



Hall County Regional Planning Commission

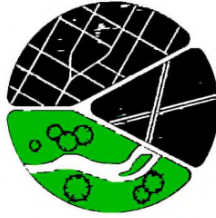
Wednesday, March 1, 2023

Regular Meeting

Item A1

Agenda - March 1, 2023

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, March 1, 2023

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the January 11, 2022.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan Amendment-Grand Island** Public hearing on an amendment to the redevelopment plan for CRA Area 31 south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI)

- 5. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located at south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) from M2 Heavy Manufacturing to B2 General Business (C-14-23GI)

- 6. Public Hearing – Proposed Rezoning – Rezoning-Grand Island** Public Hearing regarding the rezoning of Legacy 34 Second Subdivision Hall County, Nebraska. This property is located north of Husker Highway and west of Prairie View Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. (C-15-23GI)

- a. Final Plat – Legacy 34 Third Subdivision-** Grand Island - Located north of Husker Highway and west of Prairie View Street in the City of Grand Island. (28 lots, 13 Outlots 20.1 acres). This property is under consideration for rezoning to amend the current CD Commercial Development Zone and current RD Residential Development Zone along with adding a B2 General Business Zone.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

7. **Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 34 to allow for redevelopment of property located north of 13th Street and west of the Moore’s Creek Drainway (Millennial Estates Subdivision as proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2023-08 (C-17-23GI)
8. **Public Hearing Proposed Changes to Zoning Ordinance – Grand Island** Concerning proposed amendments to 36-72 M-1 Light Manufacturing Zone 36-76 Commercial Development Zone and 36-99 Home Occupations. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-16-23GI)
9. **Public Hearing – Proposed Amendment to the Future Land Use Map –Alda** Public Hearing regarding a change to the future land use map for the Village of Alda for property located at the northeast corner of the intersection of 60th Road and Wildwood Drive (in the SW ¼ of the SW ¼ of 4-10-10) from Agriculture to Light Industrial. (C-19-23A)
10. **Public Hearing – Proposed Rezoning –Alda** Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60th Road and Wildwood Drive (in the SW ¼ of the SW ¼ of 4-10-10) from TA Transitional Agriculture to I-1 Light Industrial Zone. (C-20-23A)

Consent Agenda

11. **Final Plat – Cunningham Farms Subdivision– Alda:** Located east of 60th Road and north of Wildwood Drive in Hall County, Alda ETJ. (1 Lot, 4.17 Acres)
12. **Final Plat – Rockford Subdivision – Alda:** Located north of Apollo Ave east of Alda Road in Alda. (3 Lots, 6.89 Acres)
13. **Final Plat – JMR Subdivision– Grand Island:** Located north of 4th Street and east of Wheeler Avenue in Grand Island NE. (2 Lots, 0.2.Acres)
14. **Final Plat – Gloe Acres Second Subdivision– Hall County:** Located south of Wildwood Drive and east of 110th Road in Hall County, NE. (1 Lot, 3.63 Acres)
15. **Comprehensive Plans**
 1. **Payment of Claims**
 2. **Update on Comp Plan Process**

16. Directors Report

17. Next Meeting April 5 or 12

18. Adjourn.

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**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 1, 2023**

- 4. Public Hearing – Redevelopment Plan Amendment-Grand Island**
Public hearing on an amendment to the redevelopment plan for CRA Area 31 south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 5. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located at south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) from M2 Heavy Manufacturing to B2 General Business (C-14-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 6. Public Hearing – Proposed Rezoning – Rezoning-Grand Island** Public Hearing regarding the rezoning of Legacy 34 Second Subdivision Hall County, Nebraska. This property is located north of Husker Highway and west of Prairie View Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. This includes a preliminary and final plat for Legacy 34 Third Subdivision. (C-15-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 7. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 34 to allow for redevelopment of property located north of 13th Street and west of the Moore’s Creek Drainway (Millennial Estates Subdivision as proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2023-08 (C-17-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

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intersection of 60th Road and Wildwood Drive (in the SW ¼ of the SW ¼ of 4-10-10) from Agriculture to Light Industrial. (C-19-23A) **See Full Recommendation** (Hearing, Discussion, Action)

- 10. Public Hearing – Proposed Rezoning –Alda** Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60th Road and Wildwood Drive (in the SW ¼ of the SW ¼ of 4-10-10) from TA Transitional Agriculture to I-1 Light Industrial Zone. (C-20-23A) **See Full Recommendation** (Hearing, Discussion, Action)

Consent Agenda

- 11. Final Plat – Cunningham Farms Subdivision– Alda:** Located east of 60th Road and north of Wildwood Drive in Hall County, Alda ETJ. (1 Lot, 4.17 Acres) This is a onetime split from an existing 80 acre tract and if the zoning is changed to I-1 would still exceed the minimum size for the new zoning district. There are existing Quonset type buildings at this location.
- 12. Final Plat – Rockford Subdivision – Alda:** Located north of Apollo Ave east of Alda Road in Alda. (3 Lots, 6.89 Acres). This property is zoned I-2 Heavy Industrial. This splits 2 lots into 3 with one building on each lot. All lots conform to the minimums sizes for this district.
- 13. Final Plat – JMR Subdivision– Grand Island:** Located north of 4th Street and east of Wheeler Avenue in Grand Island NE. (2 Lots, 0.2.Acres) This splits 2 existing buildings onto separate platted lots. There is evidence that they were in separate ownership in the past with the west 22' feet of the lot separated from the east 44'. This will reestablish those property line with platted lots. Utilities are separated. The property is zoned B2 General Business.
- 14. Final Plat – Gloe Acres Second Subdivision– Hall County:** Located south of Wildwood Drive and east of 110th Road in Hall County, NE. (1 Lot, 3.63 Acres) This adds additional property to an existing farmstead split in an A-1 Primary Ag district.

15. Comprehensive Plans

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

16. Directors Report

Next Meeting April 5 or 12