



# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2022  
Regular Meeting**

## **Item F2**

**Public Hearing - Proposed Rezoning - Grand Island - Regarding  
rezoning located at 3553 Prairieview Street**

**Staff Contact:**

## Agenda Item 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 30, 2022

**SUBJECT:** *Zoning Change (C-11-23GI)*

**PROPOSAL:** To rezone a lots 1 and 3 of Prairie Commons Second Subdivision from CD Commercial Development Zone to Amended CD Commercial Development Zone. This property is located between Prairieview Street and U.S. Highway 281 south of Husker Highway. The proposed change would amend the approved development plan to allow a second medical office building and remove the proposed hotel on Lot 3. It would also move property lines between the Lot 1, the Hospital and the vacant lot that was originally planned for the hotel. The location of the proposed zoning changes is attached.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Requested Zoning Designation:*

*Existing land uses.*

##### **CD Commercial Development Zone**

CD The current development plan shows the hospital, medical office building and a hotel.

Highway Commercial

Amended **CD Commercial Development Zone** the plan as proposed would allow for construction of a second medical office building in place of the hotel that was planned on lot 3. Hospital and vacant property

##### Adjacent Properties Analysis

*Current zoning designations:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses:*

**North:** B2- General Business

**East:** B1-Light Business

**West:** RO- Residential Office

**South:** B2-General Business

**RO** Residential uses with no density limitations, office uses, personal services and prescription related retail. **B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **B1** Commercial and retail uses except those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

**North:** Highway Commercial

**East:** Highway Commercial and Parks and Recreation

**West:** Low to Medium Density Residential

**South:** Highway Commercial and Low to Medium Density Residential

**North:** Gas'N Shop, Strip Commercial, Vacant Property, Apartments

**East:** Medical Office Building, Stuhr Museum

**West:** Office Uses

**South:** Single Family Residential (Ponderosa Estates), Vacant Property

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Adjacent street is classified as an arterial:* Husker Highway is an arterial street. It is expected that this street will carry significant traffic.
- *Development Accommodates Expressway Designation by NDOR:* The Nebraska Department of Roads has classified U.S. Highway 281 as an expressway. As part of that designation they limit the development of access to U.S. Highway 281 to one every ½ mile. This proposed plan shows one access onto U.S. Highway 281 at the approve location.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### Negative Implications:

- *None foreseen*

### Other

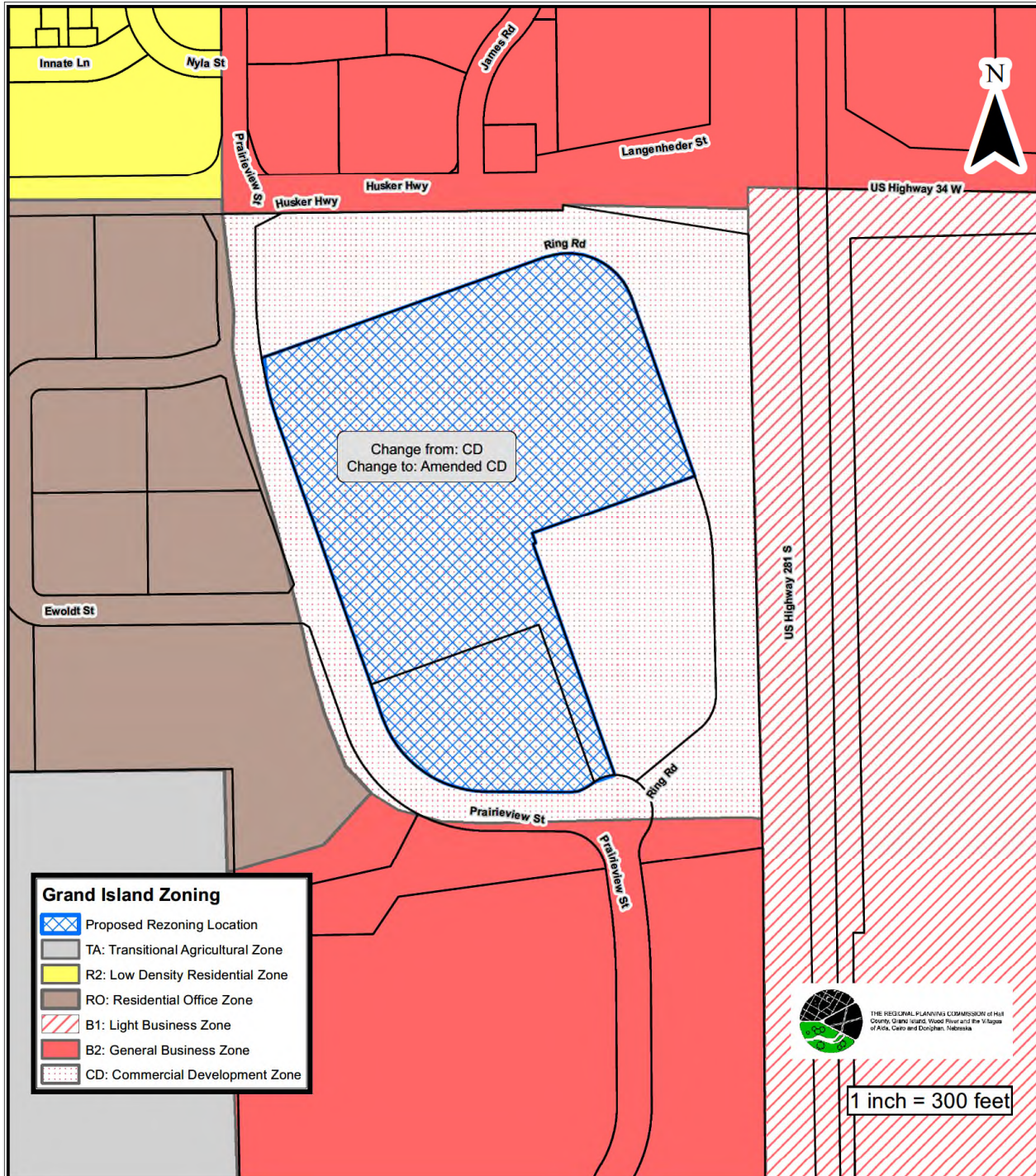
Several years into this project the developers are seeking changes due to changes in the market. The original plan called for development of a hotel at this location but that has not been feasible within the current market conditions. The proposed changes would allow of a more marketable project.

## RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **CD** Commercial Development Zone to an **Amended CD** Commercial Development Zone as shown on the attached map along with the Preliminary and Final Plats for Prairie Commons Fifth Subdivision as proposed.

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

# Proposed Rezoning Area





# 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 Prairie Commons MOB 2.0 Phone (h) \_\_\_\_\_ (w) (308) 380-2689

Applicant Address 13340 California Street, Suite 108 Omaha, NE 68154

Registered Property Owner (if different from applicant) Prataria Ventures, LLC & Grand Island Hospital

Prataria

Address P.O. Box 2078, GI, NE 68802-2078 Phone (h) \_\_\_\_\_ (w) (308) 389-7260 Dave Ostroick

GI Hospital Real Estate 3533 Prairieview St., GI NE 68803 (w) (308) 675-5000 Larry Spetcher

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

Property Address 3533 Prairieview Street

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

Lot 2 Block \_\_\_\_\_ Subdivision Name Prairie Commons Fifth Subdivision, and/or

All/Part \_\_\_\_\_ 1/4 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 Commercial Development to Amended CD

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:

Combining one lot owned by Prataria Ventures with a corridor strip owned by GI Hospital Real Estate into one larger lot for the development of a medical office building.

**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\***

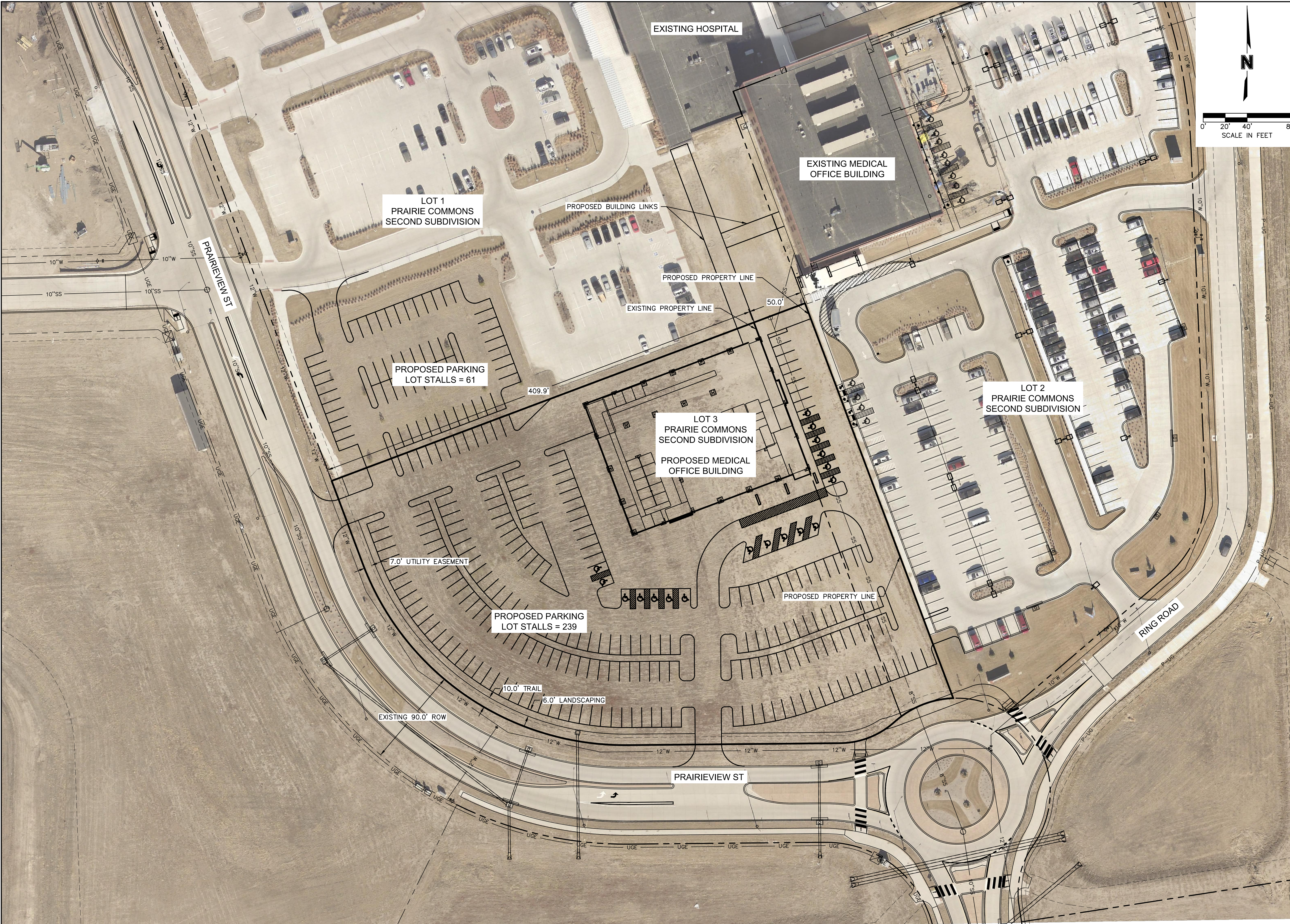
Signature of Owner or Authorized Person Roger Bullock Date 10/28/22

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 \_\_\_\_\_

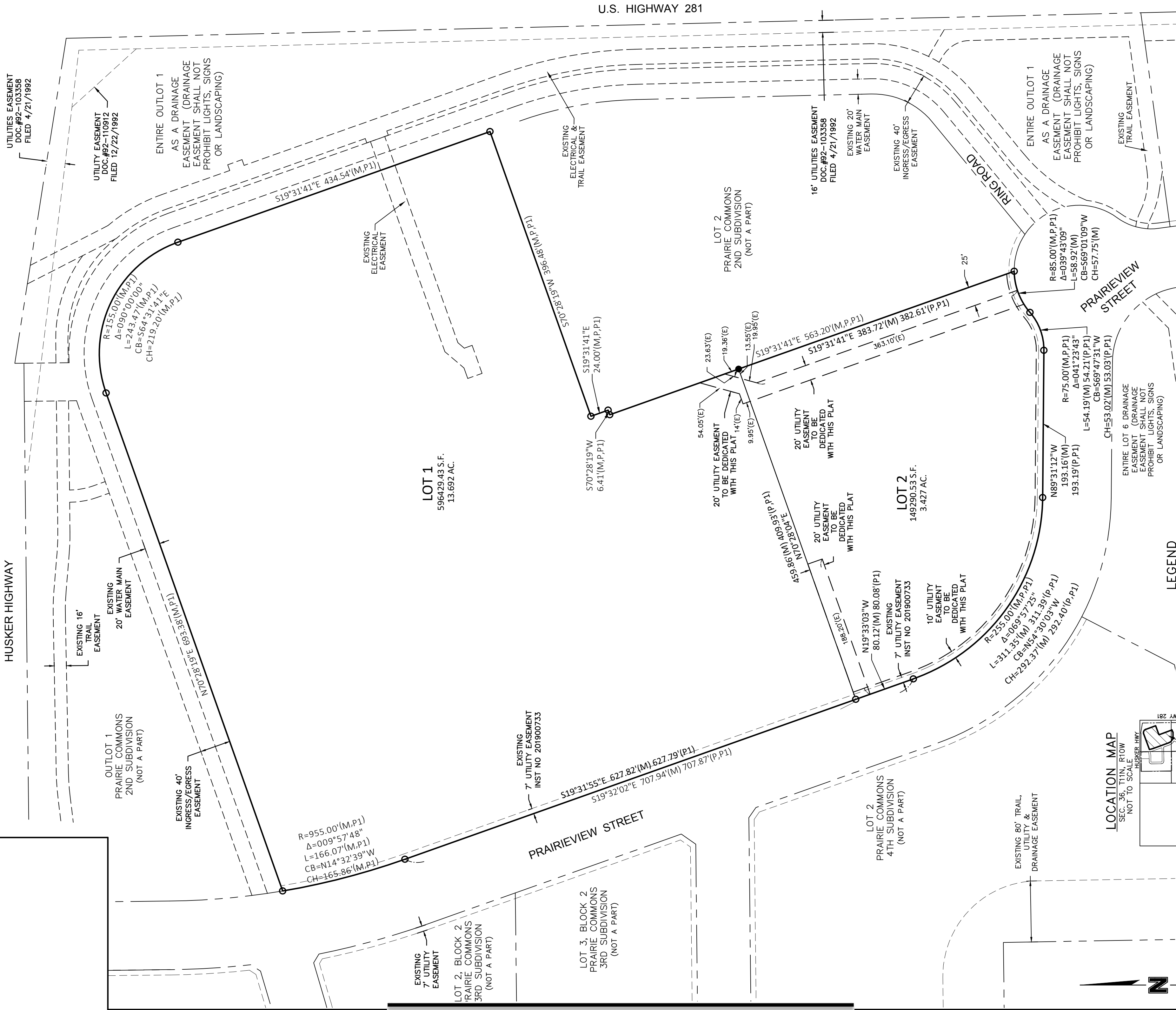
RPC form revised 10/23/19







PRAIRIE COMMONS FIFTH SUBDIVISION  
GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



olsson

SHEET 1 OF 2

PROJECT NO. 2022-04549  
201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8760  
FAX 308.384.8762

PRAIRIE COMMONS  
2ND SUB. SURVEY  
PB

USER: jlmenez  
C:\PBASE\_02204549.dwg  
V\_XRAY\_LDP\_02204549

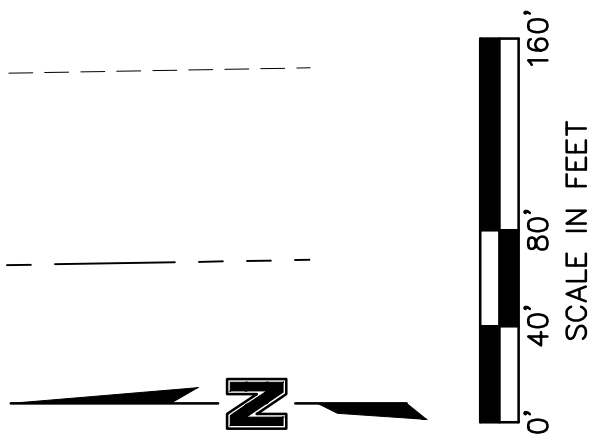
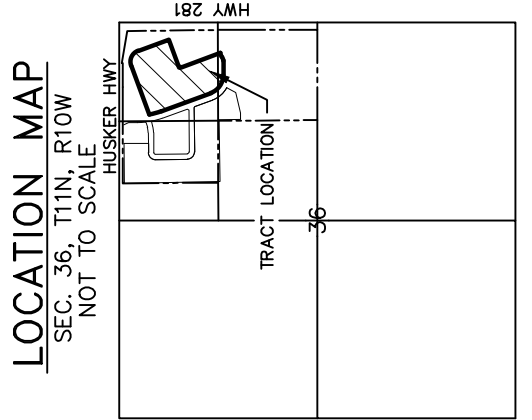
LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MEASURED DISTANCE
- PRAIRIE COMMONS 2ND SUBDIVISION DISTANCE

DATE: Oct 27, 2022 3:54pm

DWG: F:\2022\04501-05000\022-04549\40-Design\Survey\SRV\Sheets\VFPLAT\_PC 5TH\_02204549.dwg

XREFS: V\_XTOPO\_LDP\_02204549



DWG: F:\2022\04501-05000\022-04549\40-Design\Survey\SRVY\Sheets\1\_FPLAT\_PC 5TH\_02204549.dwg  
DATE: Oct 27, 2022 3:54pm XREFS: V\_XTOPO\_LDP\_02204549 V\_XRWAY\_LDP\_02204549 C\_PBASE\_02204562 USER: jjimenez

# PRAIRIE COMMONS FIFTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

## LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 745711.64 SQUARE FEET OR 17.119 ACRES MORE OR LESS.

## SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE 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

OWNERS: PRATARIA VENTURES, LLC &  
GI HOSPITAL REAL ESTATE, LLC  
SUBDIVIDER: PRATARIA VENTURES, LLC &  
GI HOSPITAL REAL ESTATE, LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 2

**olsson**

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

PROJECT NO. 2022-04549
PRAIRIE COMMONS 2ND SUB SURVEY
FB

## DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND GI HOSPITAL REAL ESTATE, 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 "*PRAIRIE COMMONS FIFTH SUBDIVISION*" A REPLAT OF ALL OF LOT 1 AND LOT 3, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE 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, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; 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, AT

\_\_\_\_\_, NEBRASKA,

\_\_\_\_\_, NEBRASKA,

\_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
DAVID OSTDIEK, MANAGER  
PRATARIA VENTURES, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
TOM WERNER, MANAGING MEMBER  
GI HOSPITAL REAL ESTATE, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, 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 \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

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

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM WERNER, MANAGING MEMBER, GI HOSPITAL REAL ESTATE, 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 \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

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

\_\_\_\_\_  
NOTARY PUBLIC

SHEET 2 OF 2