-92, INDUSTRIAL ADDITION, A DISTANCE OF 1018.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92, INDUSTRIAL ADDITION; THENCE N00°12'33"E ALONG THE WEST LINE OF LOTS 92, 85, 61, AND 54, INDUSTRIAL ADDITION, A DISTANCE OF 1324.58 FEET TO THE NORTHWEST CORNER OF LOT 54 AND ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14-T11N-R9W; THENCE S89°29'51"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 2647.49 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3,807,796.03 SQUARE FEET OR 87.415 ACRES MORE OR LESS OF WHICH 0.247 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

AND

LOT 2

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER; THENCE ON AN ASSUMED BEARING OF N00°01'43"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°37'51"W, ALONG THE NORTH LINE OF A 66 FT. WIDE OUTFALL DITCH RECORDED IN MISC BOOK R, PAGE 29, DATED 11-27-1925, A DISTANCE OF 674.37 FEET; THENCE N00°07'52"W A DISTANCE OF 252.82 FEET; THENCE N48°29'58"E A DISTANCE OF 900.60 FEET TO A POINT ON SAID EAST LINE; THENCE S00°01'43"E, ALONG SAID EAST LINE, A DISTANCE OF 853.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 373,362.92 SQUARE FEET OR 8.571 ACRES MORE OR LESS OF WHICH 0.768 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE NORTHEAST QUARTER (NE1/4), ALL OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF GRAND ISLAND, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WWTP SUBDIVISION" IN PART OF LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE NORTHEAST QUARTER (NE1/4), ALL OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2021.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON
DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2021.

MAYOR

CITY CLERK

OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 2

SHEET 3 OF 3

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2020-0854

WWTP SURVEY

FB GI 2020-2

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name City of Grand Island
Address PO Box 1968
City Grand Island, State NE Zip 68802
Phone 308-385-5444

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jai Andrist (Applicant) Date: 11-11-2021

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc
Address 201 E 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number LS-630

SUBDIVISION NAME: WWTP SUBDIVISION

Please check the appropriate location

- ☐ Hall County
☒ The City of Grand Island or 2-Mile Grand Island Jurisdiction
☐ The City of Wood River or 1 Mile Jurisdiction
☐ Village of Alda or 1 Mile Jurisdiction
☐ Village of Cairo or 1 Mile Jurisdiction
☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat

Number of Lots 2

Number of Acres 95.986

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
☒ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☒ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ 490.00

*** 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed**

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.



Hall County Regional Planning Commission

Wednesday, January 5, 2022

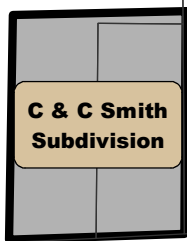
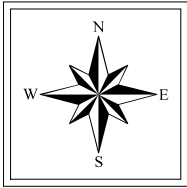
Regular Meeting

Item J3

Final Plat - C & C Smith Subdivision - (ETJ) -

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



**C & C Smith
Subdivision**

GUENTHER RD W

US HIGHWAY 281 S

US HIGHWAY 281 S

Legend

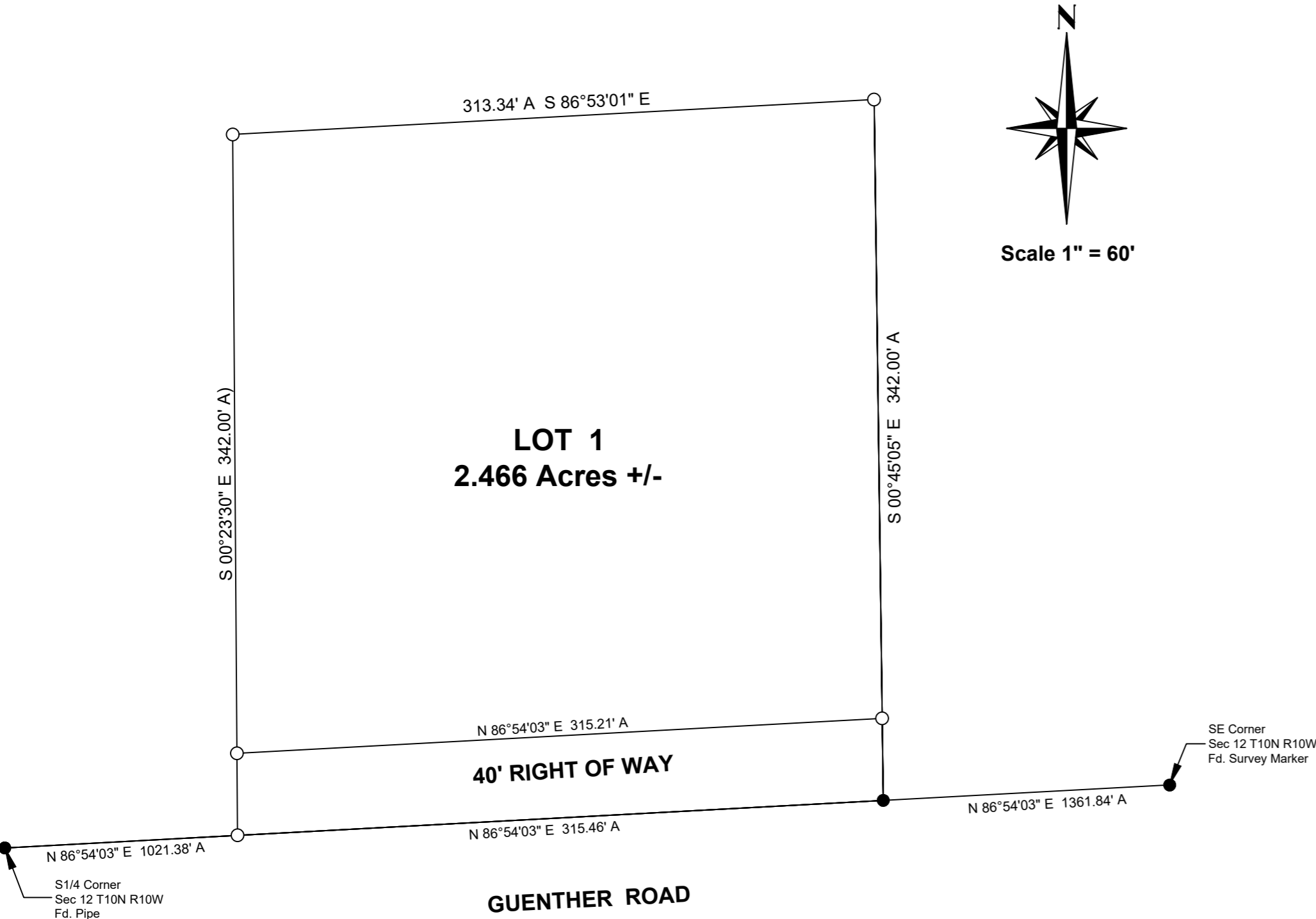
 Parcel



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

C & C SMITH SUBDIVISION



LEGAL DESCRIPTION

Part of the Instrument Number: 0200700153

The East Half of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 E1/2 SW1/4 SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska excepting a tract of ground more particularly described as follows: A Tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, described as commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12) above described, thence running in a Northerly direction along and upon the East line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) a distance of 330 feet; thence at right angle West a distance of 132 feet; thence at a right angle South a distance of 330 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), thence at a right angle on said line a distance of 132 feet to the place of beginning

&

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten(10) West of the 6th P.M., Hall County, Nebraska, described as commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), thence running in a Northerly direction along and upon the East line of the Southwest Quarter of the Southeast Quarter(SW1/4SE1/4) a distance of 330 Feet; thence at right angle West a distance of 132 feet; thence at a right angle South a distance of 330 :Feet to a point on the South line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), thence at a right angle on said line a distance of 132 feet to the place of beginning

- Legend
- - Corner Found 1/2" Pipe Unless Otherwise Noted
 - - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
 - ⦿ - Temporary Point
- All Distances on Curves are
Chord Distance
R - Recorded Distance
A- Actual Distance
P- Prorated Distance

SURVEYORS CERTIFICATE

I hereby certify that on December 2, 2021, I completed an accurate survey of 'C & C SMITH SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron
Nebraska Professional Registered Land Surveyor No. 727

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Curt Smith and Christine Smith Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as C & C SMITH SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Curt Smith
Date _____

Christine Smith
Date _____

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall

On the ____ day of _____, 2022, before me _____ a Notary Public within and for said County, personally appeared Curt Smith and Christine Smith married Couple, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20__

Notary Public

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and The Villages of Alda, Cairo, and Doniphan, Nebraska

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this
Day of _____, 2022

Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2022

Mayor

City Clerk

INITIAL POINT SURVEYING LLC
1811 W 2nd Street; Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION:
(E1/2 E1/2 SW1/4 SE1/4) of Section Twelve (12),
Township Ten (10) North, Range Ten (10) West

TITLE:
C & C Smith Subdivision
Hall County, Nebraska

SCALE AT AS:
1" = 100'

DATE:
12/22/2021

DRAWN:
Brent C.

PAGE:
1 OF 1

BENESCH PROJECT NO:

DRAWING NO:

REVISION:

**HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION**

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Curt Smith
Address 3468 W Guenther Road
City Grand Island State NE Zip 68803
Phone 308-383-6512

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Curt Smith Date: 12-13-21
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W. 2nd St. Suite 280
City Grand Island State NE Zip 68803
Phone 308-383-6754
Surveyor/Engineer Name Brent Cyboron License Number 727

SUBDIVISION NAME: C+C Smith Sub

Please check the appropriate location

- ☒ Hall County
- ☐ The City of Grand Island or 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 2
Number of Acres 10.542

Checklist of things Planning Commission Needs

- ☐ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☒ Closure Sheet
- ☒ Utilities Sheet
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