



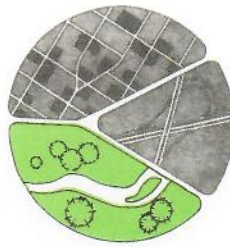
# **Hall County Regional Planning Commission**

**Wednesday, August 3, 2022  
Regular Meeting**

## **Item J1**

**Preliminary and Final Plat - Millennial Estate Subdivision - Grand Island - Located north of 13th Street west of Moore's Creek Drainway.**

**Staff Contact:**



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

July 19, 2022

**RE: Rezone Request**

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Hall County Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at **6:00 p.m., Wednesday, August 3, 2022** concerning the following changes:

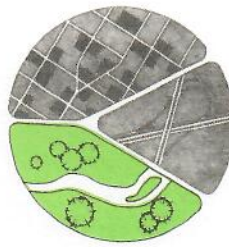
*A tract of land consisting of all of lots 14 & lots 15 Northwest Gateway Subdivision, in the City of Grand Island, Hall County, Nebraska, from LLR- Large Lot Residential Zone to R1- Suburban Residential Zone. The properties are generally located east of Idaho Ave, south of Montana Ave, north of Nevada Ave and abuts Colorado Ave. (C-33-2022GI)*

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so you can be aware of possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have questions please call me at my office (308) 385-5240 or email [cnabity@grand-island.com](mailto:cnabity@grand-island.com).

Sincerely,

Chad Nabity, AICP  
Hall County Regional Planning Director



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

July 19, 2022

FAmos Construction Inc  
P.O. Box 1665  
Grand Island, NE 68802

**RE: Rezone Request**

Dear Applicant:

Your request to rezone property will be considered at the Hall County Regional Planning Commission Meeting, to be held at **6:00 p.m., Wednesday, August 3, 2022** in the Council Chambers, located in Grand Island's City Hall, 100 E First Street. A public hearing will be concerning the following changes:

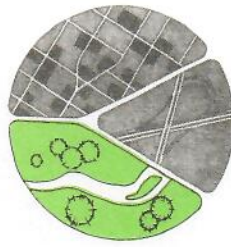
*A tract of land consisting of all of lots 14 & lots 15 Northwest Gateway Subdivision, in the City of Grand Island, Hall County, Nebraska, from LLR- Large Lot Residential Zone to R1- Suburban Residential Zone. The properties are generally located east of Idaho Ave, south of Montana Ave, north of Nevada Ave and abuts Colorado Ave. (C-33-2022GI)*

You're invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement.

If you have questions please call me at my office (308) 385-5240 or email [cnabity@grand-island.com](mailto:cnabity@grand-island.com).

Sincerely,

Rashad Moxey  
Hall County Regional Planner I



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

July 21, 2022

Dear Members of the Board:

**RE: Final Plat – Subdivision List.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Subdivision Plat, for property located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on August 3, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of  
Deeds

Manager of Postal Operations

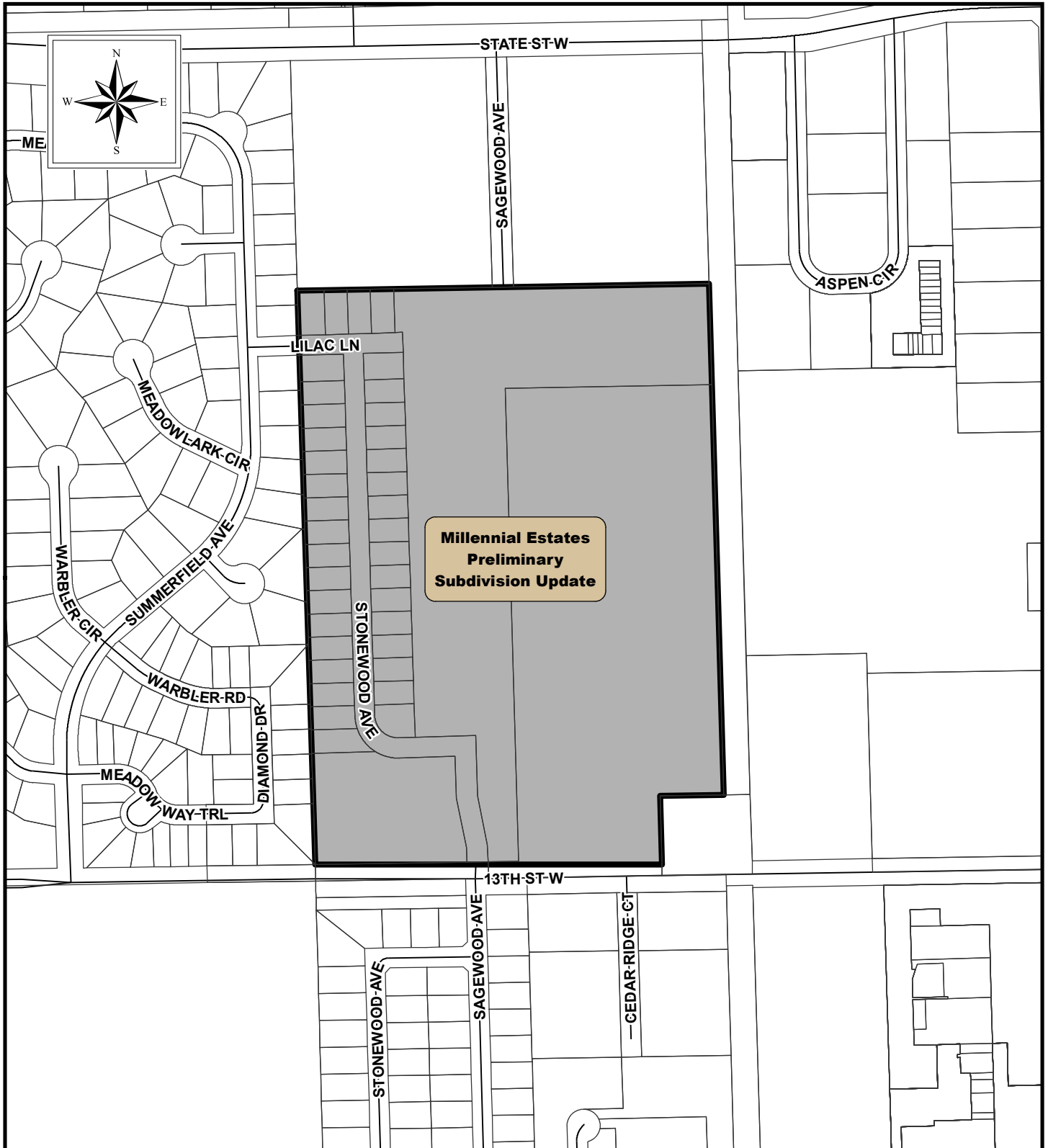
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



Name	Acres	Lots	Legal Description
Grand Island Plaza 3 <sup>rd</sup> Subdivision	11.323	3	<p>LOTS 2 AND 3 OF GRAND ISLAND PLAZA SUBDIVISION, EXCEPT THAT PARCEL IN LOT 3 CONVEYED TO THE CITY OF GRAND ISLAND IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 200610513 AND EXCEPT THAT PARCEL IN THAT CERTAIN REPORT OF APPRAISERS RECORDED AS INSTRUMENT NO. 201501848 &amp;</p> <p>A TRACT OF LAND COMPRISING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>
Hollister Acres	5	1	<p>A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>
Homesteader Subdivision	40.28	8	<p>A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION THIRTY FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>
Metinbrink Acres Subdivision	4.174	2	<p>CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA &amp;</p> <p>A TRACT OF LAND CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>

<b>Millennial Estates Preliminary Plat</b>	<b>46.70</b>	<b>121</b>	A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
<b>Millennial Estates 2<sup>nd</sup> Subdivision</b>	<b>10.506</b>	<b>39</b>	A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
<b>Shafer Acres Subdivision</b>	<b>3.202</b>	<b>1</b>	A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA
<b>Vacation of Amick Acres West Subdivision Lot 70</b>	<b>.70</b>	<b>1</b>	LOT 70 OF AMICK ACRES WEST SUBDIVISION

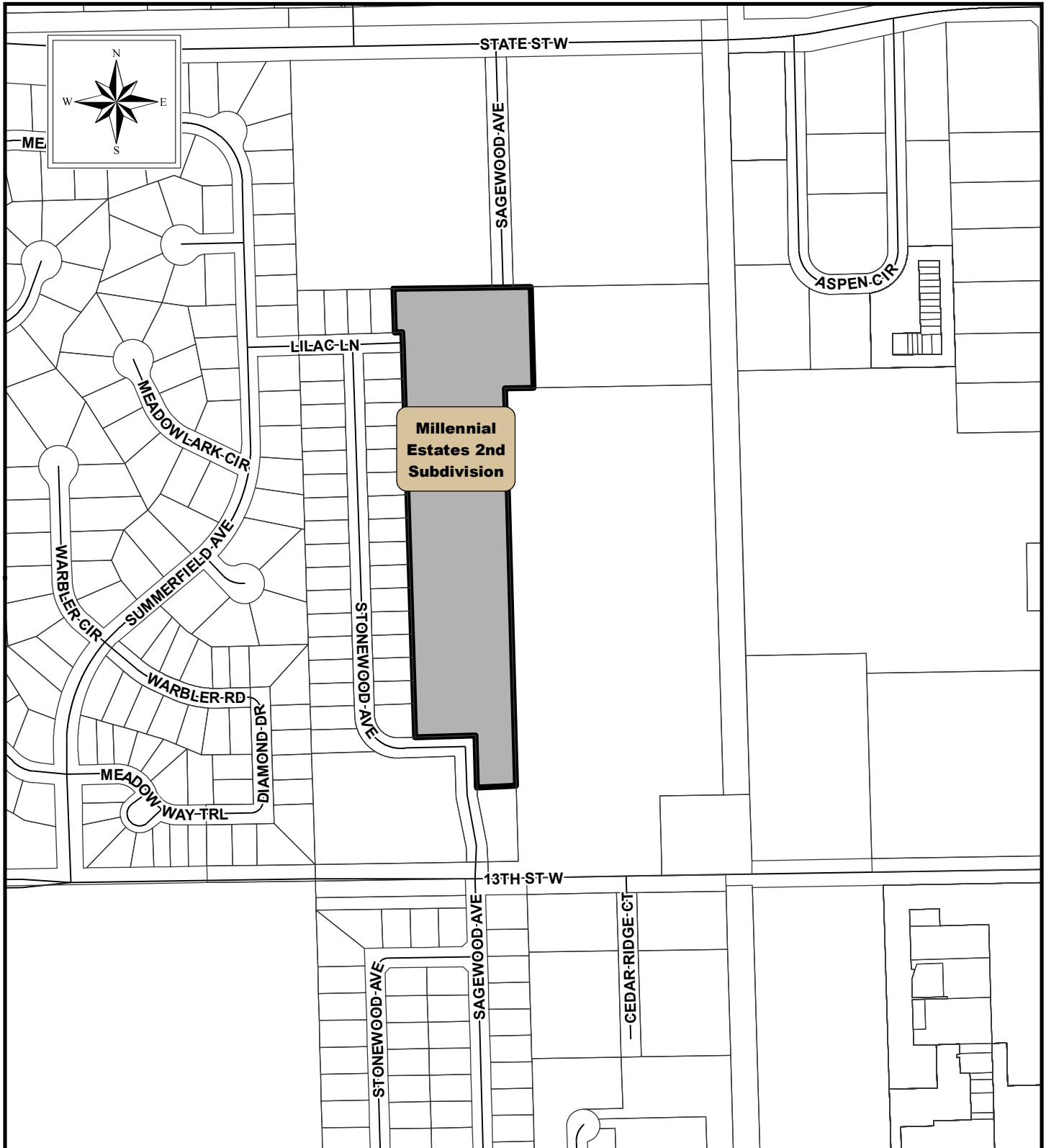
# PROPOSED SUBDIVISION LOCATION MAP



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

# 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





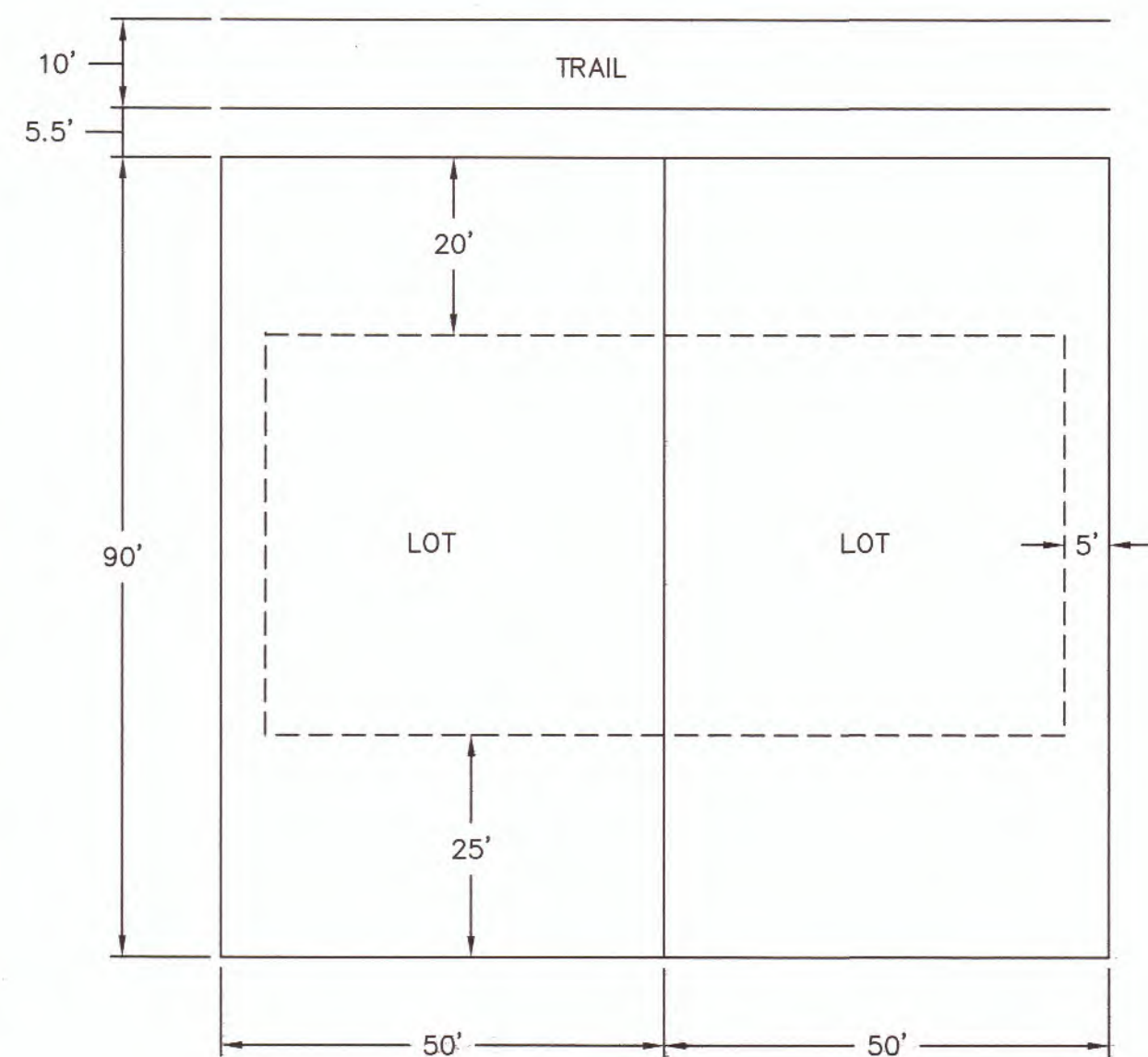
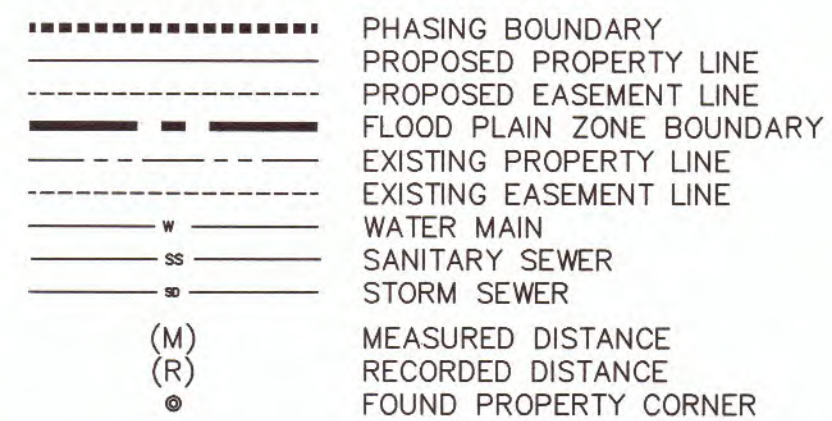
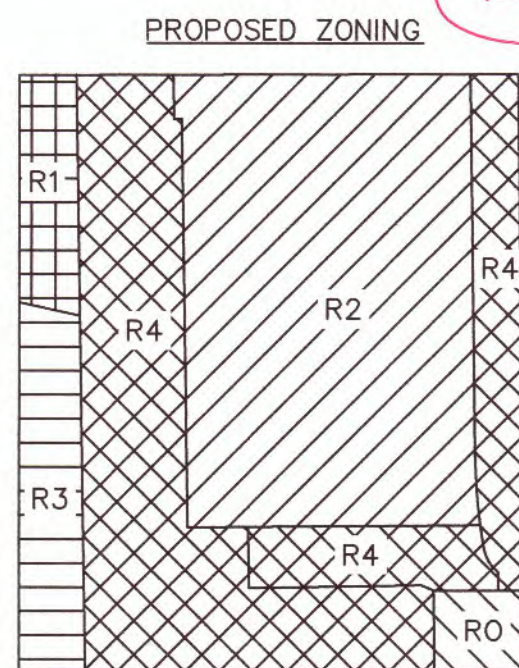
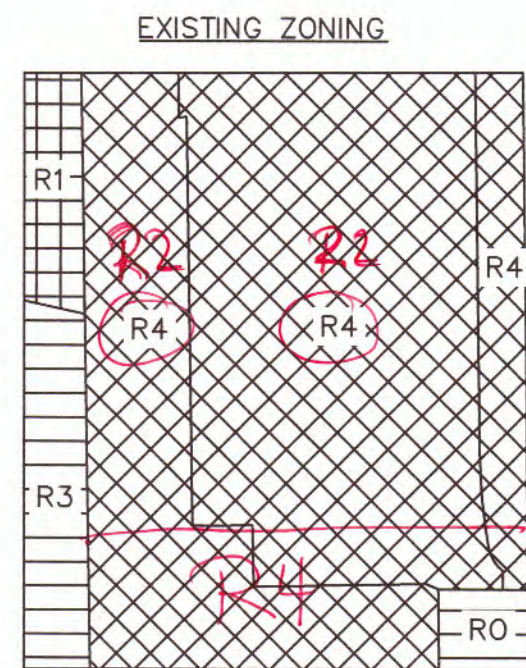


SUBDIVISION AREA = 46.7 ACRES

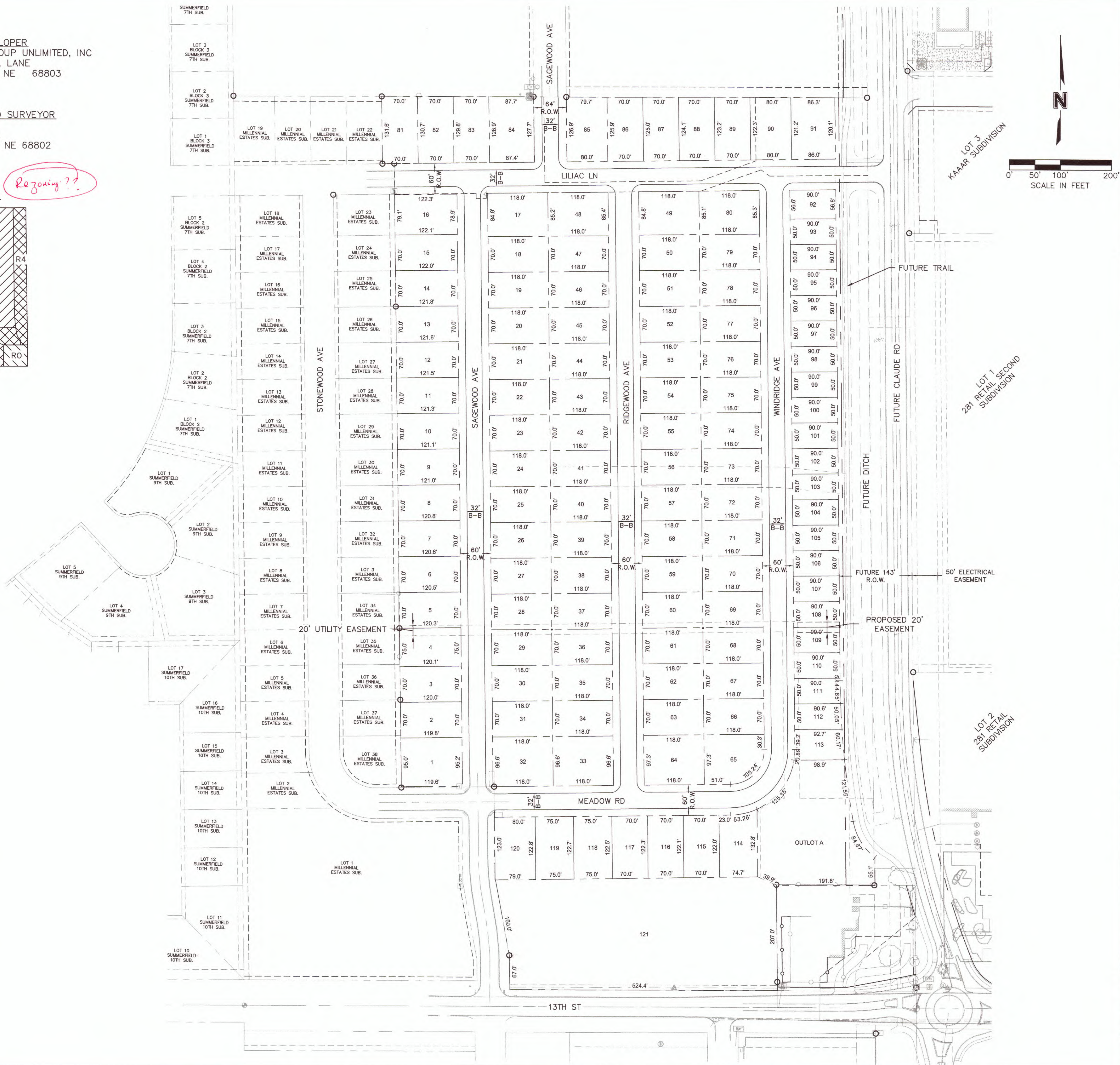
LOT USAGE  
121 LOTS  
1 OUTLOT

OWNER / DEVELOPER  
STAROSTKA GROUP UNLIMITED, INC  
429 INDUSTRIAL LANE  
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802



PROPOSED DUPLEX LOT TYPICAL LAYOUT  
(LOSTS EAST OF WINDRIDGE AVE)



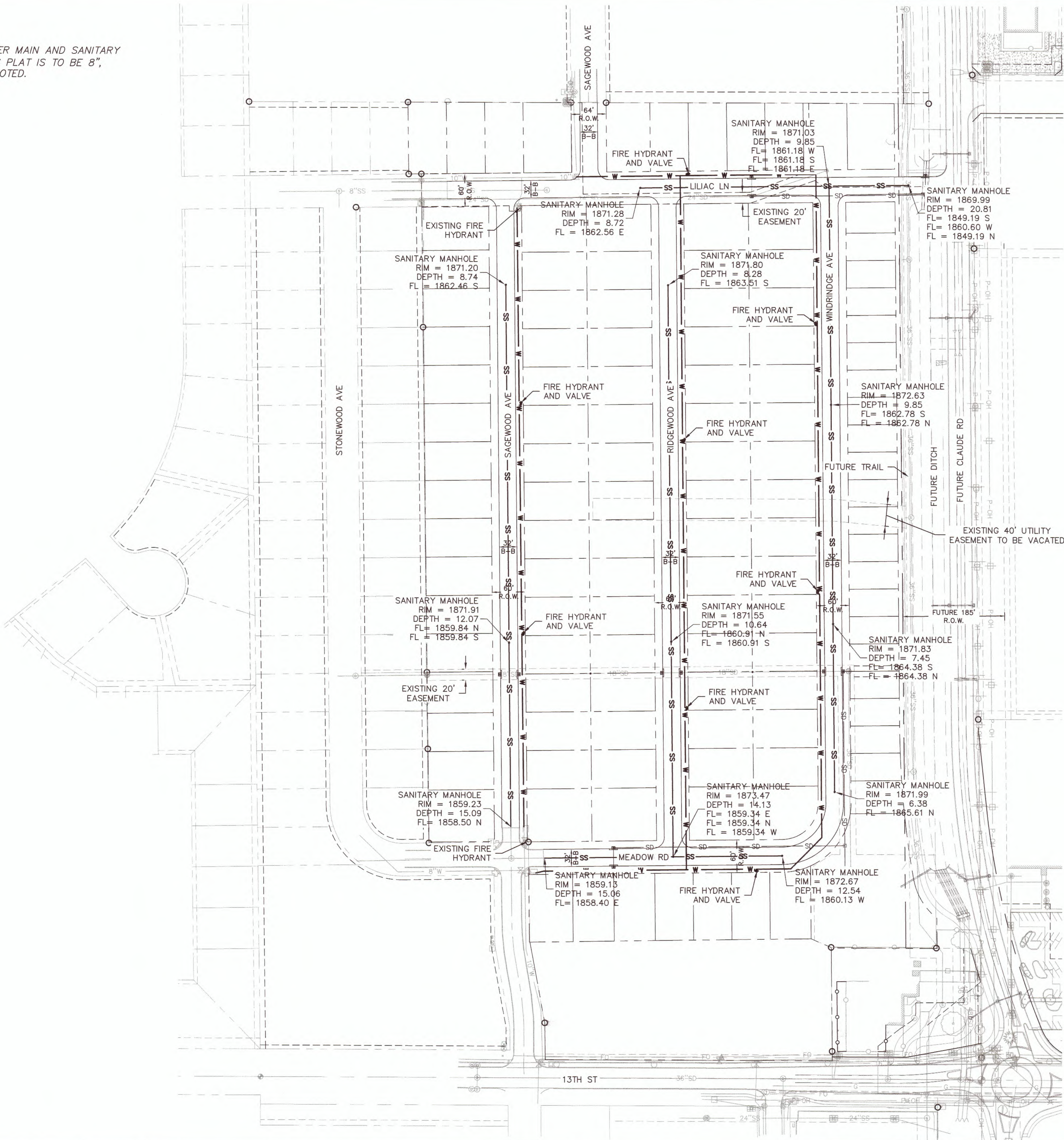
olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

drawn by: _____ SMG checked by: _____ BJD approved by: _____ BJD QA/QC by: _____ project no.: _____ 022-00432 drawing no.: _____ date: _____ 7.14.2022	LOT LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT					
GRAND ISLAND, NEBRASKA		2022			REVISIONS



NOTE:  
ALL PROPOSED WATER MAIN AND SANITARY  
MAIN SHOWN ON THIS PLAT IS TO BE 8",  
UNLESS OTHERWISE NOTED.



olsson

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

UTILITY LAYOUT

MILLENNIAL ESTATES SUBDIVISION  
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

drawn by: SMG  
checked by: BJD  
approved by: BJD  
QA/QC by: 022-00432  
project no.:  
drawing no.:  
date: 7.14.2022

SHEET  
2 of 3

REV. NO.

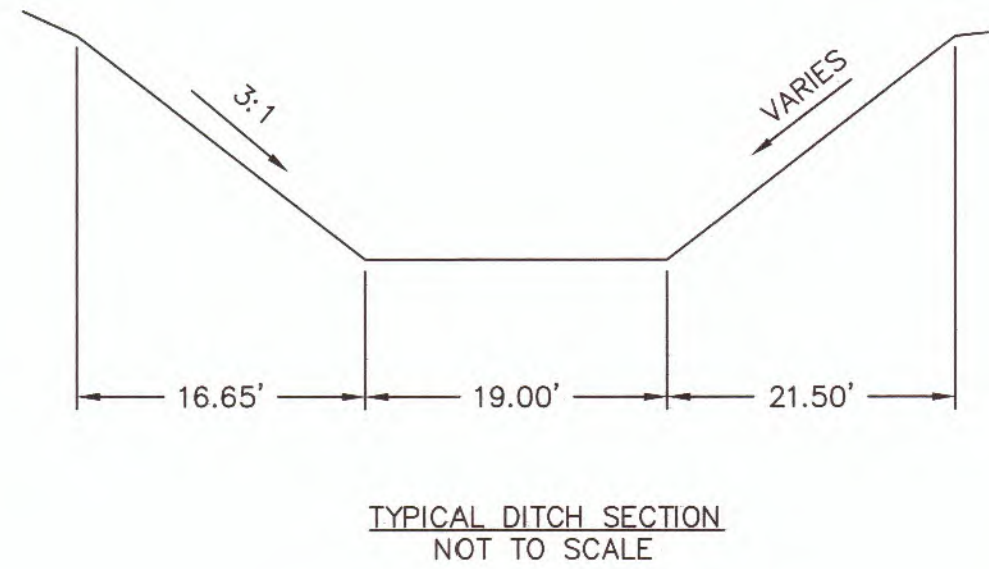
DATE

REVISIONS DESCRIPTION

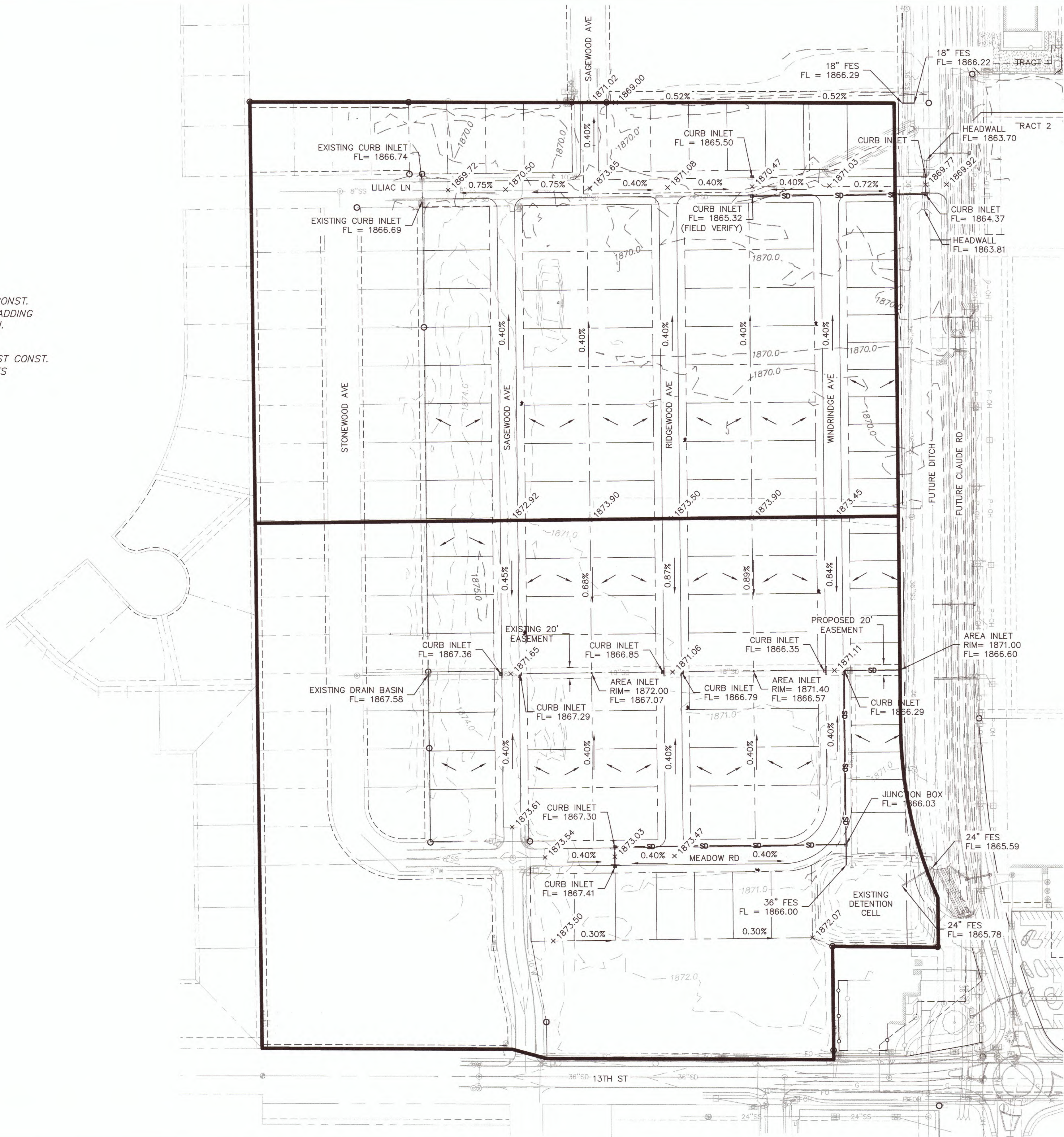
2022

REVISIONS





**DRAINAGE CALCULATIONS:**  
NORTH DRAINAGE AREA: 20.61 ACRES  
10 YR TR-20 RUNOFF: 21 CFS PRE, 39 CFS POST CONST.  
9.8' OF EXTRA WIDTH ADDED TO DITCH EAST OF SITE ADDING APPROX. 65,000 CF OF VOLUME TO ACT AS DETENTION.  
  
SOUTH DRAINAGE AREA: 26.06 ACRES  
10 YR TR-20 RUNOFF: 25.6 CFS PRE, 48.0 CFS POST CONST.  
SOUTH CELL WATER HEIGHT=3.9', DISCHARGE= 24.6 CFS



GRADING / DRAINAGE LAYOUT

MILLENNIAL ESTATES SUBDIVISION  
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2022

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: SMG

checked by: BJD

approved by: BJD

QA/QC by: BJD

project no.: 022-00432

drawing no.: 7.14.2022

date: 7.14.2022

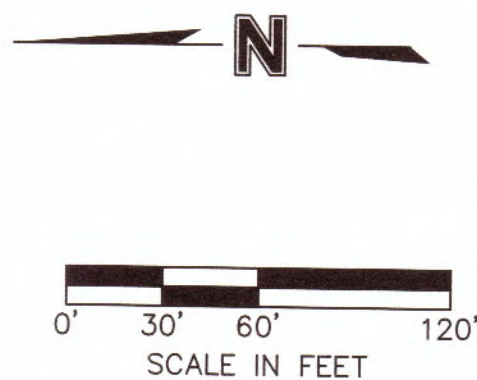
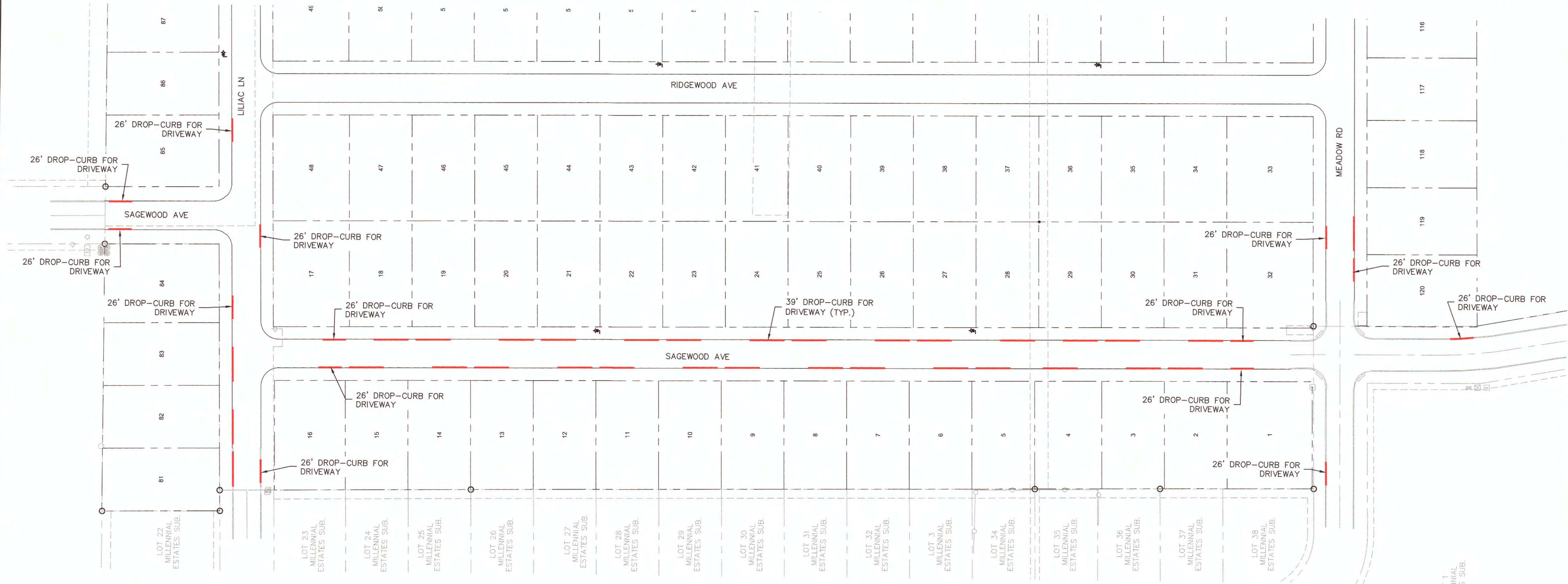
SHEET

3 of 3

olsson

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





drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: \_\_\_\_\_  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_ 7.14.2022

SHEET  
1 of 1

DRIVEWAY EXHIBIT

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MILLENNIAL ESTATES 2ND SUBDIVISION

GRAND ISLAND, NEBRASKA

2022

[illegible]

## REVISIONS



201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)



**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 Starostka Group Unlimited, Inc.  
Address 429 Industrial Lane  
City Grand Island, State NE Zip 68803  
Phone (308) 385-0636

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: 7.14.22  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Olsson, Inc  
Address 201 East Second Street  
City Grand Island, State NE Zip 68801  
Phone (308) 384-8750  
Surveyor/Engineer Name Brian Degen License Number E-14501

SUBDIVISION NAME: Millennial 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 39  
Number of Acres 10.506

**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 \$ 860 final

**\* 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.