



# **Hall County Regional Planning Commission**

**Wednesday, April 6, 2022  
Regular Meeting**

## **Item F2**

**Public Hearing - Proposed Rezoning - Grand Island - Copper  
Creek**

**Staff Contact:**

# 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 \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

Applicant Address \_\_\_\_\_

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

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

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

Property Address \_\_\_\_\_

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, 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 \_\_\_\_\_ to \_\_\_\_\_

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:

**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 \_\_\_\_\_

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, 2019

Service or Product	Fee
Zoning Map Amendment (General)	\$850.00
Zoning Ordinance Text Amendment	\$850.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$850.00
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.**

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 25, 2022

**SUBJECT:**     *Zoning Change*(C-23-22GI)

**PROPOSAL:** To rezone a tract of land consisting of 39.217 acres located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**. This property is located east of Kenneth Drive and south Indian Grass Road.

### OVERVIEW:

#### Site Analysis

<i>Current zoning designation:</i>	<b>R2:</b> Low Density Residential Zone
<i>Permitted and conditional uses:</i>	Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	<b>R3-SL:</b> Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	<b>R3-SL:</b> Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

#### **Adjacent Properties Analysis**

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

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

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

*Permitted and conditional uses:*

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

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

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

*Comprehensive Plan Designation:*

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

**West:** Agricultural

*Existing land uses:*

**North:** Single family detached residential

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

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

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional housing:* This would provide for more modernized housing stock allowing for more housing choices throughout the community

**Negative Implications:**

- *None foreseen*

**Other Considerations:**

This is a change from the original plan for this property. Changes occur over time with new circumstances. The original plan for Cooper Creek was an entire subdivision of manufactured homes. The second vision included 20 home styles with 3 roof patterns. The houses built in the first several phases consisted of 4 or 5 styles with different roof styles. Market concerns and pricing are a factor in development. The proposed changes would permit the same houses that were built in the early phases along with a mix of smaller units or other types of units that can result in a lower sales price than that of the original home styles. This would allow for houses similar to those built on Thomas and Kenneth to the west and north to be constructed on this property. The R3-SL zoning district has less restrictive setbacks that make it possible to change the configuration of the house on the lot.

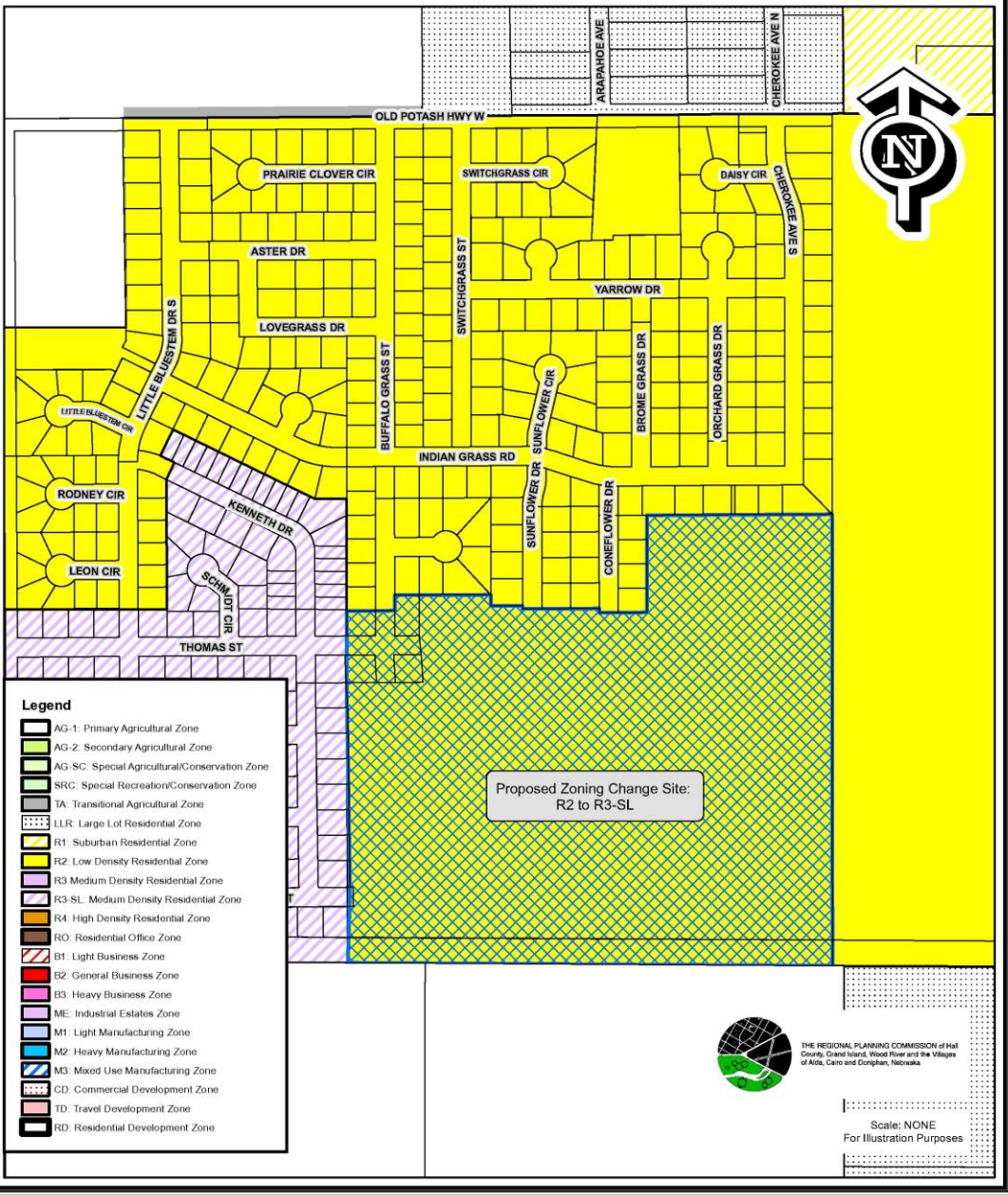
**RECOMMENDATION:**

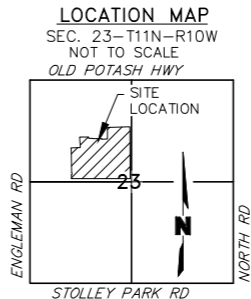
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from ***R2: Low Density Residential Zone*** to ***R3-SL: Medium Density-Small Lot Residential Zone***.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Zoning Change

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





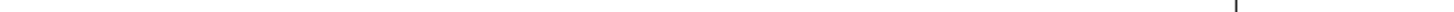

0' 125' 250

SCALE IN FEET



A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NW1/4 OF SECTION 23-T11N-R10W; THENCE S89°18'49"W, ALONG THE SOUTH LINE OF SAID NW1/4 AND ALSO BEING THE SOUTH LINE OF INST. NO. 202001123, FILED 2/19/2020, AT THE HALL COUNTY NE, REGISTER OF DEEDS, A DISTANCE OF 34.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DEEDED IN INST. NO. 202001123 AND ALSO BEING THE SOUTHEAST CORNER OF A TRACT DEEDED IN INST. NO. 201901301, FILED 3/5/2019 AT SAID REGISTER OF DEEDS; THENCE N01°02'28"W, ALONG THE EAST LINE OF SAID DEEDED TRACT INST. NO. 201901301, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID DEEDED TRACT INST. NO. 201901301 AND ALSO BEING THE POINT OF BEGINNING; THENCE S89°18'49"W, ALONG THE NORTH LINE OF SAID TRACT DEEDED IN INST. NO. 201901301, A DISTANCE OF 1597.98 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 32, COPPER CREEK ESTATES EIGHTEENTH SUBDIVISION; THENCE N01°46'48"W, ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 95.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 32 AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE (ROW) OF AIDEN STREET; THENCE N88°35'22"E, ALONG SAID ROW LINE, A DISTANCE OF 95.57 FEET; THENCE N01°46'48"W, ALONG AN EAST LINE OF SAID COPPER CREEK ESTATES EIGHTEENTH SUBDIVISION, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH ROW LINE OF AIDEN STREET; THENCE S88°35'22"W, ALONG SAID NORTH ROW LINE, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 34, SAID COPPER CREEK ESTATES EIGHTEENTH SUBDIVISION; THENCE N01°46'48"W, ALONG AN EAST LINE OF SAID COPPER CREEK ESTATES EIGHTEENTH SUBDIVISION, A DISTANCE OF 564.01 FEET TO THE SOUTHEAST CORNER OF LOT 41, SAID COPPER CREEK ESTATES EIGHTEENTH SUBDIVISION; THENCE N04°30'20"W, ALONG THE EAST LINE OF SAID LOT 41, A DISTANCE OF 78.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 41 AND SAID POINT ALSO BEING ON THE SOUTH LINE OF COPPER CREEK ESTATES SEVENTEENTH SUBDIVISION; THENCE N88°39'35"E, ALONG A SOUTH LINE OF SAID COPPER CREEK ESTATES SEVENTEENTH SUBDIVISION, A DISTANCE OF 242.04 FEET TO THE SOUTHEAST CORNER OF LOT 24, COPPER CREEK ESTATES SEVENTEENTH SUBDIVISION; THENCE N04°38'49"W, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 86.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THOMAS STREET; THENCE N08°18'20"W, ALONG AN EAST LINE OF SAID COPPER CREEK ESTATES SEVENTEENTH SUBDIVISION, A DISTANCE OF 60.45 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID COPPER CREEK ESTATES SEVENTEENTH SUBDIVISION; THENCE N00°56'55"W, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 127.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 25 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 7, COPPER CREEK ESTATES THIRTEENTH SUBDIVISION; THENCE N88°37'56"E, ALONG A SOUTH LINE OF SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION, A DISTANCE OF 225.07 FEET TO THE SOUTHEAST CORNER OF LOT 8, SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION AND ALSO BEING ON THE WEST LINE OF LOT 4, COPPER CREEK ESTATES TWELFTH SUBDIVISION; THENCE S00°37'27"E, ALONG SAID WEST LINE OF LOT 4, A DISTANCE OF 35.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND ALSO BEING ON THE WEST ROW LINE OF SUNFLOWER DRIVE; THENCE S01°08'20"E, ALONG SAID WEST ROW LINE OF SUNFLOWER DRIVE, A DISTANCE OF 35.67 FEET TO A POINT ON A SOUTH LINE OF COPPER CREEK ESTATES TWELFTH SUBDIVISION; THENCE N88°31°08"E, ALONG SAID SOUTH LINE OF COPPER CREEK ESTATES TWELFTH SUBDIVISION AND ALSO BEING THE SOUTH LINE OF LOT 4, COPPER CREEK ESTATES ELEVENTH SUBDIVISION, A DISTANCE OF 240.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID COPPER CREEK ESTATES ELEVENTH SUBDIVISION AND ALSO BEING ON THE WEST ROW LINE OF CONEFLOWER DRIVE; THENCE S01°09'33"E, ALONG SAID WEST ROW LINE OF CONEFLOWER DRIVE, A DISTANCE OF 13.64 FEET TO A POINT ON THE SOUTH LINE OF SAID COPPER CREEK ESTATES ELEVENTH SUBDIVISION; THENCE N88°30'33"E, ALONG SAID SOUTH LINE OF COPPER CREEK ESTATES ELEVENTH SUBDIVISION, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 5, SAID COPPER CREEK ESTATES ELEVENTH SUBDIVISION; THENCE N01°09'33"W, ALONG THE EAST LINE OF SAID COPPER CREEK ESTATES ELEVENTH SUBDIVISION, A DISTANCE OF 304.77 FEET TO THE NORTHEAST CORNER OF LOT 8, SAID COPPER CREEK ESTATES ELEVENTH SUBDIVISION AND ALSO BEING ON A SOUTH LINE OF COPPER CREEK ESTATES THIRD SUBDIVISION; THENCE N88°25'36"E, ALONG SAID SOUTH LINE OF COPPER CREEK ESTATES THIRD SUBDIVISION, A DISTANCE OF 582.01 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 6, COPPER CREEK ESTATES THIRD SUBDIVISION AND ALSO BEING SAID WEST LINE OF A TRACT DEEDED IN INST. NO. 202001123; THENCE S01°02'28"E, ALONG SAID WEST DEEDED LINE, A DISTANCE OF 1338.88 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1708293.14 SQUARE FEET OR 39.217 ACRES MORE OR LESS.

PROJECT NO: 2020-0378 C				201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: JMJ					
DATE: 2022.03.01					1 Page 8 / 8