



# **Hall County Regional Planning Commission**

**Monday, November 14, 2022  
Regular Meeting**

## **Item F1**

**Public Hearing - Comprehensive Plan Amendment - Grand Island  
- Concerning an amendment to the future land use element of the  
Grand Island Comprehensive Plan for property between Webb  
and U.S. Highway 281 north and 13th street**

**Staff Contact:**

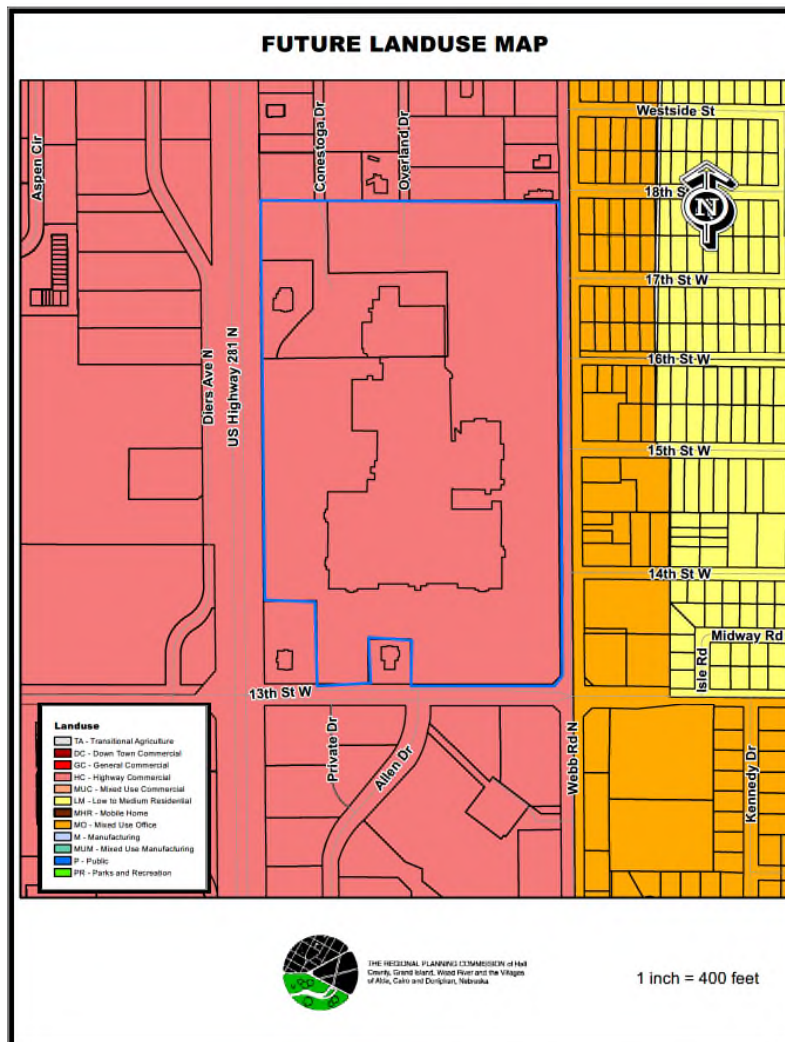
## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 2, 2022

**SUBJECT:** *Future Land Use Map Change (C-07-23GI)*

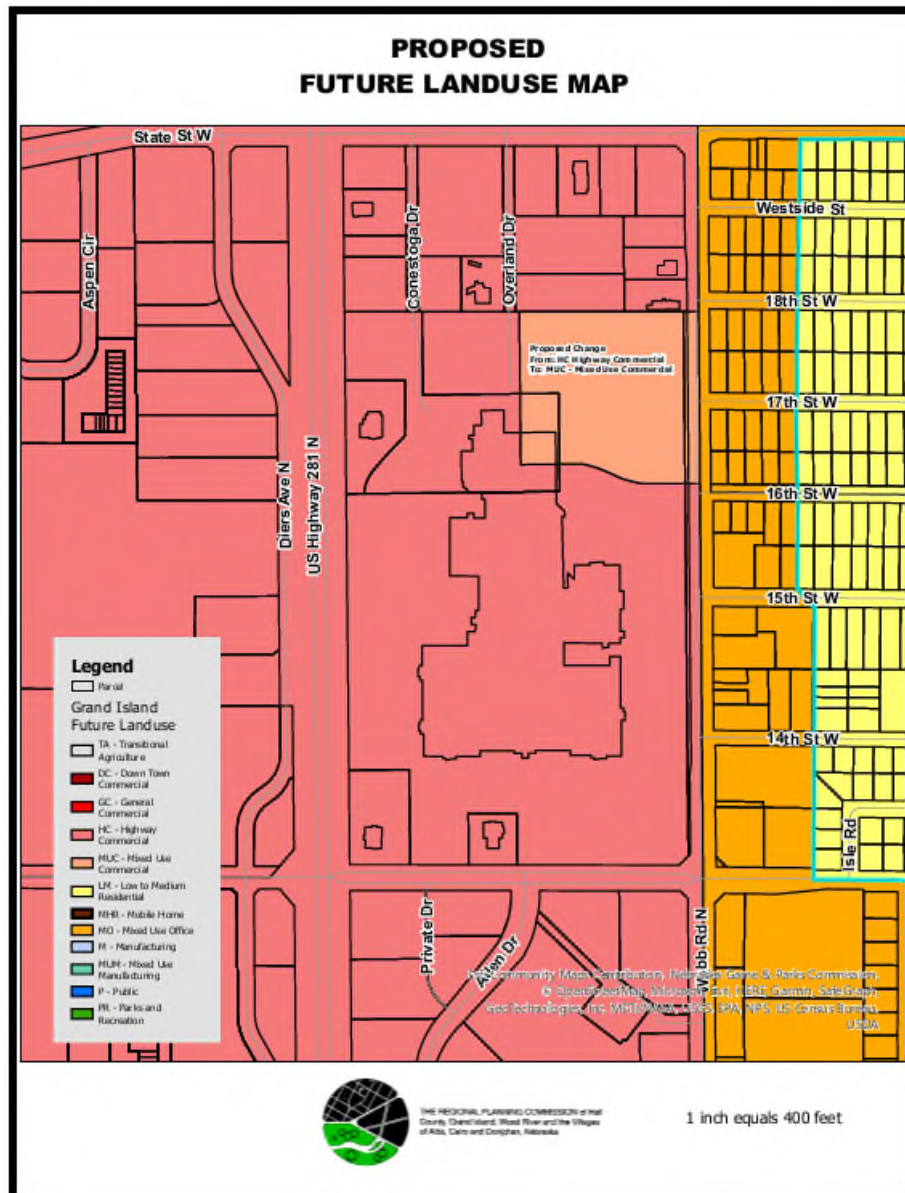
**PROPOSAL:** This proposal includes approximately 9.5 acres of land north and east of the Conestoga Mall. Staff is recommending amendments to the future land use map that are consistent with the new plan presented for the mall property. Woodsonia Hwy. 281 LLC is proposing to purchase and redevelop the mall property. As part of that redevelopment they are proposing to develop around 300 apartments in the northeast corner of the property. Changes to the Future Land Use Map would allow for consistency with the proposed rezoning. As shown in the area outlined in blue on the map below, the entire site, is planned for Highway Commercial development. The property is located within the Grand Island municipal limits.



## OVERVIEW

Staff is recommending one amendment to the Grand Island Comprehensive Plan and Future Land Use map within the area outlined in on the map. The recommendation is to amend the northeast 9.5 acres of this site to allow mixed use commercial. This would allow for higher density residential development on this site. This would make the proposed redevelopment of the Conestoga Mall property consistent with the comprehensive plan and allow the developers to provide additional housing in the community that is needed.

A map of the requested changes is shown below.



**EVALUATION:**

The Grand Island Comprehensive Plan and this Future Land Use Map were approved in 2004. In the last 20 years many regional malls have fallen by the wayside and been redeveloped. The national trend is for that redevelopment to be more mixed use in nature, combining both residential and commercial uses. Woodsonia is hoping to include residential development in their project to redevelop the Conestoga Mall.

The proposed changes facilitate development of this property for mixed uses.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

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