



Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Tom Brown	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Dianne Miller	Grand Island	
Jaye Montor	Cairo	
Robert (Bob) Niemann	Grand Island	
Pat O'Neill	Hall County	Chairperson
Mick Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Dennis Wagoner	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Karla Collinson

7:00:00 PM

**Council Chambers - City Hall
100 East First Street**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item .A1

Summary Page

Staff Contact: chadn;

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 7, 2005**

- 4. Public Hearing** - Change of zoning for land located North of State Street and West of Diers Avenue, proposed for platting as Autumn Park Third Addition from RD Residential Development to an amended RD Residential Development. (See full recommendation).
- 5. Preliminary Plat** - Autumn Park Third Addition located North of State Street, and West of Diers Avenue. (27 lots) (See full recommendation)
- 6. Final Plat** - Autumn Park Third Addition located North of State Street and West of Diers Avenue. (27 lots) (See full recommendation)
- 7. Public Hearing** - Concerning annexation of land located South of Old Potash Hwy and East of Engleman Road into the city limits of Grand Island (See full recommendation)
- 8. Final Plat** - C. A. Unger Subdivision located North of Rainforth Road and West of Hwy 281. This plat proposes to create 1 lot on a parcel of land in the SE ¼ 24-09-10. This is a one time split from an 80 acre tract of ground. It is recommended the Planning Commission approve and recommend the County Board approve this final plat.



Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item G1

Rezoning

This application proposes to amend the Grand Island zoning map for property Proposed for platting as Autumn Park Third Subdivision. This application will change the zoning from RD Residential Development to amended RD Residential Development. (See full Directors Recommendation)

Staff Contact: chadn;

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 21, 2005

SUBJECT: *Zoning Change (C-04-2006GI)*

PROPOSAL: To amend the existing RD-Residential Development Zone for Autumn Park Subdivision located north of State Street and west of the Moore's Creek Drainway. The RD Zone application also includes both the Preliminary and Final Plats for the Autumn Park Third Subdivision in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

RD Residential Development Zone

RD Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. In October of 1996, the Grand Island City Council permitted 144 units of apartments in 12 buildings units on this tract with an additional 144 units in 12 buildings planned for the final phase.

Comprehensive Plan Designation:

Existing land uses.

Medium Density Residential to Office Use

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North: R4- High Density Residential

East: B2-General Business

West R1- Suburban Density Residential

and South: R4- High Density Residential

Permitted and conditional uses:

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. **R1** Residential uses at a density of 4 dwelling units per acre. **R4** Residential uses at a density of 43 dwelling units per acre. .

Comprehensive Plan Designation:

North: Medium Density Residential to Office Use

East: Commercial

West: Low to Medium Density Residential

South: Medium Density Residential to Office Use

Existing land uses:

North: Farm ground

East: Menards, Moore's Creek Drainway

West: Farm Ground

South: Farm Ground

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.
- *Provides Additional Housing Opportunities:* This development will add 144 apartments in along with private recreational facilities including a club house, playground and pool to the existing Autumn Park Apartments development. The final phase of the development would add another 144 apartments.
- *Continues a development that has been on hold for 9 years:* The second phase of this development was approved in 1996 and has had any activity since that approval.
- *Adds Connectivity to the Existing Apartments:* This proposal includes a connection between the north side of the existing parking lot and the new area to be developed. This lane will allow traffic, including emergency vehicles, multiple access points to the first and second phase of the Autumn Park Apartments.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen*

Other

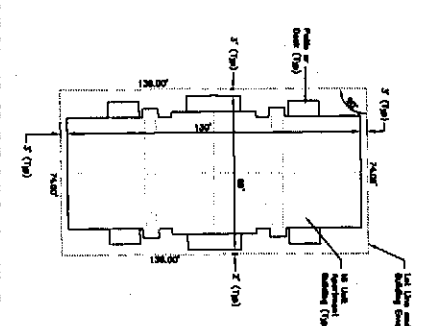
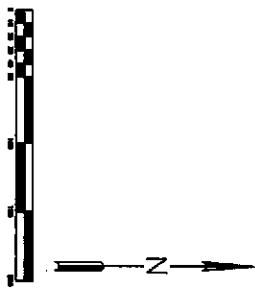
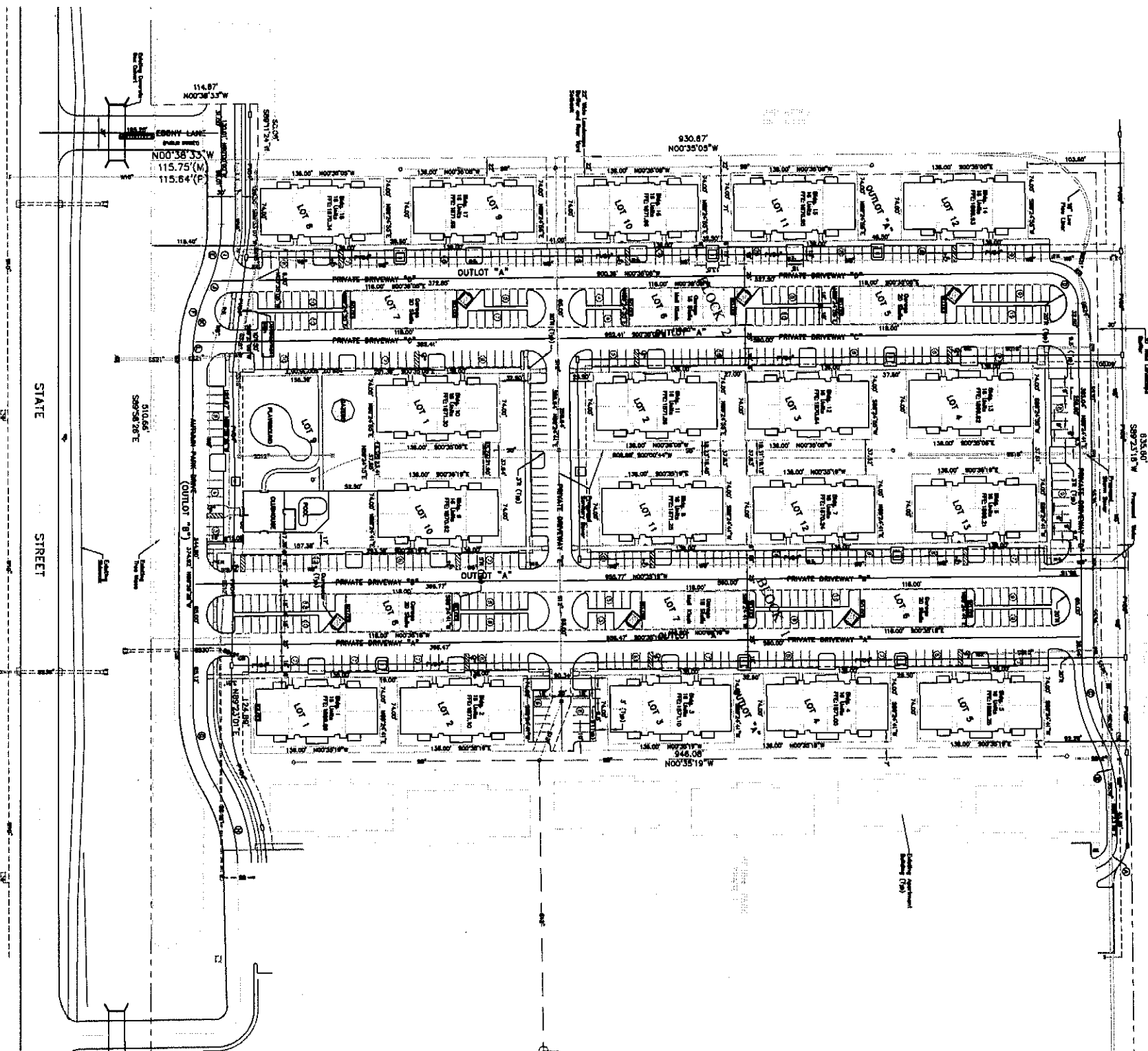
The developers are proposing to keep the same number of units in this phase of the development as was approved in 1996. In addition to building 144 units of apartments in 9 buildings with this phase, they will be developing a clubhouse, playground and pool. These amenities will add to the development. The unbuilt portion of Ebony Lane the City Street on the southwest edge of this development will be built to provide a second entrance into the apartments. This street will be completed and connected as part of this phase of the development. The final phase of this development will include an additional 144 units of apartments in another 9 buildings.

The developers are not changing the number of units from the number originally approved for this RD zone but they are changing the location and number of buildings and adding amenities.

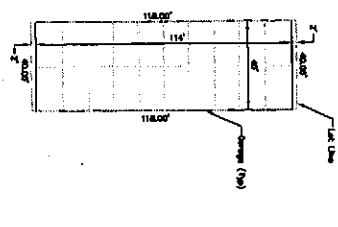
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council amend the existing **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for Autumn Park Third Subdivision.

Chad Nabity AICP, Planning Director



TYPICAL APARTMENT BUILDING LAYOUT
Scale: 1"=30'

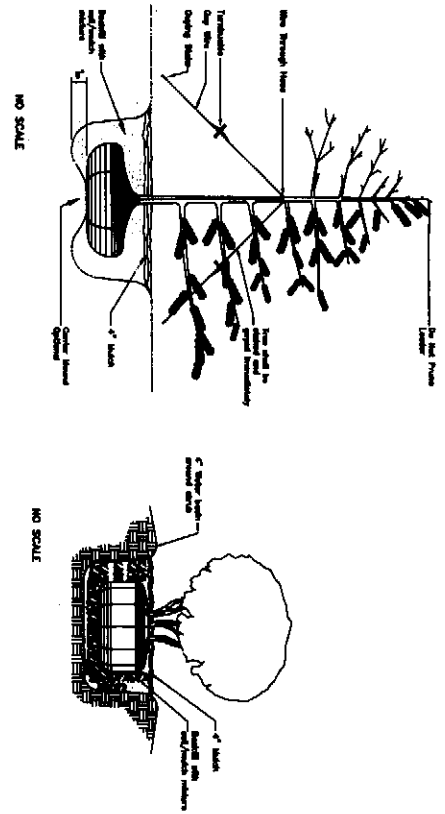
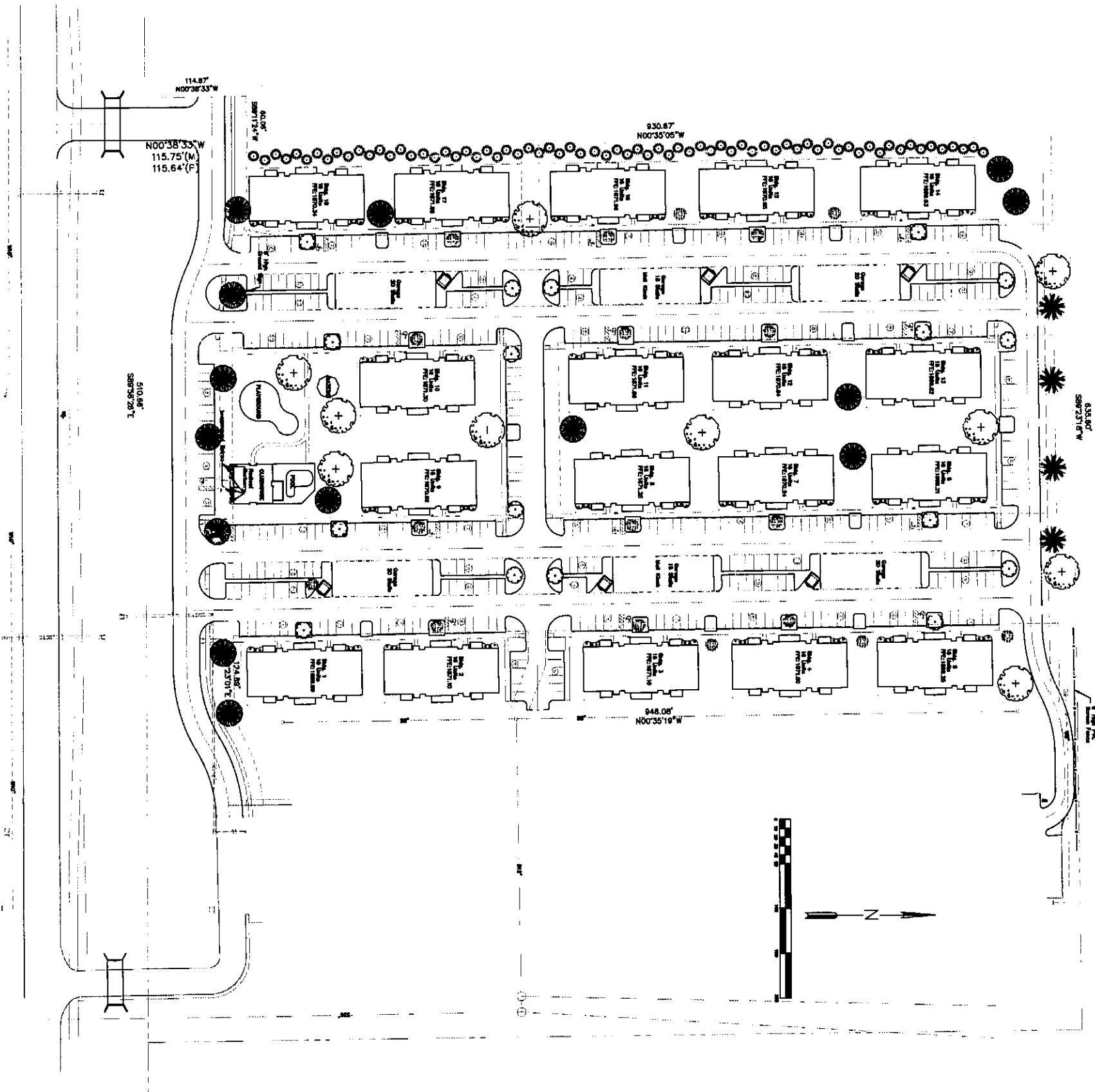


TYPICAL CARriage LAYOUT
Scale: 1"=30'

NOTES

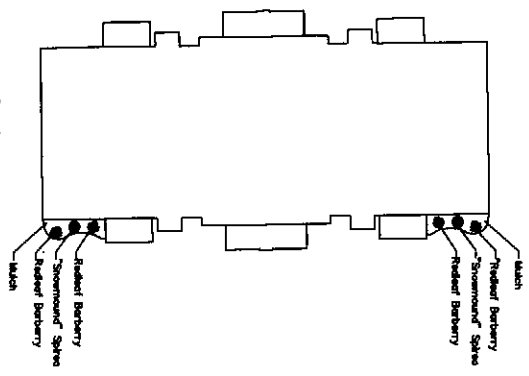
1. The property included within the limits of the Preliminary Plat consists of 15.00 acres.
2. The existing survey of the property is 100' wide.
3. The proposed development within the limits of the Preliminary Plat consists of 15.00 acres, more or less, and is subject to the provisions of the Uniform Platting Act, Chapter 78-1101, R.S., and the provisions of the Uniform Subdivision Map Act, Chapter 78-1102, R.S.
4. All structures shall conform to the minimum height limitations of the 100' Residential District.
5. Structures shall be set back from the lot line by at least 10 feet, except for the front yard setback which shall be 20 feet.
6. All utility lines shall be public and constructed in accordance with the requirements of the City of Grand Island, Nebraska, and shall be located within the public utility easements.
7. The proposed storm sewer shall be public and constructed under a Public Works Department permit and shall be located within the public utility easements.
8. All other utility lines shall be private and constructed under a Public Works Department permit and shall be located within the public utility easements.
9. All utility lines shall be located within the public utility easements and shall be located in accordance with the requirements of the City of Grand Island, Nebraska.
10. Utility easements shall be provided as required by the City of Grand Island, Nebraska, and shall be located within the public utility easements.
11. Street trees and landscaping shall be provided as required in connection with the development.
12. The Developer shall agree to the maintenance of the Apartment area, common areas, and parking areas, and shall be responsible for the maintenance of the same.
13. Existing structures have been developed from actual field surveys completed during February, 2005.
14. Existing and proposed structures are based on NAD 1983 Datum.
15. All existing parking areas shall be in accordance with the American with Disabilities Act.
16. Any relocation of existing utilities shall be paid for by the Developer.
17. All apartments and garages shall be built within the lots and outside of the utility easements.
18. All proposed structures and parking lots shall be public and constructed in accordance with the requirements of the City of Grand Island, Nebraska, and shall be located within the public utility easements.
19. The site plan within the limits of the established 100' Year Flood Plain as indicated on FEMA Map No. 31003 0002B. All structures shall be constructed to a minimum elevation of 10.00 feet above the 100 Year Flood Plain.
20. Care will be taken to the removal of existing trees, to remove only those trees required for the proposed development and to replace the same with new trees of similar size and species.
21. The development shall be in accordance with the requirements of the City of Grand Island, Nebraska.

CURVE DATA				
STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1+00.00	N 88.00° E	100.00	100.00	90.00
1+50.00	N 88.00° E	100.00	100.00	90.00
2+00.00	N 88.00° E	100.00	100.00	90.00
2+50.00	N 88.00° E	100.00	100.00	90.00
3+00.00	N 88.00° E	100.00	100.00	90.00
3+50.00	N 88.00° E	100.00	100.00	90.00
4+00.00	N 88.00° E	100.00	100.00	90.00
4+50.00	N 88.00° E	100.00	100.00	90.00
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5+50.00	N 88.00° E	100.00	100.00	90.00
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6+50.00	N 88.00° E	100.00	100.00	90.00
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7+50.00	N 88.00° E	100.00	100.00	90.00
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8+50.00	N 88.00° E	100.00	100.00	90.00
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9+50.00	N 88.00° E	100.00	100.00	90.00
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87+50.00	N 88.00° E	100.00	100.00	90.00
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88+50.00	N 88.00° E	100.00	100.00	90.00
89+00.00	N 88.00° E	100.00	100.00	90.00
89+50.00	N 88.00° E	100.00	100.00	90.00
90+00.00	N 88.00° E	100.00	100.00	90.00
90+50.00	N 88.00° E	100.00	100.00	90.



1. Landscape Contractor is required to provide all trees, shrubs and plants for the period of two years from the date of installation. The Contractor shall be responsible for the maintenance of the plants during this period.
2. Utility locations shown are approximate. Contractor shall verify locations and depths by at least one utility locate before any excavation. The Contractor shall contact DigSafe Nebraska at 1-800-331-5666 to have utilities marked.
3. All landscaping except street trees shall be planted on private property. Street trees along public streets shall be planted between curb and sidewalk on City Right-of-Way.

4	Pine, Austrian	Prunus nigra	1 1/2" cal	B & B	30'	70'
8	Oak, Pin	Quercus palustris	1 1/2" cal	B & B	40'	65'
14	Maple, Red Sunset	Acer rubrum 'Red Sunset'	1 1/2" cal	B & B	30'	35'
70	Arbutus, Trill	T. japonica x T. liliifolia	1 1/2" cal	B & B	12'	50'
17	Cornus, Red Summer	Cornus 'Red Summer'	1 1/2" cal	B & B	18'	20'
18	Whitebark	Quercus canadensis	1 1/2" cal	B & B	12'	50'
76	Baccharis, Redleaf	Baccharis halimifolia	15"-18"	B & B	3'	5'
38	Spiraea, Snowmound	Spiraea japonica 'Snowmound'	15"-18"	B & B	3'	3'
3200 SF	Hardwood Mulch (2" Deep) over Landscape Fabric					



AMENDED PRELIMINARY PLAT
LANDSCAPE PLAN

AUTUMN PARK APARTMENTS
STATE STREET AND EBONY LANE

GRAND ISLAND

Project No. 148301-3
File 148301-3
Date 10/11/08

Scale 1"=20'
Drawn: BN
Checked: BN
Approved:

No. Revisions
Rev. Date

201 North 8th Street
Suite 401
Lincoln, NE 68502
Phone 402-474-1111
Fax 402-474-7878



engineering
no.

November 22, 2005

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located North of State Street, and West of Diers Avenue. (C-04-2006GI)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from RD Residential Development to an amended RD Residential Development for a tract of land located in the SE ¼ NW 1/4 Section 12, Township 11, Range 10. This property is located north of State Street, and West of Diers Avenue, as show on the enclosed map.

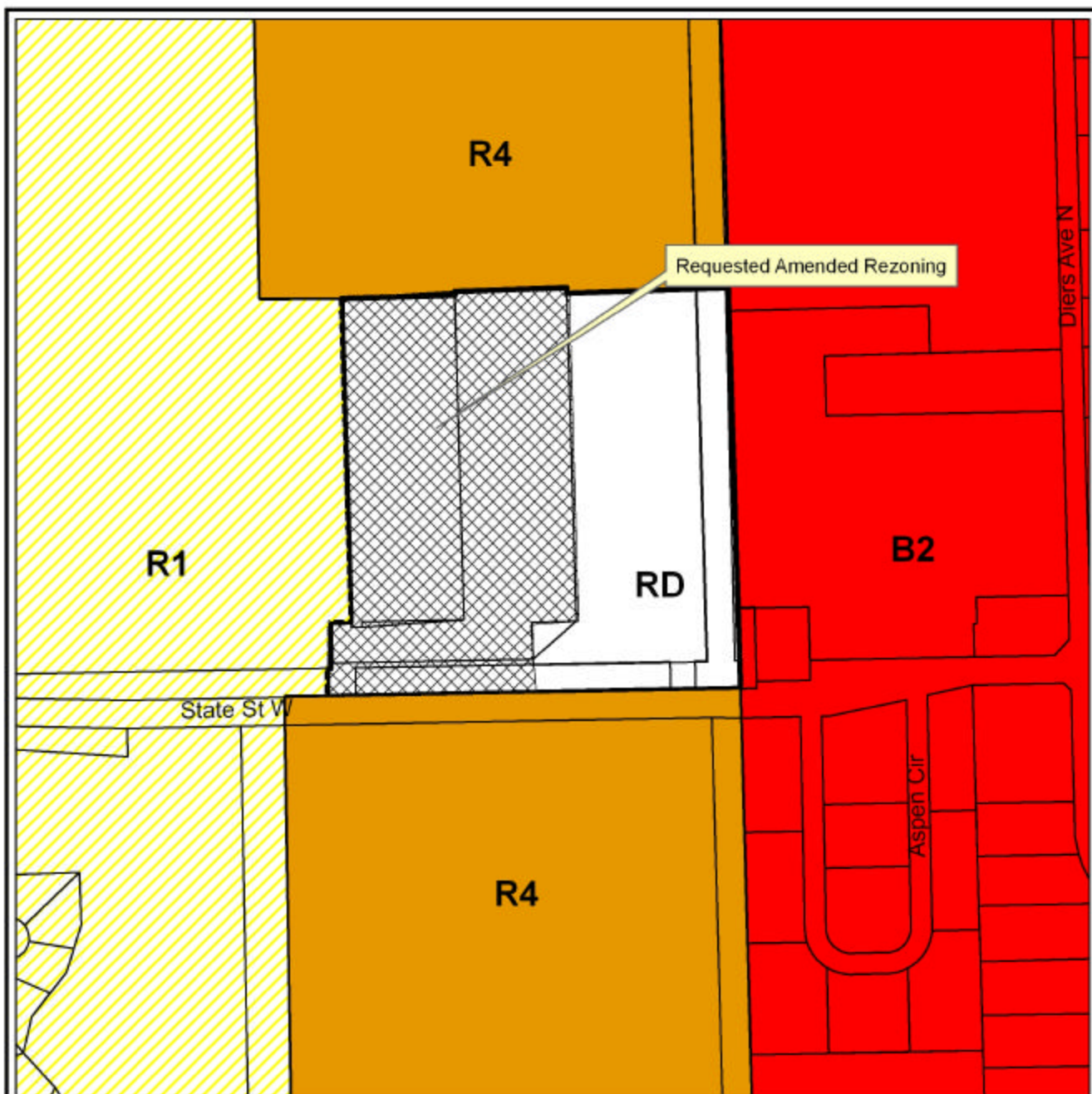
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Ross Engineering

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Requested Zoning

Scale : NONE

C-4-2006GI

 From RD : Residential Development Zone

 To Amended RD : Residential Development Zone



City of Aspen
Planning and Development Department
1000 East Durant Avenue, Suite 100
Aspen, Colorado 81601
Phone: 970.925.5000
Fax: 970.925.5001
www.aspeninfo.org



Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item L1

Preliminary Plat Autumn Park Third

This Preliminary Plat proposes to create 27 lots on a parcel of land in the SE 1/2 NW 1/4 Section 12 Township 11 Range 10, located North of State Street and West of Diers Avenue. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.

Staff Contact: chadn;

November 22, 2005

Dear Members of the Board:

RE: Preliminary Plat – Autumn Park Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Autumn Park Third Subdivision, located North of State Street, and West of Diers Avenue.

This preliminary plat proposes to create 27 lots on a parcel of land in the SE ¼ NW ¼ 12-11-10. This land consists of approximately 15.015 acres.

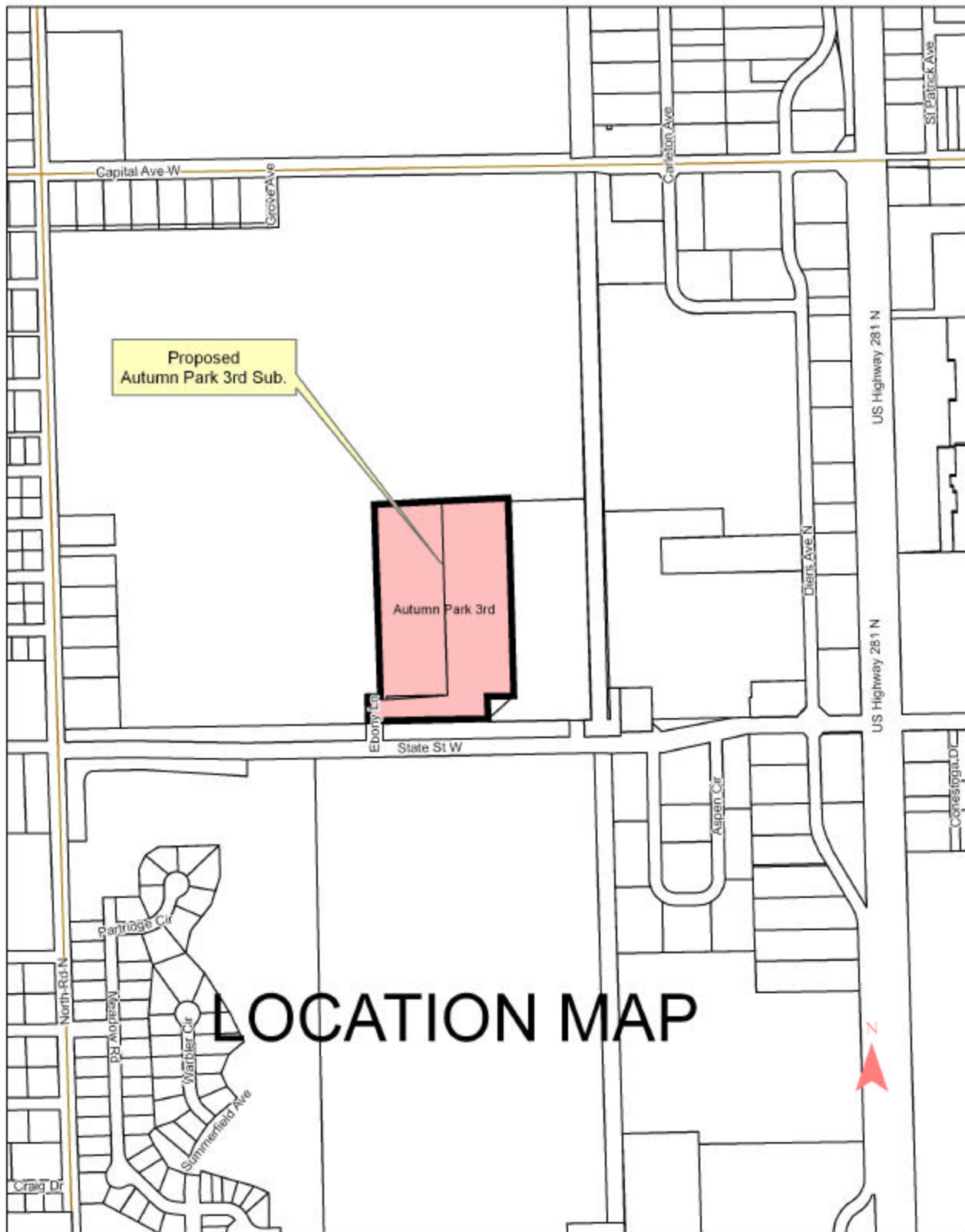
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Attorney
City Clerk
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Ross Engineering, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item M1

Final Plat Autumn Park Third

This Final Plat proposes to create 27 lots on a parcel of land in the SE 1/4 NW 1/4 Section 12 Township 11 Range 10, located North of State Street and West of Diers Avenue. This land consists of approximately 15.015 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.

Staff Contact: chadn;

November 22, 2005

Dear Members of the Board:

RE: Final Plat – Autumn Park Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of Autumn Park Third Subdivision, located North of State Street, and West of Diers Avenue.

This Final plat proposes to create 27 lots on a parcel of land in the SE ¼ NW ¼ 12-11-10. This land consists of approximately 15.015 acres.

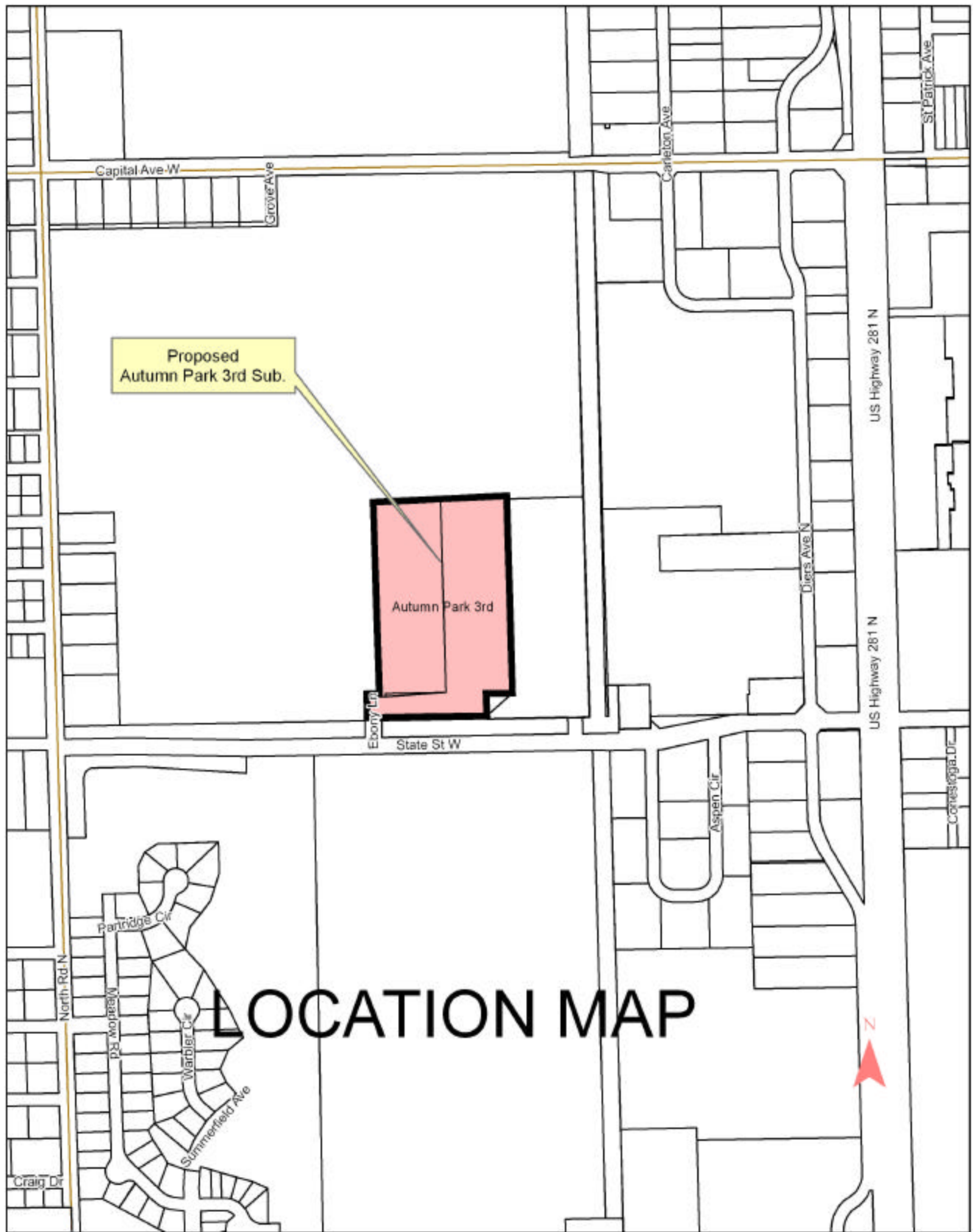
You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Attorney
City Clerk
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Ross Engineering, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item H1

Annexation

This application proposes to annex land located South of Old Potash Hwy and East of Engleman Road into the City Limits of Grand Island. (See full Directors Recommendation)

Staff Contact: chadn;

Agenda Item # 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 22, 2005

SUBJECT: *Annexation of Property located south of Old Potash Highway and east of Engleman Road.*

PROPOSAL: To annex property as shown on the attached annexation plan.

OVERVIEW:

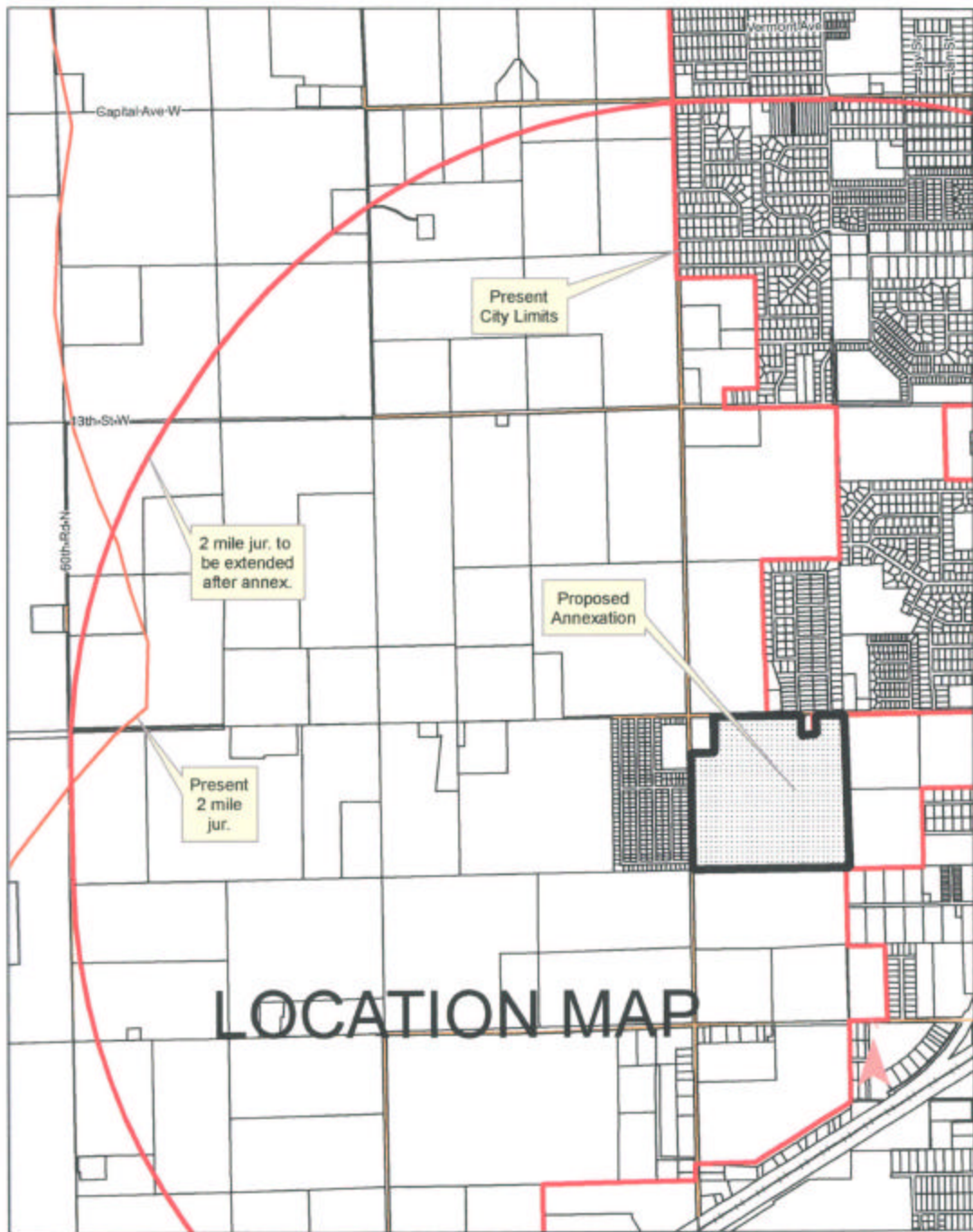
This property is contiguous with the Grand Island City Limits. The owners have requested this annexation.

This property is within the Grand Island Utilities Electrical Service District. This property is within the Cedar Hollow/Northwest School Districts. The annexation of this property **will impact** the two-mile extraterritorial jurisdiction of Grand Island extending it as shown on the map attached. The planning commission will hold a public hearing on an amended zoning map at their next meeting.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex this property as presented.

_____ Chad Nabity AICP, Planning Director



ANNEXATION PLAN –November 2005

November 14, 2005

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

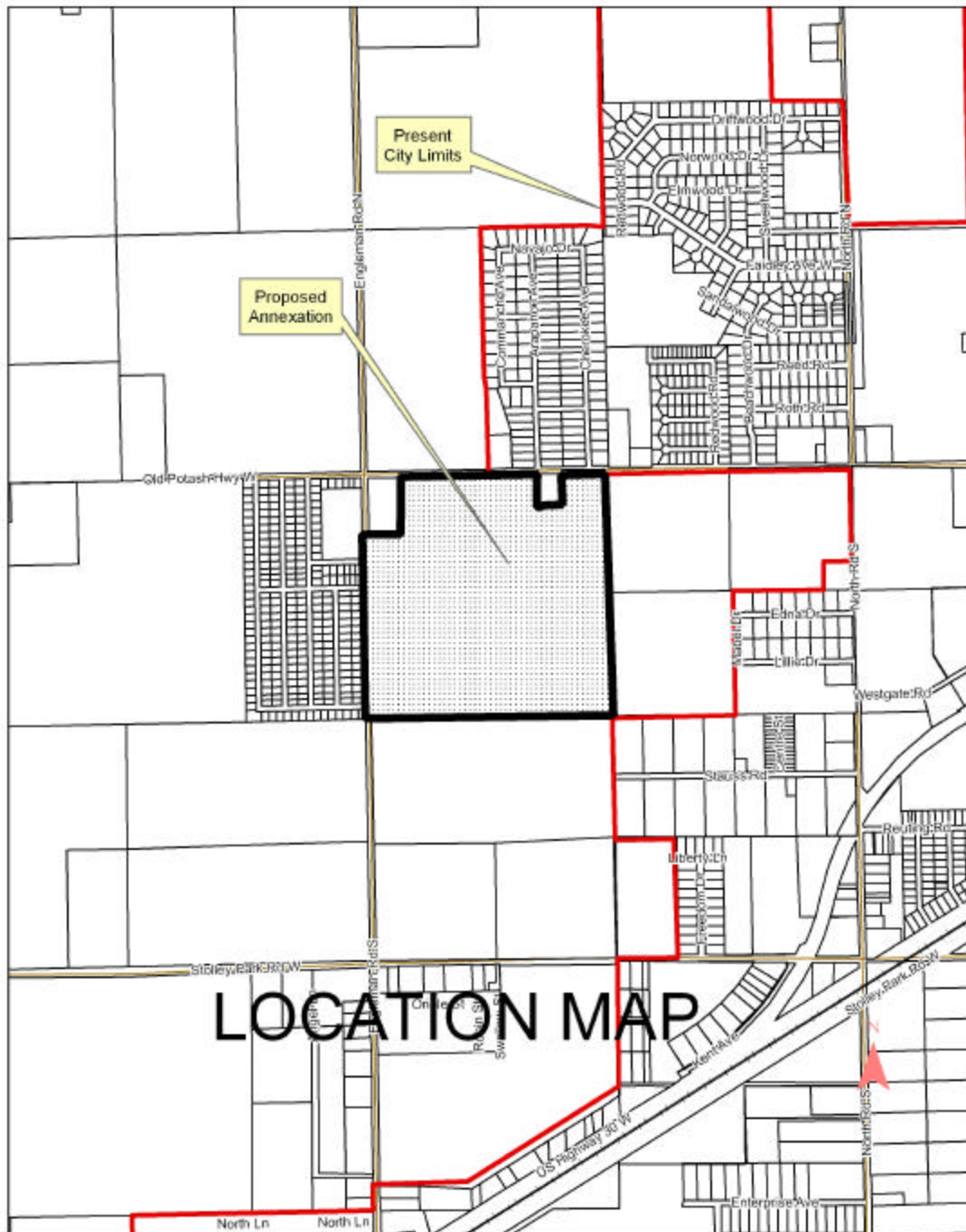
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Glenwood Hargens has requested that the City annex his property in the NW ¼ of 23-11-10. It is anticipated that this property will develop for residential purposes in the near future. The proposed developer, Copper Creek Estates LLC, has also submitted a request for annexation of this property.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



General Description of the Property

This property is located in the western part of the community. It is south of Old Potash Highway and west of Engleman Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. The property is currently being farmed. There are no structures on the property. The proximity to the existing city limits and municipal infrastructure makes this property suburban in character and ready for development.

INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #4 located on State Street east of North Road.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated. The developers are proposing to extend the sewer line along the south side of Old Potash Highway from North Road.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Portions of Old Potash Highway are already maintained by the City of Grand Island

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations
Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of Capital Avenue Properties Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$235,839	\$235,839
City sales tax now applicable	none	1.5%
Assume \$235,839 Value		
2004 City property taxes	0	0.250001/\$589.60.
Community Redevelopment Authority	0	0.024287/\$57.28
Rural fire services	0.06034/\$142.31	0/\$0
Fire Bond	0.014679/\$34.62	0.014679/\$34.62*
Cedar Hollow to GIPS	1.120223/\$2641.92	1.075781/\$2537.11
CH Bond	0.076716/\$180.93	0.076716/\$180.93*
NW Bond	0.067911/\$160.16	0.067911/\$160.16*

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy	1.880403/\$4434.72	2.041857/\$4834.48
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Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off

November 22, 2005

Dear Members of the Board:

RE: Annexation – for a tract of land located in the NW ¼ 23-11-10 into the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted an application to annex a parcel of land located in part of the NW ¼ 23-11-10 South of Old Potash Highway and East of Engleman Road into the City of Grand Island. Upon acceptance of this application by ordinance the Corporate Limits of the City will be changed to include this property.

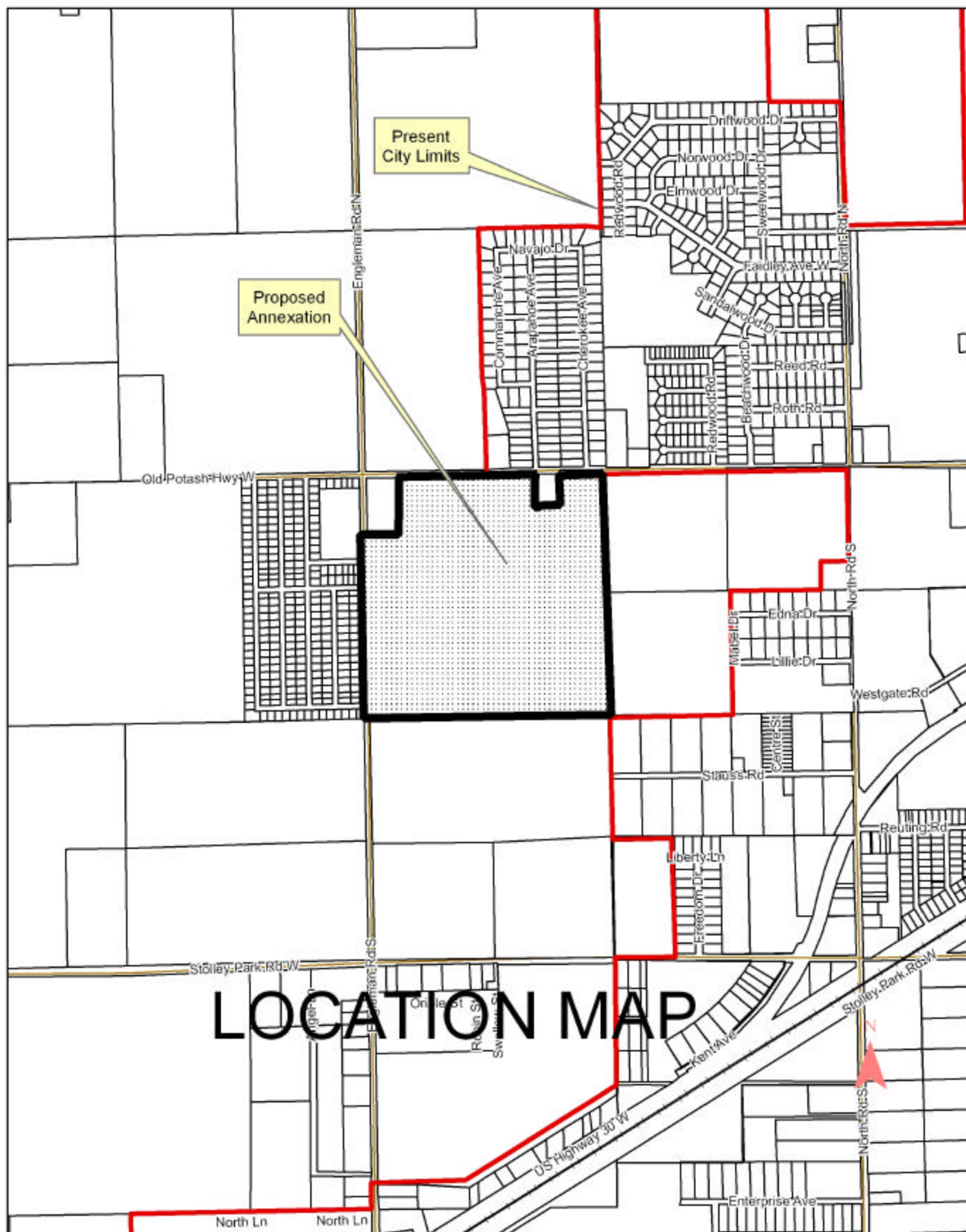
You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Attorney
 City Clerk
 Director of Public Works
 Director of Utilities
 Director of Building Inspections
 Manager of Postal Operations

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item M2

Final Plat C.A. Unger Subdivision

This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the SE 1/4 Section 24 Township 09 Range 10, located North of Rainforth Road and West of US Highway 281. This land consists of approximately 5.836 acres. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.

Staff Contact: chadn;

November 22, 2005

Dear Members of the Board:

RE: Final Plat – C. A. Unger Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of C. A. Unger Subdivision, located North of Rainforth Road, and West of US Highway 281.

This Final plat proposes to create 1 lot on a parcel of land in the SE ¼ 24-09-10. This land consists of approximately 5.836 acres.

You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
Board of Supervisors
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

