



Hall County Regional Planning Commission

Wednesday, March 1, 2023

Regular Meeting

Item F7

**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**

Staff Contact:

Agenda Item #10

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 20, 2023

SUBJECT: *Zoning Change (C-20-23A)*

PROPOSAL: To rezone property in southeast Alda east of 60th Road and south Schimmer Drive (south of the electric substation) from TA-Transitional Agriculture to I1-Light Industrial District, in the jurisdiction of the Village of Alda.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	TA Transitional Agriculture
<i>Permitted and conditional uses:</i>	TA – Farming, single family homes, green houses, parks and public service facilities.
<i>Comprehensive Plan Designation:</i>	Designated agricultural unless changed
<i>Existing land uses.</i>	Existing Quonset type storage buildings

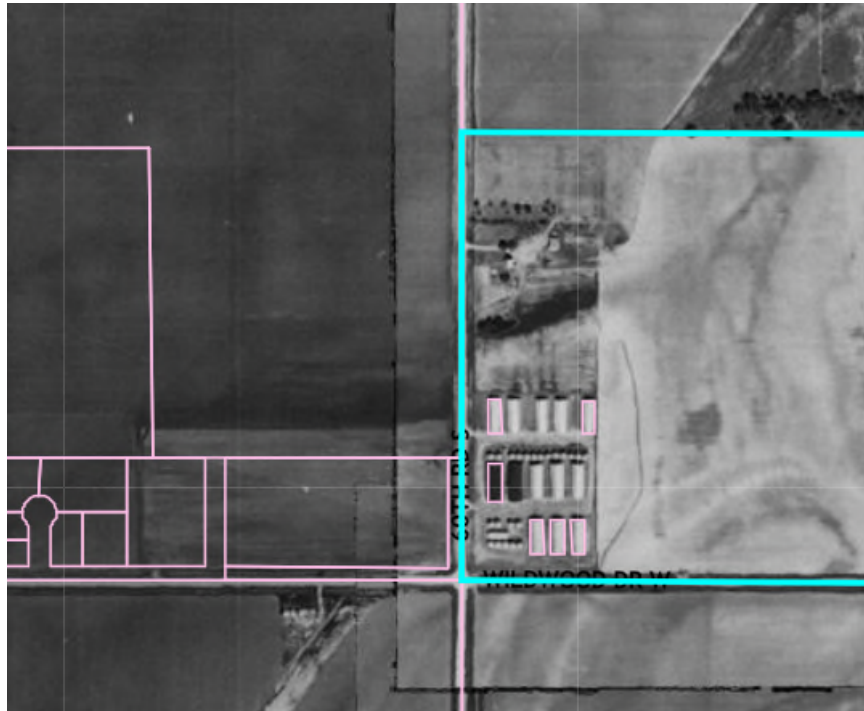
Adjacent Properties Analysis

<i>Current zoning designations:</i>	North, South and East: TA Transitional Agriculture
	West: R6-Single Family Residential
	<i>Permitted and conditional uses:</i> R6 – Residential uses on lots of at least 6000 square feet with a density of less than 12 units per acre. Parks, hospitals, rest homes schools and churches are also allowed in this district. TA – Farming, single family homes, green houses, parks and public service facilities.
<i>Comprehensive Plan Designation:</i>	North, South and East Designated agricultural uses
	West; Designated for residential development.
<i>Existing land uses:</i>	North: Agriculture
	West: Residential
	East: Agriculture
	South: Agriculture

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan (with proposed amendment):* The subject property is proposed for industrial development.
- *Consistent with the existing roads:* 60th Road and Wildwood Drive would both support industrial uses.
- *Supported by existing Infrastructure:* This location is not served by the village sewer lines. This would allow alternate uses (non-residential) that would not require sewer.
- *Consistent with existing uses:* These Quonset style storage units have been at this location since at least 1957 and used by multiple people for many years. This change brings the existing use into conformance with the zoning.



Aerial photo from 1957 showing the Quonset Buildings at 60th and Wildwood

Negative Implications:

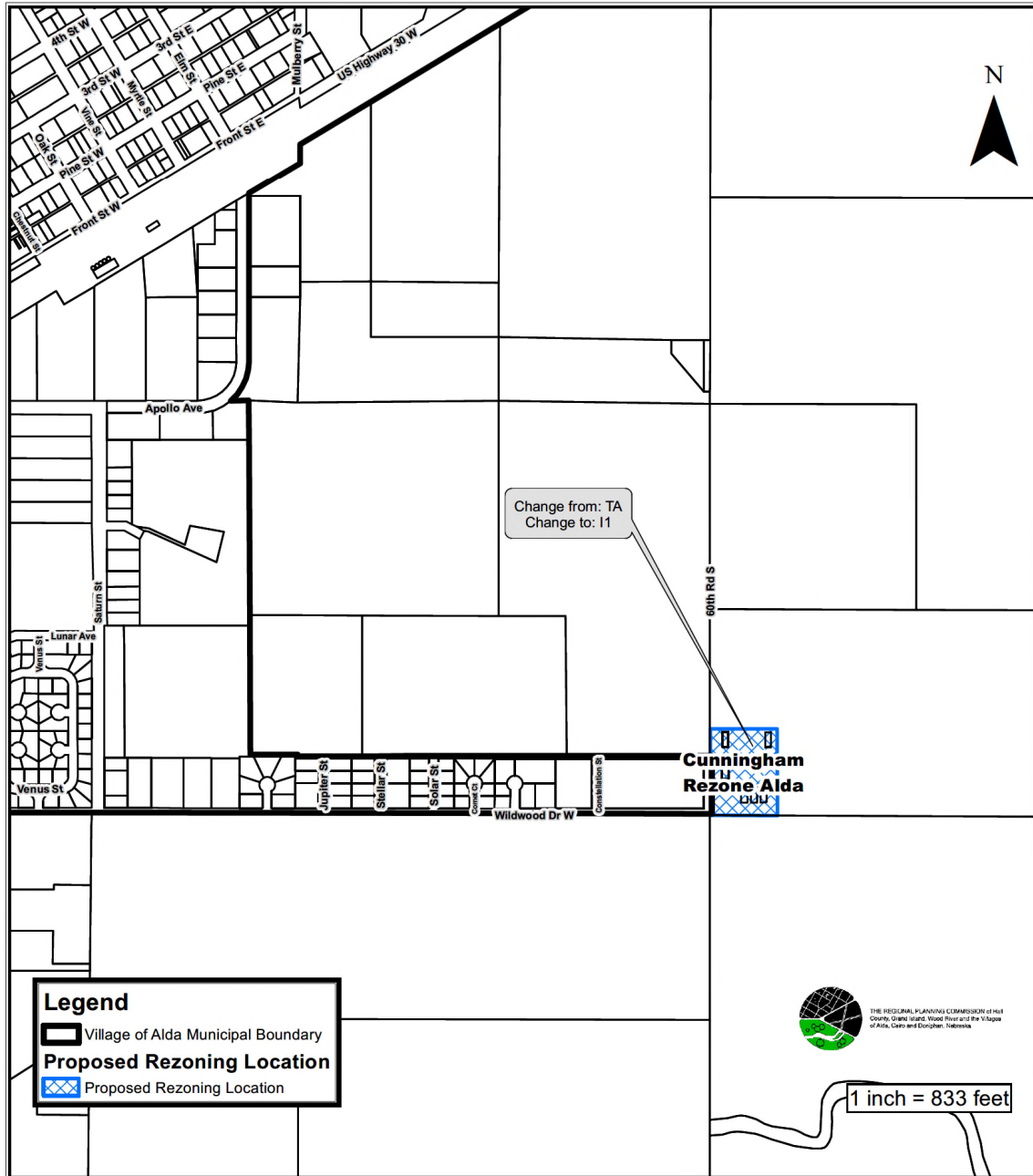
- None foreseen.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Alda change the zoning on this site from TA Transitional Agriculture to L1 Light Industrial District as shown on the attached map.

_____ Chad Nabity AICP, Planning Director

Proposed Rezoning Area



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 Estate of Norma J. Cunningham-John Cunningham PR
Address P.O.Box 2015
City Frederiksted, State V.I. Zip 00841
Phone 340-227-9316

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: Ruhter Auction & Realty-Ryan Samuelson Date: 01/26/2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Krueger Land Surveying
Address 2837 W. Hwy 6 #204
City Hastings, State NE Zip 68901
Phone 402-984-2176
Surveyor/Engineer Name Tom Krueger License Number 448

SUBDIVISION NAME: Cunningham 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 1
Number of Acres 5

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 \$ _____

* 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.

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 Ruhter Auction & Realty, Inc. Phone (h) _____ (w) 402-463-8565

Applicant Address 2837 W. Hwy 6 Hastings, NE 68901

Registered Property Owner (if different from applicant) John M. Cunningham, PR (Norma J. Cunningham Estate)

Address P.O.Box 2015 Frederiksted, V.I. 00841 Phone (h) _____ (w) 340-227-9316

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

Property Address Parcel ID 400216450

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

Lot _____ Block _____ Subdivision Name _____, and/or

All/Part PRT $\frac{1}{4}$ of Section 4 TWP 10 RGE 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes) (no)
(provide a properly scaled map of property to be rezoned)

From Transitional Ag to Light Industrial

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:

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- 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).
- 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 *Ryan Sameda* Date 01/27/2023

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

Property owners within 300 ft

Donald & Emily Soderman
6120 W. Wildwood Dr.
Alda, NE 68810

Located directly west of the subject property