



Hall County Regional Planning Commission

Wednesday, May 11, 2022

Regular Meeting

Item F2

**Public Hearing - Proposed Rezoning - Hall County - Wild Rose
Estates Subdivision**

Staff Contact:

Agenda Item 6

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 25, 2022

SUBJECT: *Zoning Change (C-27-22HC)*

PROPOSAL: To amend the Planned Unit Development for approximately 2.042 acres of land in a part of Wild Rose Ranch Estates Subdivision located south of Whooping Crane Drive including Lots 1, 2, 3, part of outlot "B" and Outlot D (Tern Drive) to consolidate these lots and the outlots into a single building lot for one house and associated out buildings..

OVERVIEW:

Site Analysis

Current zoning designation:

PUD: Planned Unit Development Zone: Single Family Homes on acreage lots. This area was planned for 3 homes and road access.

Intent of zoning district

PUD: This development was approved with up to 18 single family homes around the lake. To date, five houses and associated out buildings have been constructed.

Permitted and conditional uses:

PUD: A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

Proposed zoning district

PUD: Planned Unit Development Zone: Single Family Homes on around the existing lake.ge lots.

Permitted and conditional uses:

PUD: A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

Comprehensive Plan Designation:

Designated for agricultural/river uses.

Existing land uses:

Existing subdivision

Adjacent Properties Analysis

Current zoning designations:

North: AG-R: River Corridor Agricultural Zone

South, East, West: PUD: Planned Unit Development

Permitted and conditional uses:

PUD: A variety of housing and commercial, recreational and cultural uses as approved with the development plan. This plan was approved with single family homes.

AG-R: Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. Special provisions are made for flood plain and to

preserve the scenic and environmental qualities of the area.

Comprehensive Plan Designation: **All Directions:** Designated as River Protection Corridor.

Existing land uses: **North:** Agricultural
South, East and West: Part of the Planned Lake and River Development As Approve Homestead & Farm Ground

EVALUATION:

Positive Implications:

- *Consolidate existing building envelopes in a manner more consistent with current regulations regarding waste water treatment systems.* The original plan approved for this property were done in compliance with the regulation in place in 1990. Those regulations changed in 1999. This will combine several lots approved in 1990 and bring them closer into compliance with the current regulations.
- *Will not remove irrigated prime agricultural ground from production:* The subject property is currently alfalfa and pasture. It is not irrigated prime agricultural ground.
- *Along an existing private road:* This development included private roads and they have been that way since 1992. The expectation is that they will remain private. The County will have no increased cost for road maintenance as a result of this development.

Negative Implications:

- *Flood Plain:* This site is located within a regulatory floodplain. The property will need to meet all flood plain regulations when it is built upon.

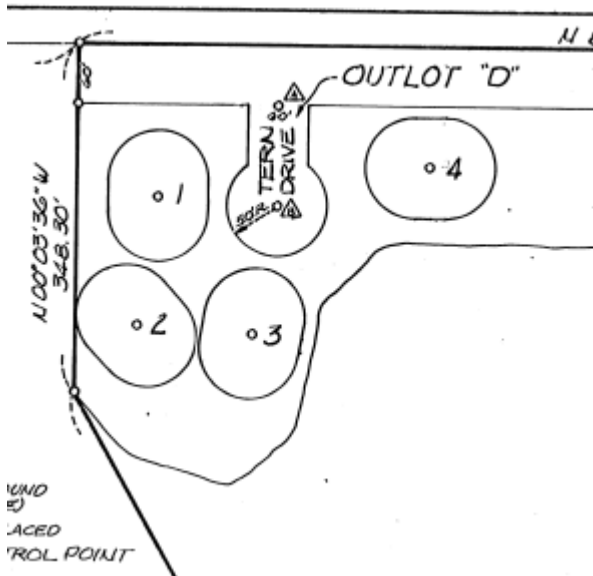
Other Considerations

This proposal is consistent with the 2004 comprehensive plan and with the proposed uses and development as it was approved in 1990. It will reduce the amount of development in the floodplain.

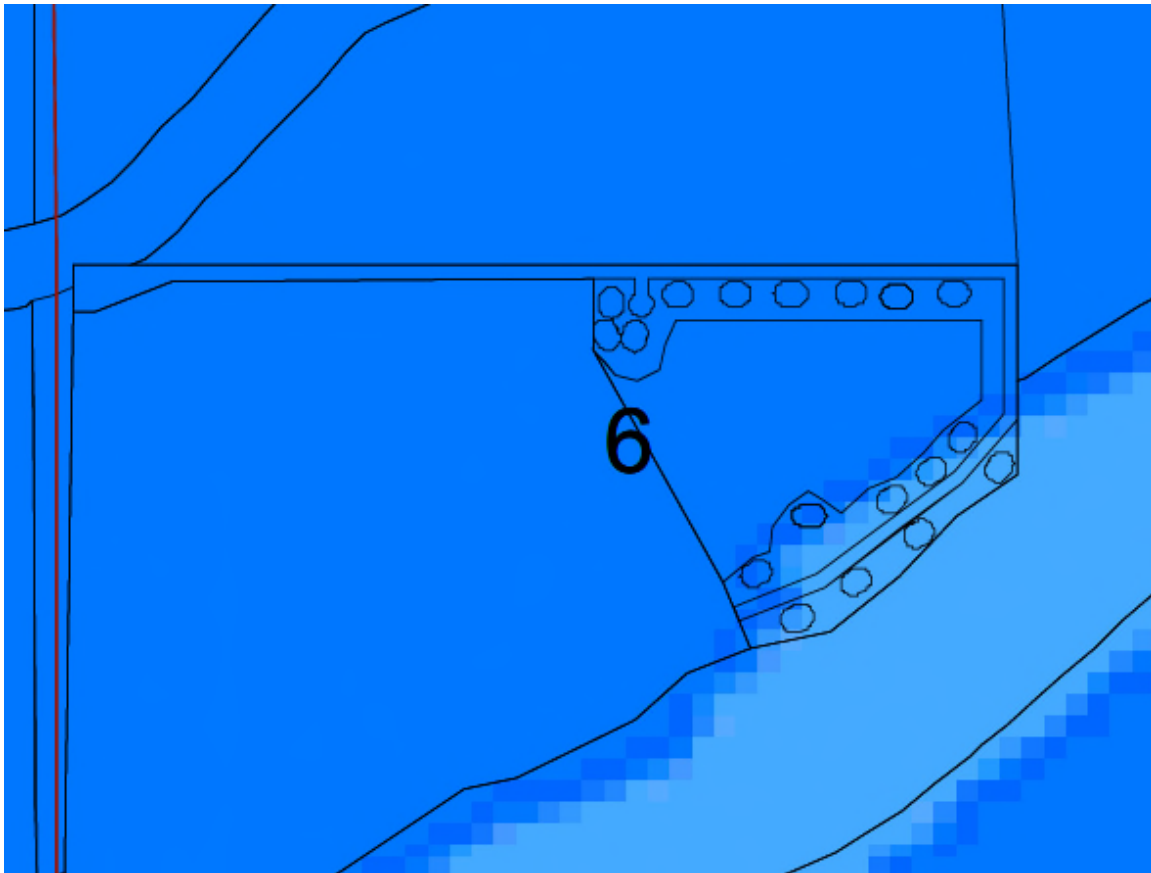
RECOMMENDATION:

That the Regional Planning Commission recommend that the Hall County Board of Supervisors amend the Wild Rose Ranch Estates Subdivision as shown on the Wild Rose Ranch Estates Second Subdivision Plat and combine lots 1, 2 3, part of outlot "B" and Outlot D "Tern Drive" into Lo1 1 of Wild Rose Ranch Estates Second Subdivision.

_____ Chad Nabity, AICP Director



Property as Originally Approved in 1990.



Future Landuse Map from 2004 Comprehensive Plan Designating this area as River Protection Corridor



Proposed Plan for Lot 1 of Wild Rose Ranch Estates Second Subdivision

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 Wild Rose Lake Properties, Inc. Phone (h) (w) 402 463-4545

Applicant Address 129 E. 2nd Street Hastings, NE 68901

Registered Property Owner (if different from applicant)

Address Phone (h) (w)

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

Property Address Whooping Crane Drive

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

Lot Block Subdivision Name Wild Rose Ranch Estates Subdivision, and/or All/Part 1/4 of Section TWP RGE W6PM

C. Requested Zoning Change:

- Property Rezoning (yes) (no) (provide a properly scaled map of property to be rezoned) From P.U.D. Zoning to Amended P.U.D. Zoning
- 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:

Change in Lot(s) configuration

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

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- 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).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Date 4/14/22

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

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

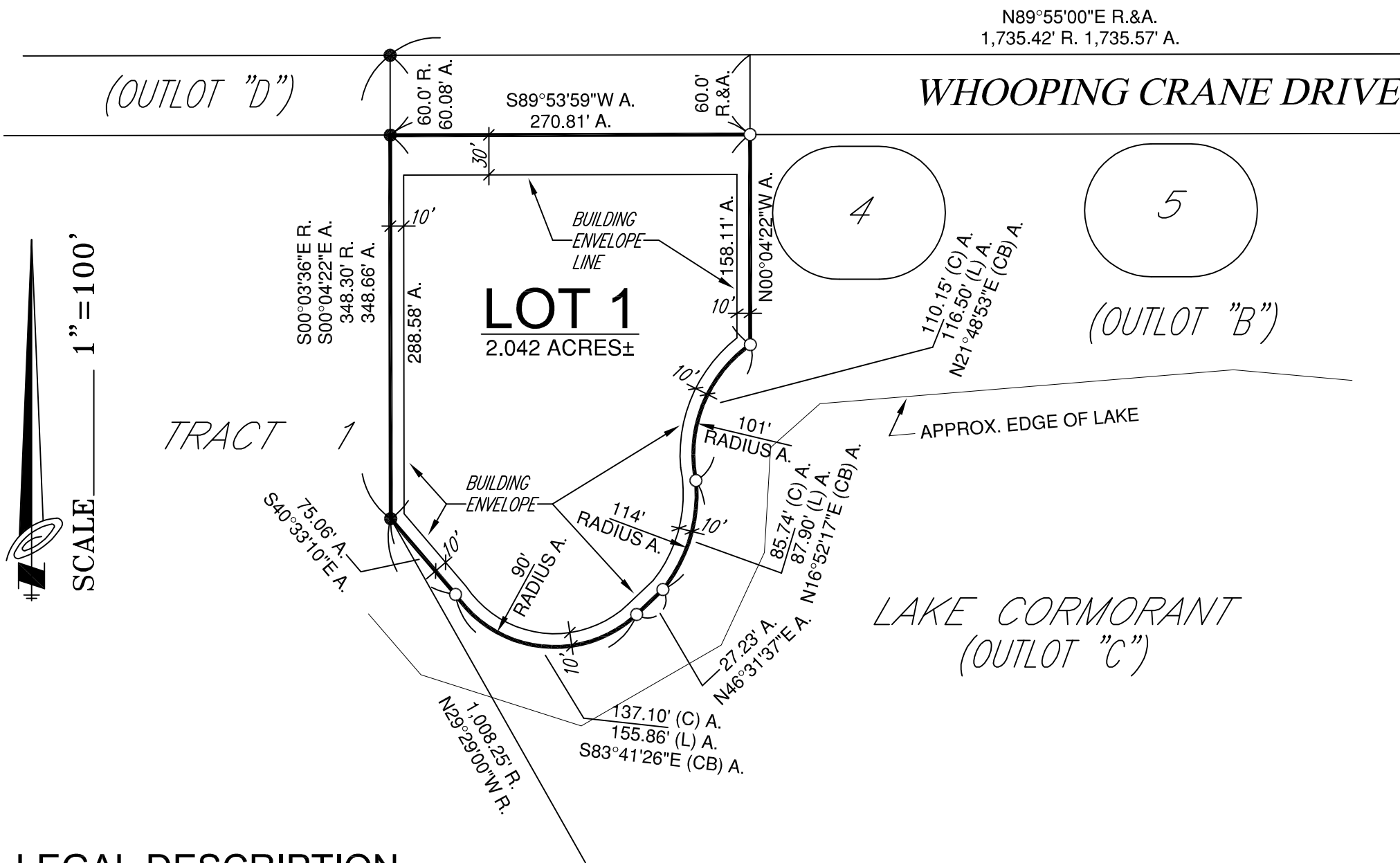
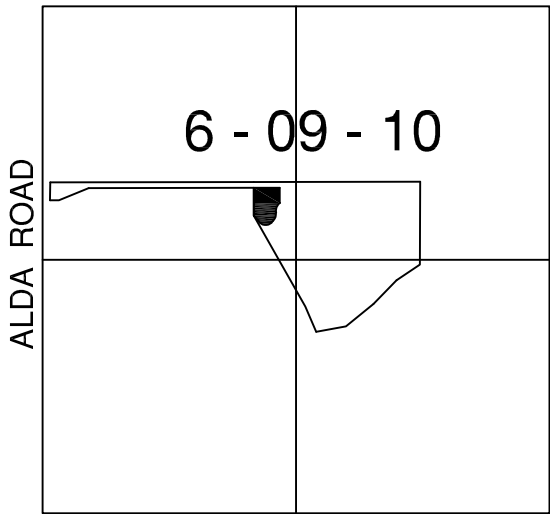
RPC form revised 10/23/19

R. = RECORDED DISTANCE AND/OR BEARING ON PLAT OF WILD ROSE RANCH ESTATES SUBDIVISION
A. = ACTUAL DISTANCE AND/OR BEARING

(C) = CHORD DISTANCE
(L) = LENGTH OF CURVE DISTANCE
(CB) = CHORD DISTANCE

● - INDICATES 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
○ - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAP IS STAMPED "L S 557".

N.E. CORNER OF WILD ROSE ESTATES SUB.
FOUND AXLE (NOTE: ALSO FOUND 3/4" GALVANIZED PIPE, APPROX. 0.65'± SOUTH AND APPROX. 0.48'± EAST OF AXLE, DID NOT USE GALVANIZED PIPE)



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 Commissioners, this _____ day of _____, 2022.

Chairman of the Board

County Clerk

LEGAL DESCRIPTION

A tract of land comprising all of Lots One (1), Two (2) and Three (3), a part of Outlot "B", and all of that part of Outlot "D" which is referred to as Tern Drive, all being in Wild Rose Ranch Estates Subdivision, Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the northeast corner of said Wild Rose Estates Subdivision, thence S89°55'00"W, along and upon the north line of said Wild Rose Ranch Estates Subdivision, and also being along and upon the north line of Outlot "D", which is also the north line of Whooping Crane Drive, a distance of One Thousand Seven Hundred Thirty Five and Fifty Seven Hundredths (1,735.57) feet to a point on the northerly prolongation of a west line of said Outlot "B"; thence S00°04'22"E, along and upon the northerly prolongation of a west line of said Outlot "B", a distance of Sixty and Eight Hundredths (60.08) feet to a northwest corner of said Outlot "B", said point also being on the south line of said Outlot "D", which is also the south line of said Whooping Crane Drive, and being the ACTUAL point of beginning; thence continuing S00°04'22"E, along and upon a west line of said Outlot "B", a distance Two Hundred Eighty Eight and Fifty Eight Hundredths (288.58) feet to a corner of said Outlot "B"; thence S40°33'10"E, a distance of Seventy Five and Six Hundredths (75.06) feet; thence running along and upon the arc of a curve to the left whose radius is 90.0 feet, a distance of One Hundred Fifty Five and Eighty Six Hundredths (155.86) feet (long chord bearing = S83°41'26"E, long chord distance = 137.10'); thence N46°31'37"E, a distance of Twenty Seven and Twenty Three Hundredths (27.23) feet; thence running along and upon the arc of a curve to the left whose radius is 114.0 feet, a distance of Eighty Seven and Nine Tenths (87.90) feet (long chord bearing = N16°52'17"E, long chord distance = 85.74'); thence running along and upon the arc of a curve to the right whose radius is 101.0 feet, a distance of One Hundred Sixteen and Five Tenths (116.50) feet (long chord bearing = N21°48'53"E, long chord distance = 110.15'); thence N00°04'22"W, a distance of One Hundred Fifty Eight and Eleven Hundredths (158.11) feet to a point of the south line of Outlot "D", which is also the south line of said Whooping Crane Drive; thence N89°53'59"W, along and upon the south line of said Outlot "D", which is also the south line of said Whooping Crane Drive, a distance of Two Hundred Seventy and Eighty One Hundredths (270.81) feet to the ACTUAL point of beginning and containing 2.042 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2022, I completed an accurate survey (made under my supervision) of "WILD ROSE RANCH ESTATES SECOND SUBDIVISION", 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

WILD ROSE RANCH ESTATES SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WILD ROSE LAKE PROPERTIES, INC., a Nebraska Corporation, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "WILD ROSE RANCH ESTATES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public utilities forever, 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 owners and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2022.

WILD ROSE LAKE PROPERTIES, INC.
a Nebraska Corporation

Philip F. Werner, Jr., President

ACKNOWLEDGEMENT

State of Nebraska
County of _____ ss

On the _____ day of _____, 2022, before me, _____, a Notary Public within and for said County, personally appeared Philip F. Werner, Jr., President of WILD ROSE LAKE PROPERTIES, INC., a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said Nebraska Corporation, and that he was empowered to make the above dedication for and in behalf of said Nebraska Corporation.

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

(SEAL)

WILD ROSE RANCH ESTATES SECOND SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

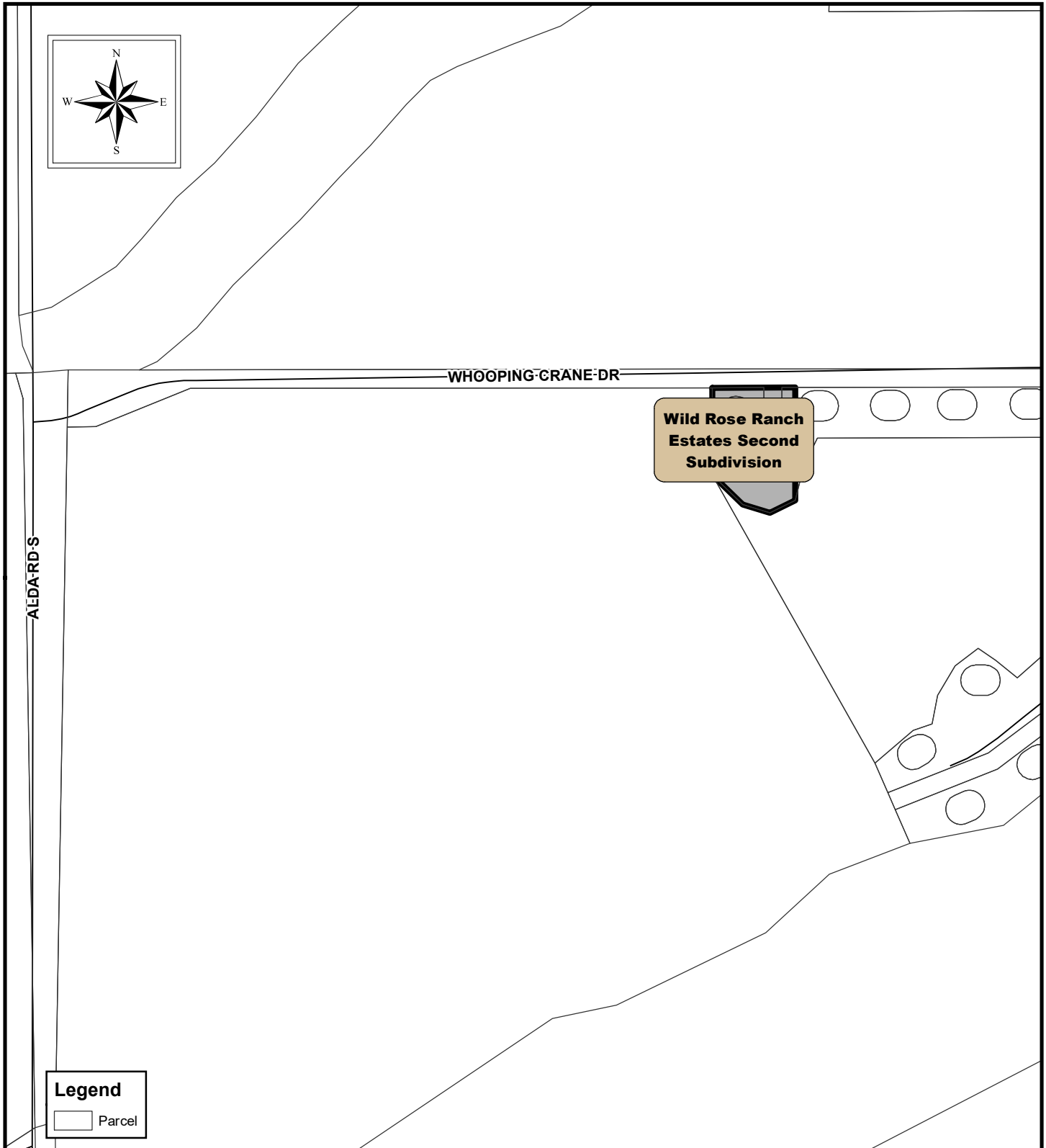
PROPOSED SUBDIVISION AERIAL MAP



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

Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION 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

**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 WILD ROSE LAKE PROPERTIES, INC. Phillip F. Werner, President
Address 129 E. 2nd Street
City Hastings, State NE Zip 68901
Phone 402 463-4545

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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802
Phone 308 382-8465
Surveyor/Engineer Name Lee Wagner License Number 557

SUBDIVISION NAME: WILD ROSE RANCH ESTATES SECOND 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 1
Number of Acres 2.042

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 \$ 480.00

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