



Hall County Regional Planning Commission

Wednesday, January 04, 2006
Regular Meeting

Item .A1

Summary Page

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 4, 2006**

4. **Public Hearing** - Concerning change of zoning for Centura Hills East Subdivision from TA Transitional Agricultural to R9 Residential. (See full recommendation)

5. **Preliminary Plat** - Cooper Creek Estates located South of Old Potash Hwy and East of Engleman Road. (560 lots) The developers are proposing to build a subdivision with most of the lots between 6300 and 7500 square feet. This type of lot has not been developed in Grand Island for many years. Most subdivisions in the last six years have developed lots between 10,000 and 15,000 square feet. This subdivision will have 37' concrete curb and gutter streets and will be connected to City sewer and water. As part of this subdivision the developers are proposing to includes some small owners association maintained parks, a club house and recreation center, and a parking area for recreational vehicles and boats so these items will not have to be stored on each lot. It is recommended the Planning Commission **approve** and recommend the City Council **approve** this preliminary plat with final platting of the property contingent on an application to rezone the majority of the property to R2-Low Density Residential. (See full recommendation)

CONSENT AGENDA

6. **Final Plat** - Alda South Subdivision located on the corner of Alda Road and Schultz Road. This subdivision proposes to create 2 lots on a parcel of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 19-10-10. This property was split from the main tract by the State of Nebraska when the curve on Alda Road was redone. These parcels already exist but cannot be build upon without subdivision and are too small to be farmed. The subdivider is seeking a waiver from the County Subdivision regulations to approve these two lots from the same 80 acre tract. Such a waiver would be in order for the reasons stated above and is consistent with other waivers granted in similar circumstances.

7. **Final Plat** - WB Subdivision located North of White Cloud Road and West of Webb Road. This subdivision proposes to created 1 lot on a parcel of land in the S $\frac{1}{4}$ Fractional Section 19 and SW $\frac{1}{4}$ 20-12-09. This is a one time split from 80 acres.

8. **Final Plat** - Wylie Subdivision located North of Airport Road and West of 150th Road. This subdivision proposes to create 1 lot on a parcel of land in the NE ¼ SE ¼ 35-12-12. This splits an existing farmstead from a tract of more than 20 acres.
9. **Final Plat** - Wilkinson Third Subdivision located South of Holling Road and East of Nebraska Hwy 11. This subdivision proposes to replat lot 1 Wilkinson Second Subdivision and part NW ¼ 32-10-11. This replats Wilkinson Second Subdivision with additional property from the surrounding section.

It is recommended the Planning Commission Approve the consent agenda items as presented.