



# **Hall County Regional Planning Commission**

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

## **Item F3**

**Public Hearing - Proposed Rezoning - Grand Island - Regarding the rezoning of Lots 1, 4 and 5 of Conestoga Eight Subdivision, Grand Island, Hall County, Nebraska. This property is located north of 13th Street between Webb Road and U.S Highway 281 and is the Conestoga Mall at 3404 W. 13th Street**

**Staff Contact:**

#### **Agenda Item 4**

#### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

November 9, 2022

**SUBJECT:** *Concerning change of zoning for property described as all of Lots 1, 4 and 5 of Conestoga Mall Eighth Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone and RD Residential development Zone. (C-09-23GI)*

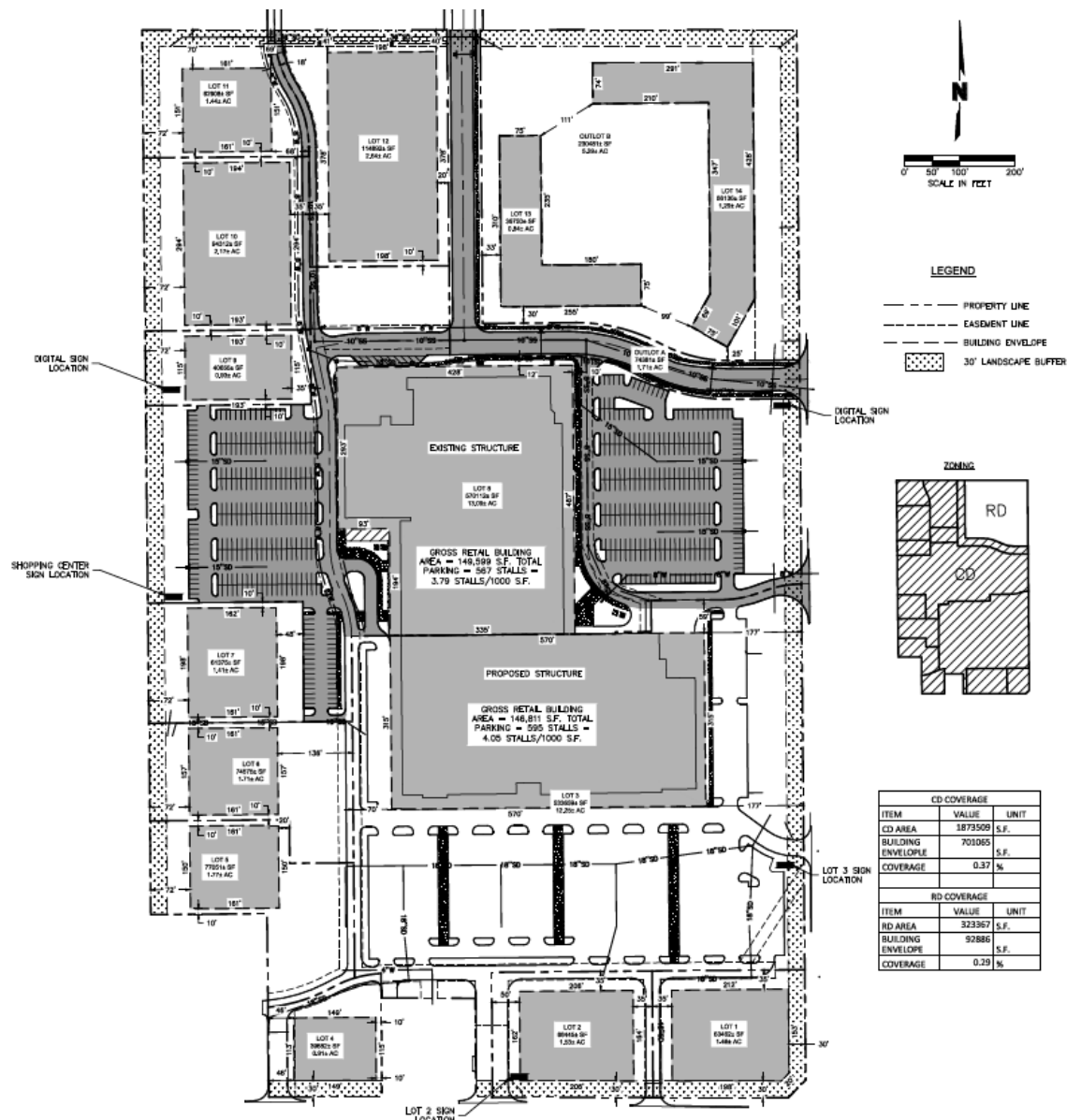
Woodsonia Hwy 281 LLC. has a contract to purchase the Conestoga Mall property described above. They plan to redevelop property significantly and are requesting approval of a change of zone to amend the current CD Zone and to change the zoning in the northeast corner of the property to RD Residential Development Zone. The initial plan shows 2 buildings with 304 apartments at that site but that is not finalized.

**PROPOSAL:** At this time the property is divided into 3 lots with all of the drainage from the site collecting at the northeast corner. The proposal would eventually create 14 lots and 2 outlots with drainage and detention along U.S. Highway 281 and Webb Road. The main mall and the anchor store would be comprise the largest portion of the property. The apartments would be on 2 lots north of 16<sup>th</sup> Street extended. A potential hotel is planned west of the apartments along the north property line. The pad sites along 281 and 13<sup>th</sup> Street would be identified for strip commercial and restaurant uses.

The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at as shown at completion is below the maximum coverage. The building envelopes as shown provide a maximum size on each lot. Parking will also have to be accommodated on each lot and may be placed inside the building envelope if they choose to or need to build a smaller building on the lot.

The RD Zone allows for up to 30% of the property to be covered with buildings. The initial plan shows 2 buildings with 304 apartments at that site but that is not finalized. Because the plan is not finalized the subdivision agreement for this development will limit activities in the RD zone to installation of utilities and sitework and grading until a final plan is presented and approved by City Council as an amendment to the RD zone.





## OVERVIEW:

### Site Analysis

*Current zoning designation:*

CD-Commercial Development Zone.

*Permitted and conditional uses:*

Commercial, Office and Retail Uses

*Comprehensive Plan Designation:*

Commercial development

*Existing land uses.*

Retail development and vacant property

### Adjacent Properties Analysis

*Current zoning designations:*

**North:** CD Commercial Development Zone, B2 General Business

**South and West:** B2 General Business

**East:** CD Commercial Development Zone, R2 Low Density Residential, RO Residential Office and R4 High Density Residential

*Permitted and conditional uses:* CD – Commercial, office and retail uses as permitted and built according to the approved development plan. B2- Commercial, office, retail and service uses along with residential uses up to a density of 43 units per acre. RO – Residential uses with no density limitation, office uses and prescription related retail. R4 – Residential uses at a density of up to 43 units per acre and a variety of non-profit uses. R2 Residential uses at a density of up to 7 units per acre.

*Comprehensive Plan Designation:* **North, South, and West:** Designated for commercial development and uses.  
**East:** Designated for medium density residential to office uses.

*Existing land uses:* **North:** Retail Development  
**East:** Webb Road, a variety of housing and office uses  
**West:** U.S. Highway 281 and Commercial Uses  
**South:** 13<sup>th</sup> Street and commercial development

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development and the proposed changes to the future land use map would support the residential development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island. This is a piece of property that is in need of redevelopment.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. New mains would be installed to serve the reconfigured property.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.
- *Additional housing:* This development does include a housing component that will add to the existing housing stock.

- *Rejuvenate this property and corridor:* The proposed development will rejuvenate the mall. Retail malls are struggling across the country and three of the five anchors of Conestoga Mall have gone through bankruptcy and/or extreme downsizing in the last 6 years leaving a substantial amount of vacant space in the building.
- *Expected increase in sales tax base:* Based on information provided sales tax generated at the Conestoga Mall has dropped from almost \$1,100,000 to \$700,000 between 2015 and 2021 with a low in 2020 of \$550,000. Based on the lowest project for the new anchor store taxable sales will generate almost \$1,000,000 without counting sales by new and existing stores in the area.
- *Transfer of the Mall Property to a new owner:* The parent company of the current mall owners is the same as the company that owned the Imperial Mall in Hastings. The City of Hastings had to condemn and demolish that mall because of the condition that was in. Without a change in ownership that is a possibility for the Conestoga Mall.

#### **Negative Implications:**

- *Increased traffic on 13<sup>th</sup> Street and Webb Road:* With these changes including the addition of a new anchor store and the apartments there is likely to be increased traffic on these streets. These streets are designed for this kind of traffic and entrances to the mall property along Webb Road will be moved to help mitigate the impacts.

#### **Other Considerations:**

This hearing is scheduled along with the hearing to amend the future land use map for the City of Grand Island and consider the redevelopment plan for the mall requesting tax increment financing and the creation of an enhanced employment area across the site. Information from the redevelopment plan can and should be used to support the request for rezoning as they are part and parcel of the same project.

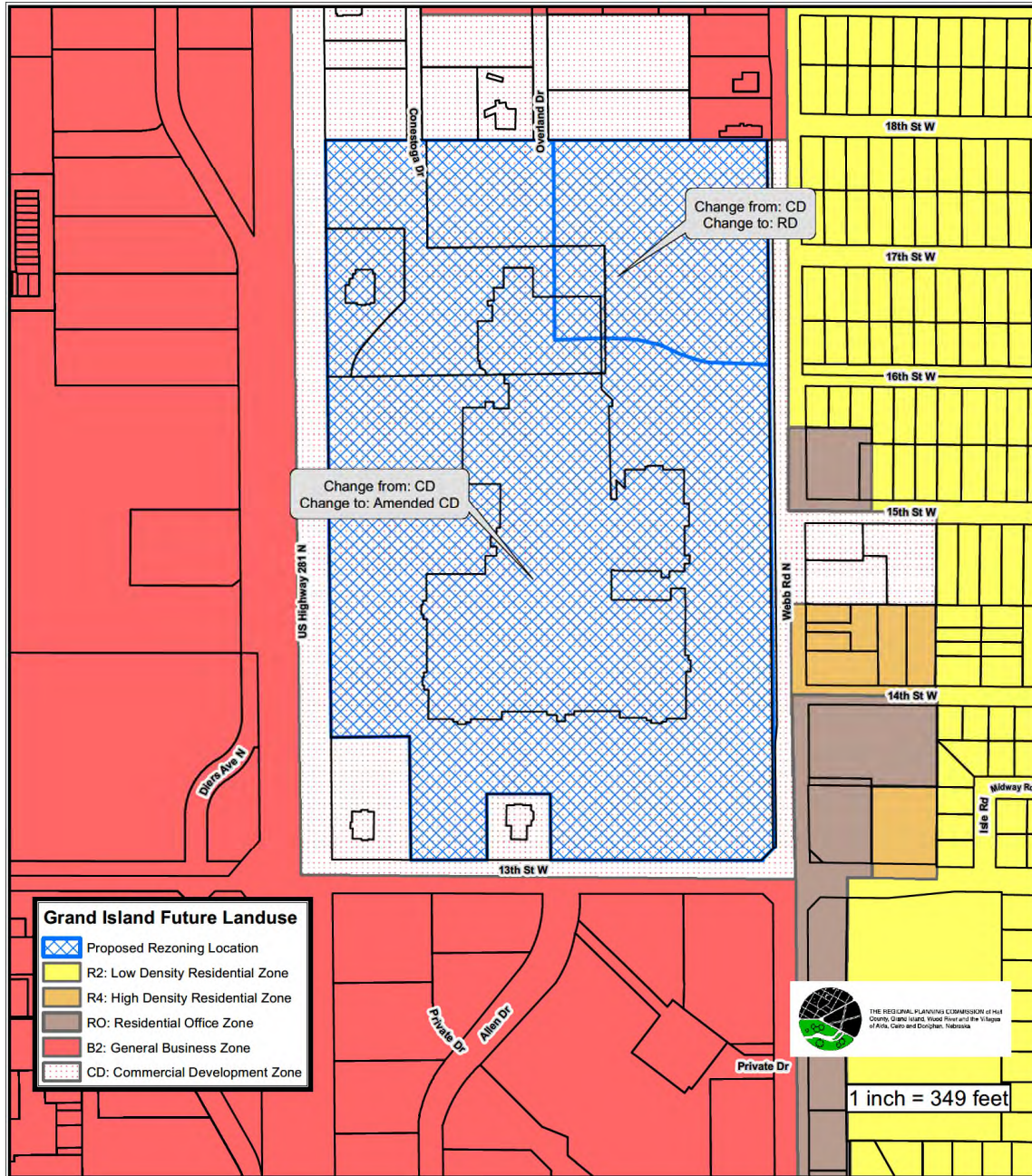
#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and rezoning to RD Residential Development along with the development plan as shown with the stipulation at the RD zone needs to be brought back for final approval at a later date.

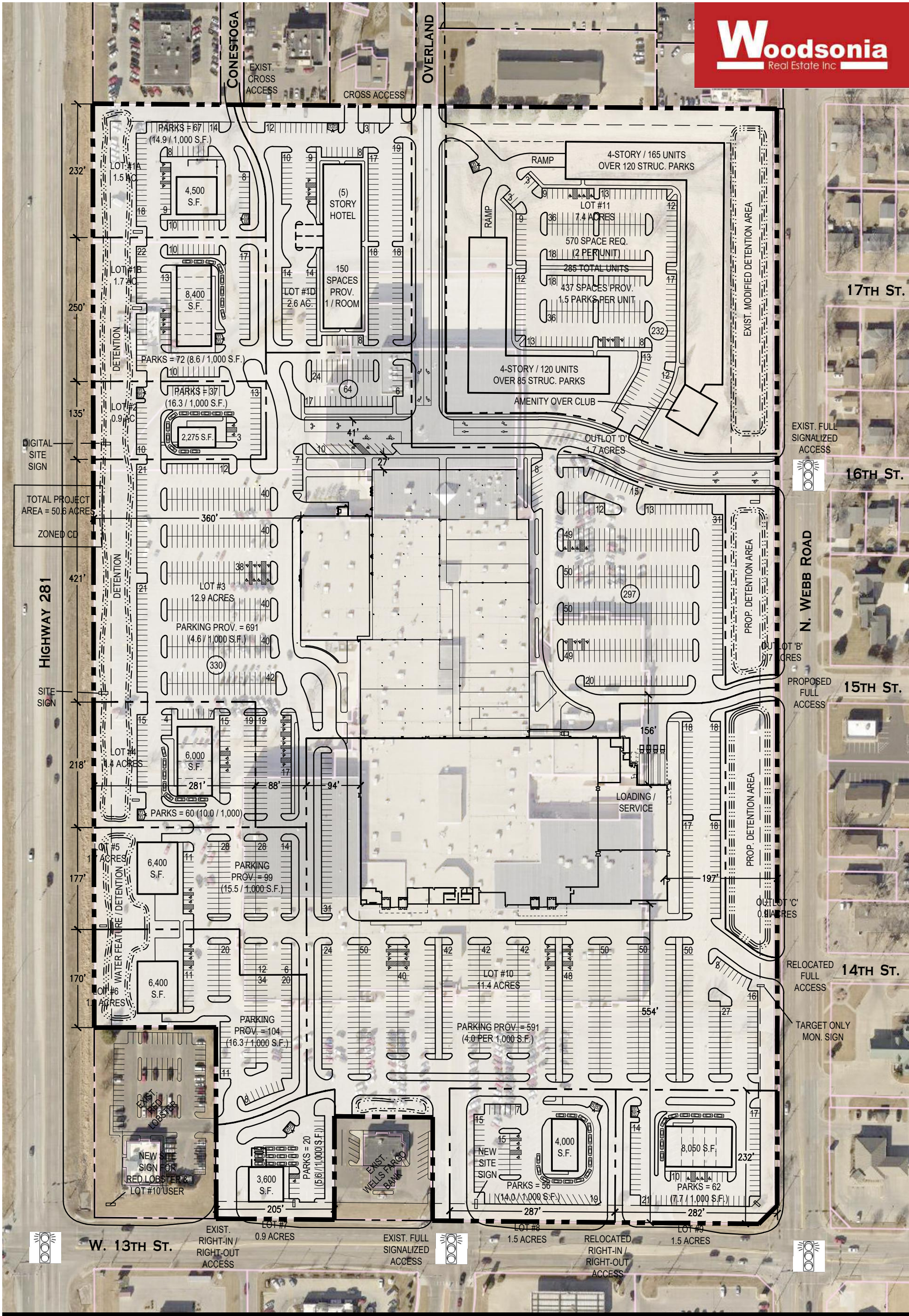
\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Zoning Change

A tract of land consisting of all of lots 1, 4, 5 of Conestoga Mall Subdivision, in the City of Grand Island, Hall County, Nebraska







**Conestoga Marketplace**  
**Site Concept #28**  
**Grand Island, Nebraska**

November 10, 2022

**SIMONSON**  
PLANNING ■ ARCHITECTURE ■ INTERIORS

Simonson + Associates Architects LLC  
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309  
Ph. 515-440-5626  
www.simonsonassoc.com

NORTH  
1" = 150'-0" ©  
11"x17" Sheet  
SAA# 22061  
DRAWN BY: AVG

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2022 by Simonson & Associates Architects, L.L.C.



CONESTOGA MALL  
NINTH SUBDIVISION  
PRELIMINARY PLAT  
LOT LAYOUT  
NOVEMBER 2022

SUBDIVISION  
AREA= 50.43 ACRES (2,196,876 S.F.)

LOT USAGE  
14 LOTS  
2 OUTLOT

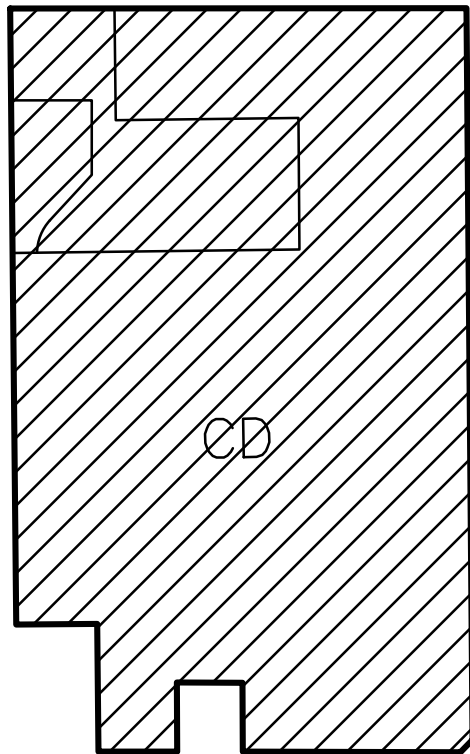
ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68801

DEVELOPER  
WOODSONIA REAL ESTATE, INC.  
20010 MANDERSON STREET STE. 101  
ELKHORN, NE 68022

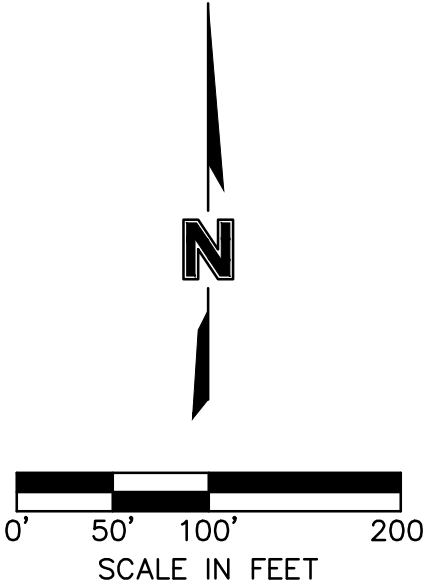
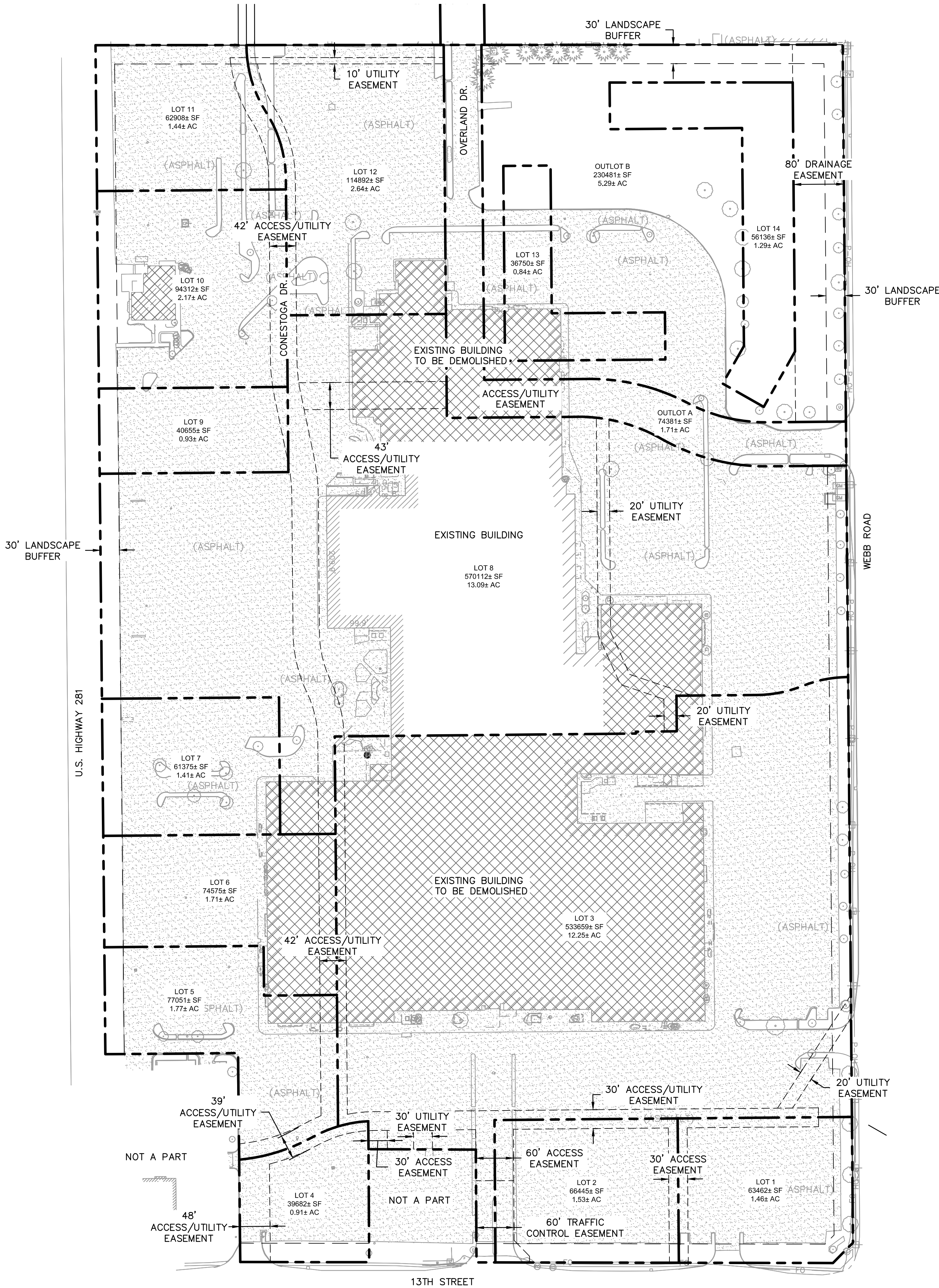
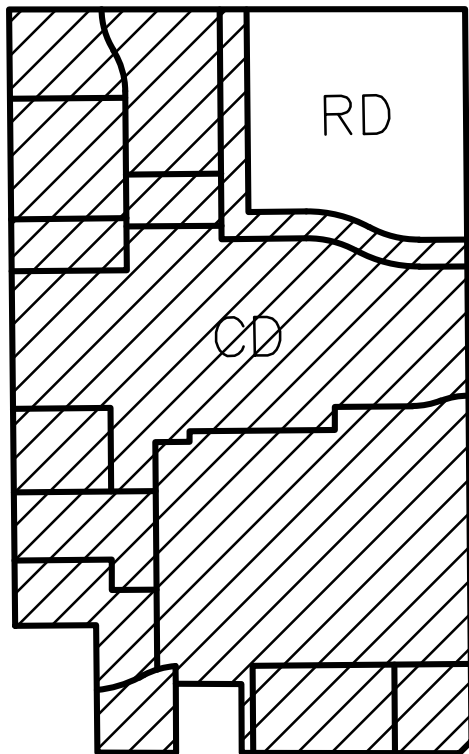
LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1, 4 AND 5, CONESTOGA MALL EIGHTH  
SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID  
TRACT CONTAINS A CALCULATED AREA OF 2,196,875.88 SQUARE FEET  
OR 50.433 ACRES MORE OR LESS.

EXISTING ZONING



PROPOSED ZONING



olsson

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

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT EXISTING INFRASTRUCTURE CONESTOGA MALL NINTH SUBDIVISION PRELIMINARY PLAT	2022	REVISIONS

drawn by: SMG  
checked by: BJD  
approved by: MMR  
QA/QC by: A22-03182  
project no.:  
drawing no.:  
date: 11.10.2022

SHEET  
1 of 5

CONESTOGA MALL  
NINTH SUBDIVISION  
PRELIMINARY PLAT  
LOT LAYOUT  
NOVEMBER 2022

SUBDIVISION  
AREA= 50.43 ACRES (2,196,876 S.F.)

LOT USAGE  
14 LOTS  
2 OUTLOT

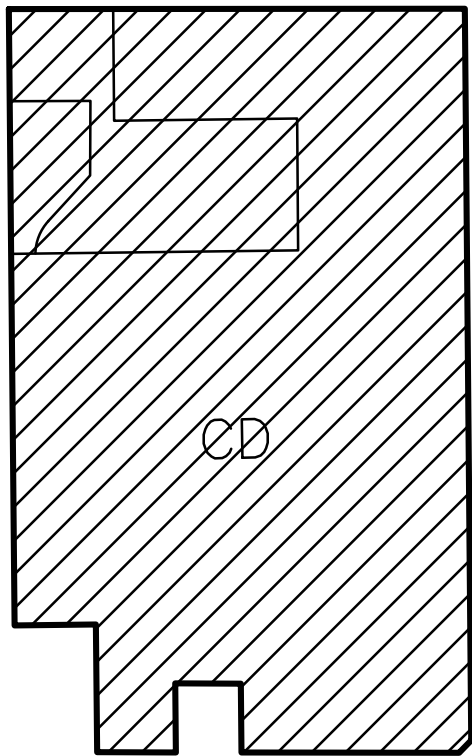
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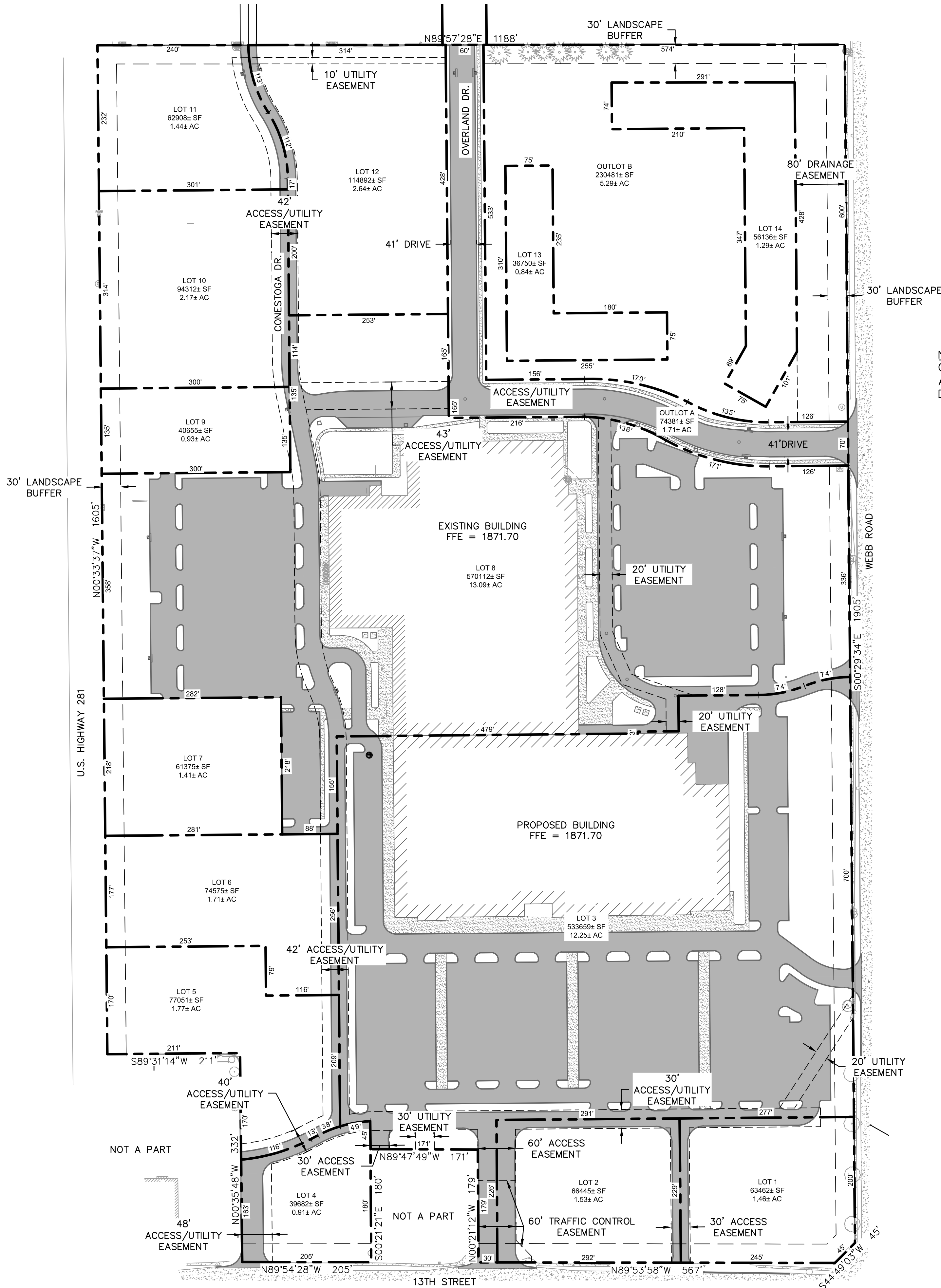
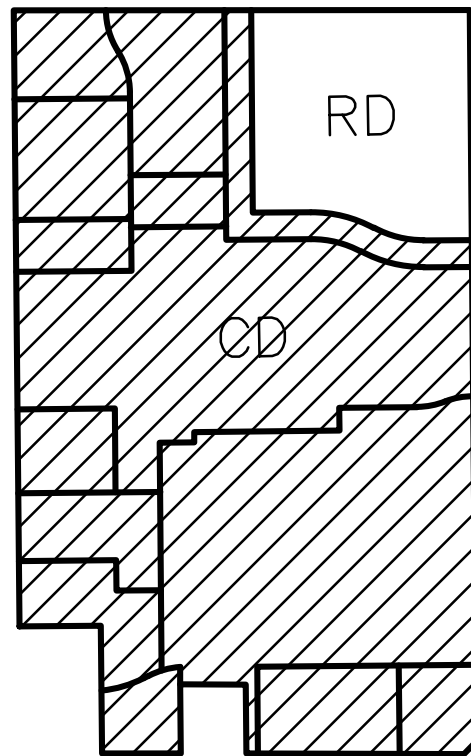
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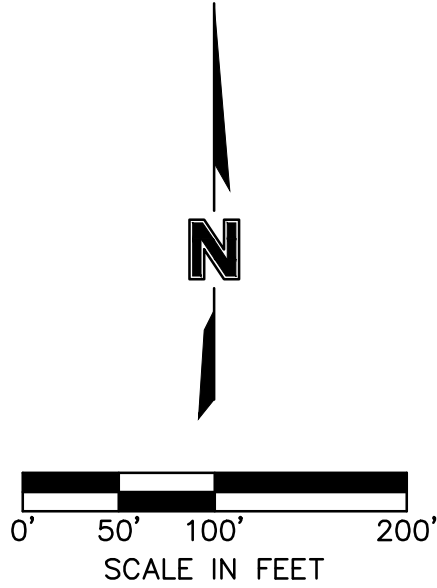
EXISTING ZONING



PROPOSED ZONING



NOTE:  
OUTLOT A AND OUTLOT B WILL HAVE  
AN ACCESS/UTILITY EASEMENT  
DEDICATED OVER THE ENTIRE LOT



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REV. NO.	DATE	REVISIONS DESCRIPTION

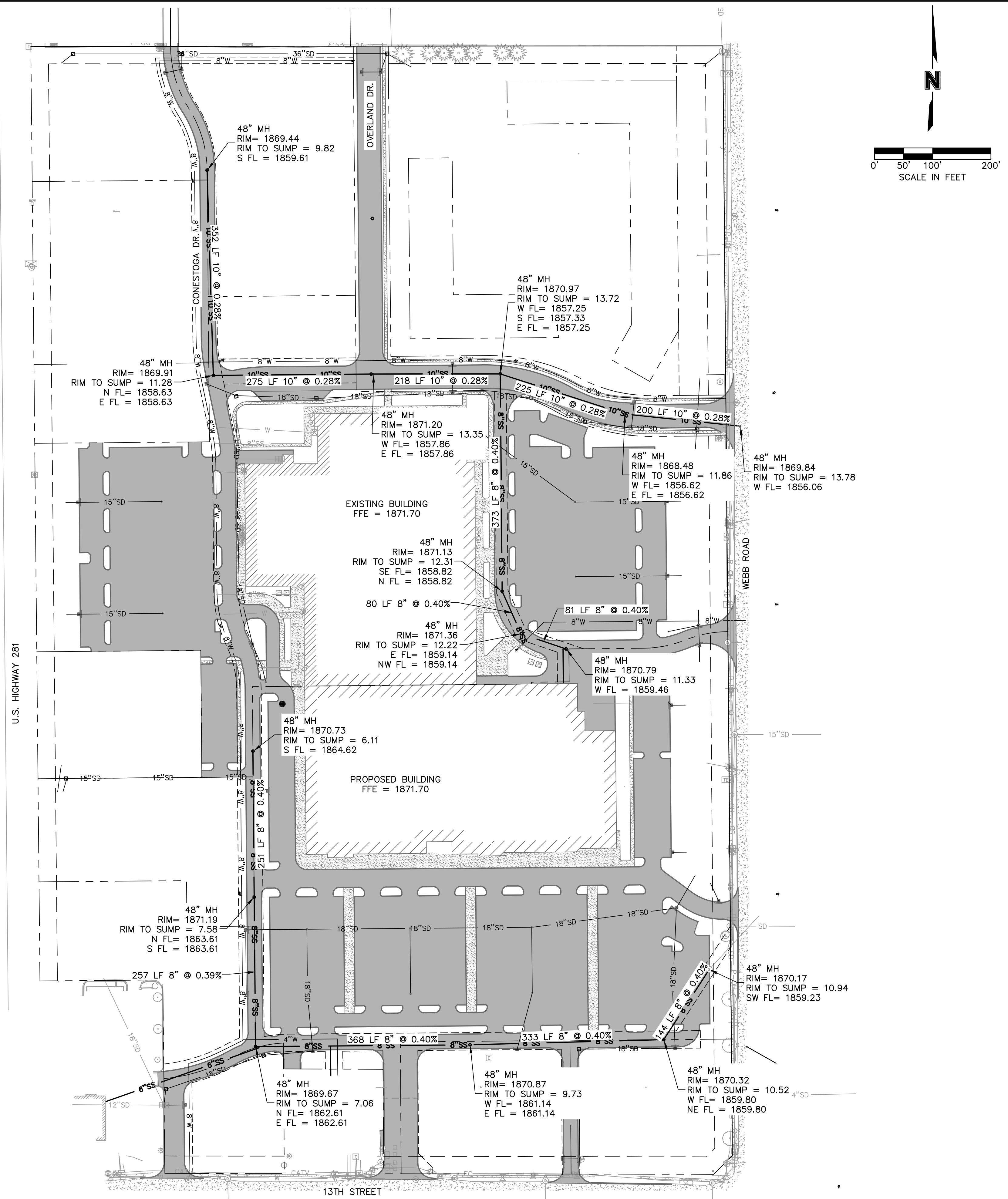
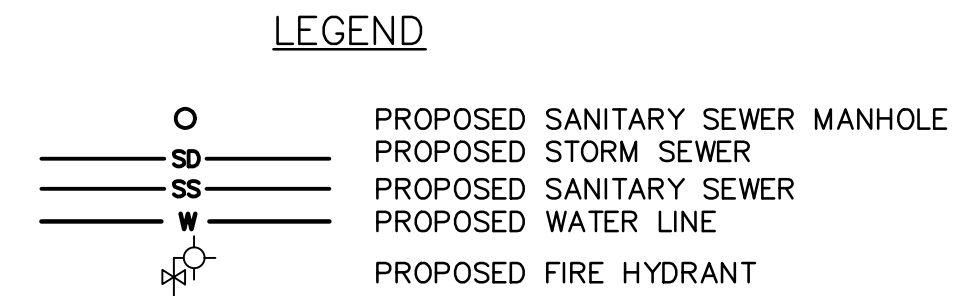
LOT LAYOUT PROPOSED INFRASTRUCTURE CONESTOGA MALL NINTH SUBDIVISION PRELIMINARY PLAT	2022	REVISIONS
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drawn by: SMG  
checked by: BJD  
approved by: MMR  
QA/QC by: A22-03182  
project no.:  
drawing no.:  
date: 11.10.2022

SHEET  
2 of 5



CONESTOGA MALL  
NINTH SUBDIVISION  
PRELIMINARY PLAT  
SANITARY LAYOUT  
NOVEMBER 2022



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SANITARY LAYOUT	
CONESTOGA MALL NINTH SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2022

Drawn by: SMG  
 Checked by: BJD  
 Approved by: MMR  
 QA/QC by: \_\_\_\_\_  
 Project no.: A22-03182  
 Drawing no.: \_\_\_\_\_  
 Date: 11.10.2022

SHEET  
of 5



CONESTOGA MALL  
NINTH SUBDIVISION  
PRELIMINARY PLAT  
WATER LAYOUT  
NOVEMBER 2022

LEGEND

O

SD

SS

W

PH

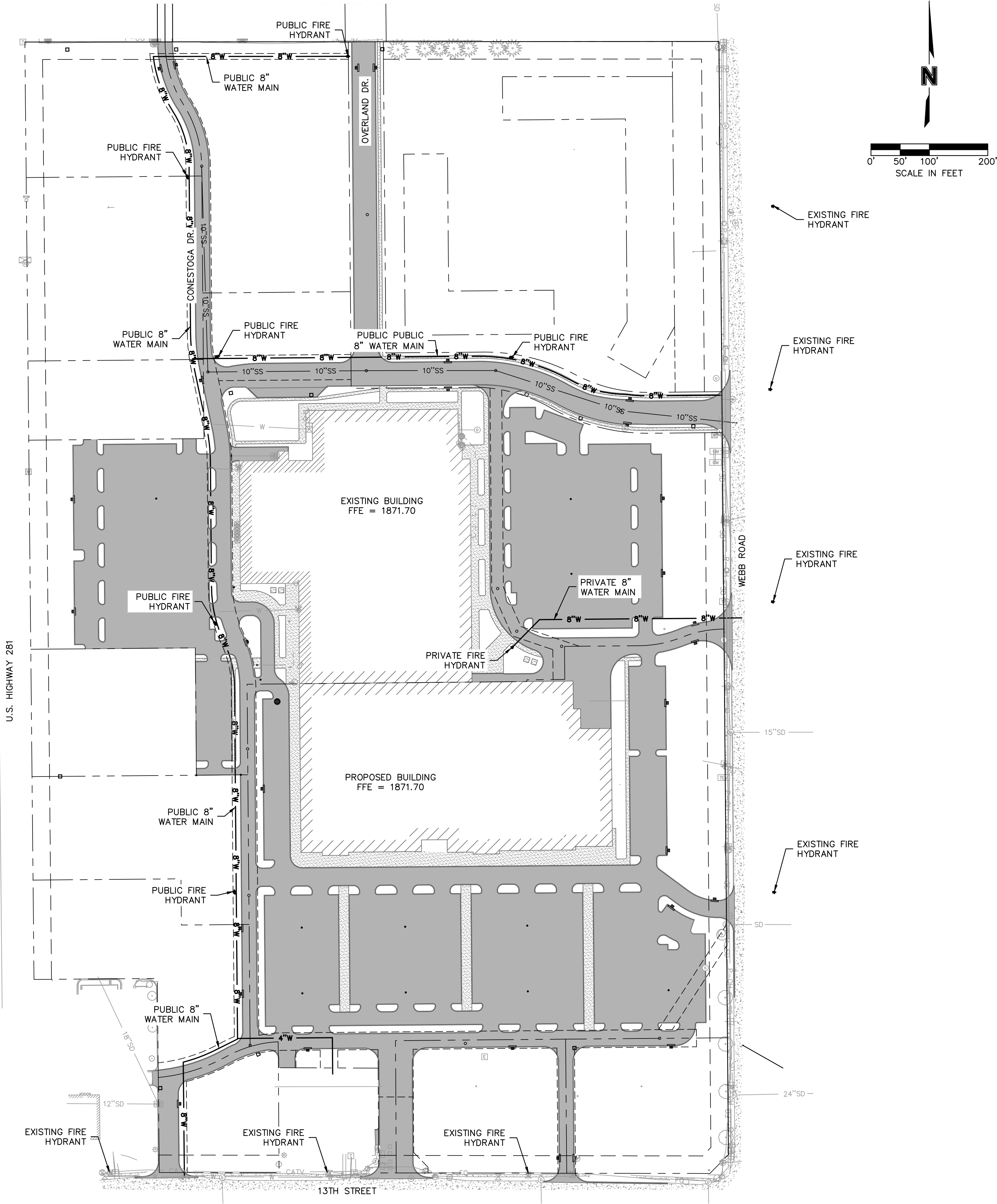
PROPOSED SANITARY SEWER MANHOLE

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT



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WATER LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
CONESTOGA MALL NINTH SUBDIVISION PRELIMINARY PLAT			2022
GRAND ISLAND, NEBRASKA			REVISIONS

drawn by: SMG

checked by: BJD

approved by: MMR

QA/QC by: A22-03182

project no.: A22-03182

drawing no.: 11.10.2022

SHEET

4 of 5

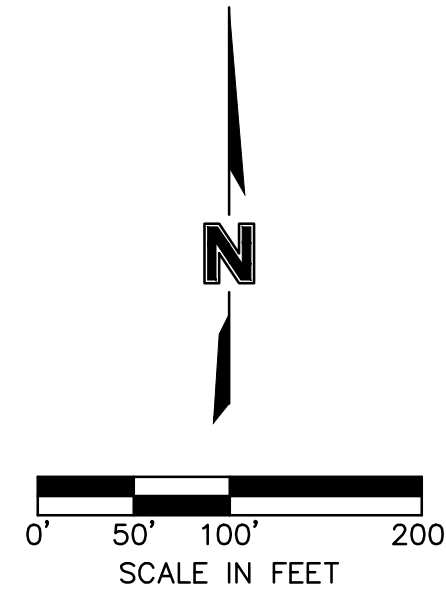
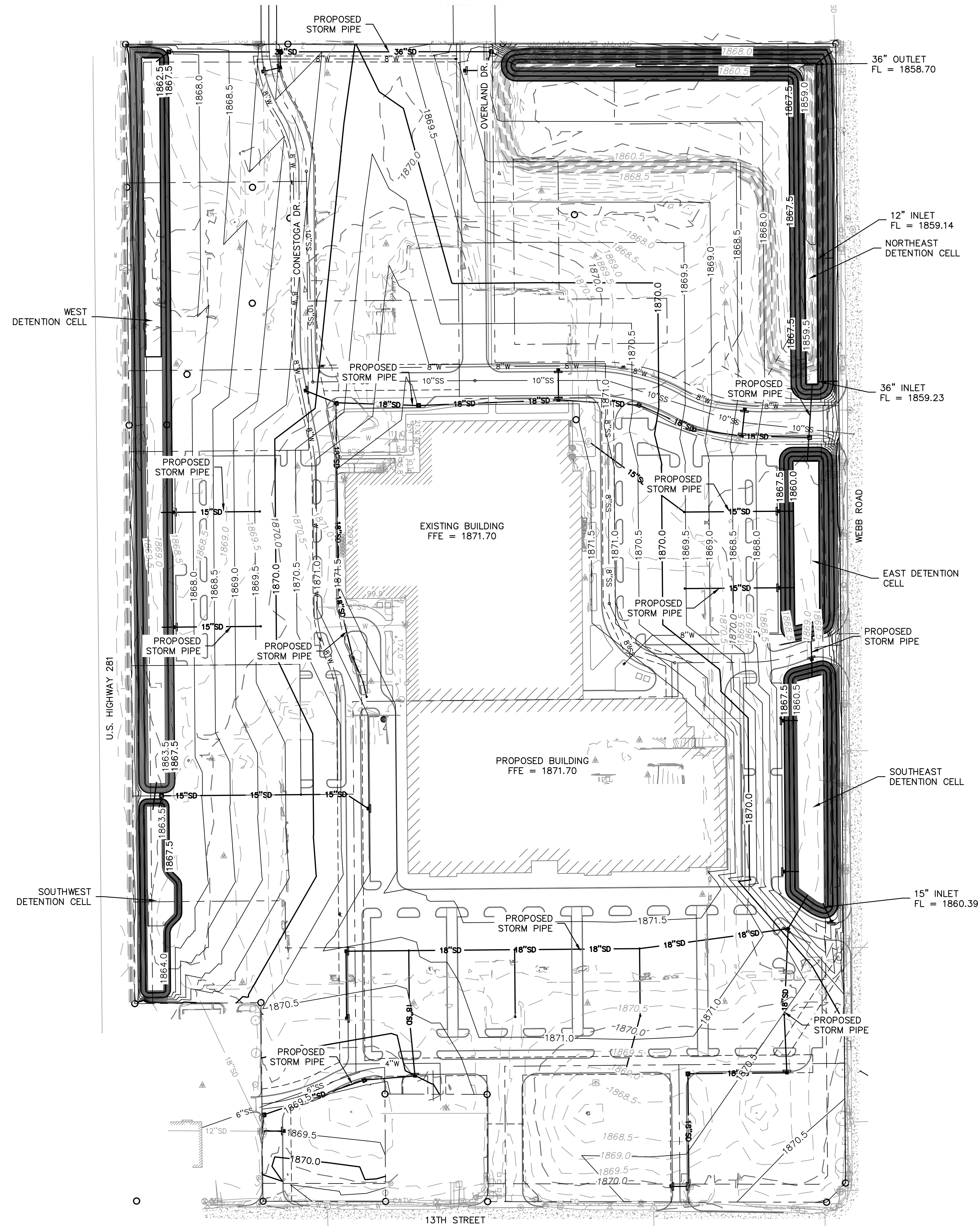
CONESTOGA MALL  
NINTH SUBDIVISION

## DRAINAGE ANALYSIS

PRE-DEVELOPMENT CONDITIONS Q(10) (ROWCROP)  
AREA = 52.74  
CN = 85  
tc = 14.7 MIN.  
Q = 23.70 CFS

EXISTING CONDITIONS Q(10)  
AREA = 52.74 AC.  
CN = 94  
tc = 21.2 MIN.  
OFF-SITE RUN-ON = 103.69 CFS  
ON-SITE RUNOFF (UNDETAINED) = 185.3 CFS  
ON-SITE RUNOFF = 87.68 CFS  
TOTAL DETENTION VOLUME = 20.108 ACRE-FT  
VOLUME DETAINED = 17.630 ACRE-FT  
MAX. WATER ELEVATION = 1866.73 FT (0.37' OF FREEBOARD)

REDEVELOPED CONDITIONS Q(10)  
 AREA = 52.74 AC.  
 CN = 94  
 tc = 24 MIN.  
 OFF-SITE RUN-ON = 103.69 CFS  
 ON-SITE RUNOFF (UNDETAINED) = 172.39 CFS  
 TOTAL DETENTION VOLUME = 20.20 ACRE-FT



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GRADING AND DRAINAGE	
CONESTOGA MALL NINTH SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2022

drawn by: SMG  
checked by: BJD  
approved by: MMR  
QA/QC by: \_\_\_\_\_  
project no.: A22-03182  
drawing no.: \_\_\_\_\_  
date: 11.10.2022

SHEET  
5 of 5



DWG: F:\2022\03001-03500\022-03182-A\40-Design\Survey\SRVY\Sheets\A2203182.dwg USER: jjimenez  
DATE: Nov 10, 2022 3:02pm XREFS: V\_XTOPO\_LDP\_A2203182 C\_PBDY\_02203182 V\_XRWAY\_LDP\_A2203182

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TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2022-03182 A  
CONESTOGA SURVEY  
FB

SHEET 1 OF 2

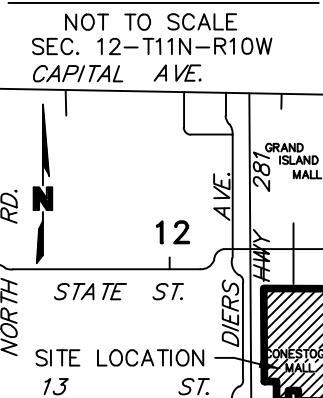
Regular Meeting - 11/14/2022

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## LEGEND

- FOUND CORNER (AS NOTED)
- SET CORNER (SURVEY SPIKE w/WASHER OR AS NOTED)
- PROPOSED PROPERTY LINE
- - - SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- - - EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE CONESTOGA MALL 8TH SUB
- P1 PLATTED DISTANCE CONESTOGA MALL 2ND SUB
- P2 PLATTED DISTANCE CONESTOGA MALL 7TH SUB
- P3 PLATTED DISTANCE CONESTOGA MALL 8TH SUB
- E EASEMENT DISTANCE
- TRAFFIC CONTROL EASE
- INGRESS/EGRESS EASE Doc No 94-109951
- CONTROLLED ACCESS

## LOCATION MAP



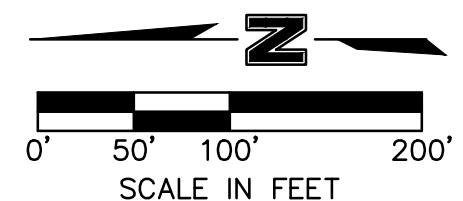
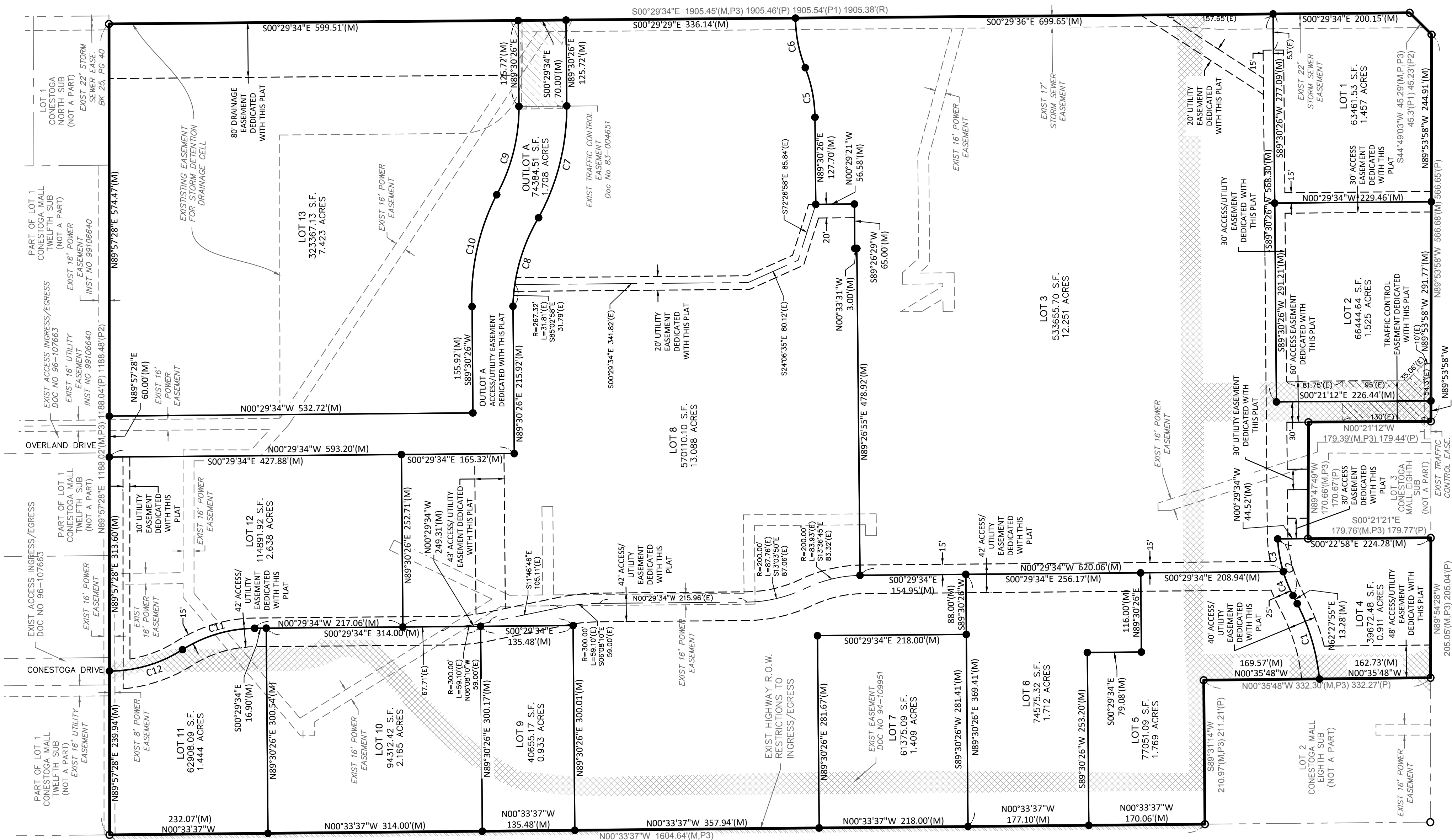
# CONESTOGA MALL NINTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

WEBB ROAD

13th STREET



*CONESTOGA MALL NINTH SUBDIVISION*  
*CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA*  
*FINAL PLAT*

## LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1, 4 AND 5, CONESTOGA MALL EIGHTH SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,196,875.88 SQUARE FEET OR 50.433 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 20\_\_\_\_, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOTS 1, 4 AND 5, CONESTOGA MALL EIGHTH SUBDIVISION, 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

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 \_\_\_\_\_, 20\_\_\_\_

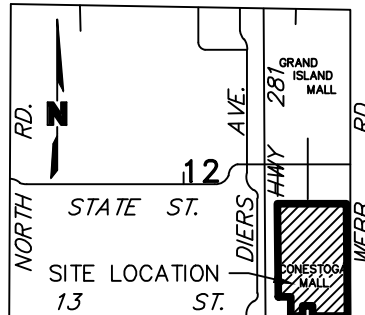
MAYOR

CITY CLERK

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	300.00	22°08'45"	115.96	N73°32'17"E	115.23
C2	200.00	24°48'37"	86.60	N74°52'13"E	85.93
C3	200.00	13°58'33"	48.78	S80°17'15"W	48.66
C4	200.00	10°50'04"	37.82	S67°52'57"W	37.76
C5	200.00	21°19'36"	74.44	N78°50'38"E	74.02
C6	200.00	21°19'27"	74.44	N78°50'33"E	74.01
C7	335.00	29°12'38"	170.79	S75°53'15"E	168.95
C8	267.32	29°14'59"	136.47	S73°50'00"E	134.99
C9	265.00	29°12'38"	135.10	N75°53'15"W	133.64
C10	332.36	29°14'08"	169.59	N77°32'25"W	167.75
C11	200.00	32°01'48"	111.81	S16°30'28"E	110.36
C12	200.00	32°21'20"	112.94	S16°20'42"E	111.45

LOCATION MAP

NOT TO SCALE  
SEC. 12-T11N-R10W  
CAPITAL AVE.



### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT WOODSONIA HWY 281, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**CONESTOGA MALL NINTH SUBDIVISION**" A REPLAT OF ALL OF LOTS 1, 4 AND 5, CONESTOGA MALL EIGHTH SUBDIVISION, 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 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 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,

\_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_  
DREW SNYDER, MANAGER CITY STATE  
WOODSONIA HWY 281, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DREW SNYDER, MANAGER, WOODSONIA HWY 281, 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 \_\_\_\_\_, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

OWNERS: WOODSONIA HWY 281, LLC  
SUBDIVIDER: WOODSONIA HWY 281, LLC  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 13 LOTS / 1 OUTLOTS

SHEET 2 OF 2

**olsson**

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

PROJECT NO. 2022-03182 A

CONESTOGA SURVEY

FB