



# Hall County Regional Planning Commission

**Wednesday, January 04, 2006**

## **Regular Meeting Packet**

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### **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Karla Collinson**

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**6:00:00 PM**

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

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, 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 150<sup>th</sup> Road. This subdivision proposes to create 1 lot on a parcel of land in the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  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  $\frac{1}{4}$  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.**



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# Hall County Regional Planning Commission

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## Item G1

### Rezoning

*This application proposes to amend the Cairo zoning map for property located in the S 1/2 NE 1/4 & N 1/2 SE 1/4 18-12-11. This application will change the zoning from TA to R9. (See full Directors Recommendation)*

Staff Contact:

**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

December 16, 2005

**SUBJECT:** *Zoning Change (C-06-2006C)*

**PROPOSAL:** To rezone a parcel of ground east of Centura Hills Golf Course and Hillside Drive and west of 130<sup>th</sup> Road from **TA** Transitional Agriculture to **R9** Single Family Residential District. The South Half of the Northeast Quarter (S ½ NE ¼ ) and the North Half of the Southeast Quarter (N ½ SE ¼ )

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**TA** Transitional Agriculture

*Permitted and conditional uses:*

**TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

Single Family Residential/Parks and Recreation

*Existing land uses.*

Farm Ground

**Adjacent Properties Analysis**

*Current zoning designations:*

**North, South and East:** TA – Transitional Agriculture

**West** R9 – Single Family Residential and TA - Transitional Agriculture

*Permitted and conditional uses:*

**TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **R9** Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses.

*Comprehensive Plan Designation:*

**North:** Agricultural

**East:** Agricultural

**West:** Single Family Residential

**South:** Parks and Recreation and Single Family Residential

*Existing land uses:*

**North:** Farm Ground

**East:** Farm Ground

**West:** Golf Course/Residential

**South:** Farm Ground

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for single family development and recreational uses.
- *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.
- *Will allow the completion of Hillside Drive:* This development will connect Hillside Drive between Highway 11 and 130<sup>th</sup> Road.
- *Additional Residential Development:* This development will provide additional residential opportunities in the Village of Cairo.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### Negative Implications:

- *None Foreseen.*

### Other

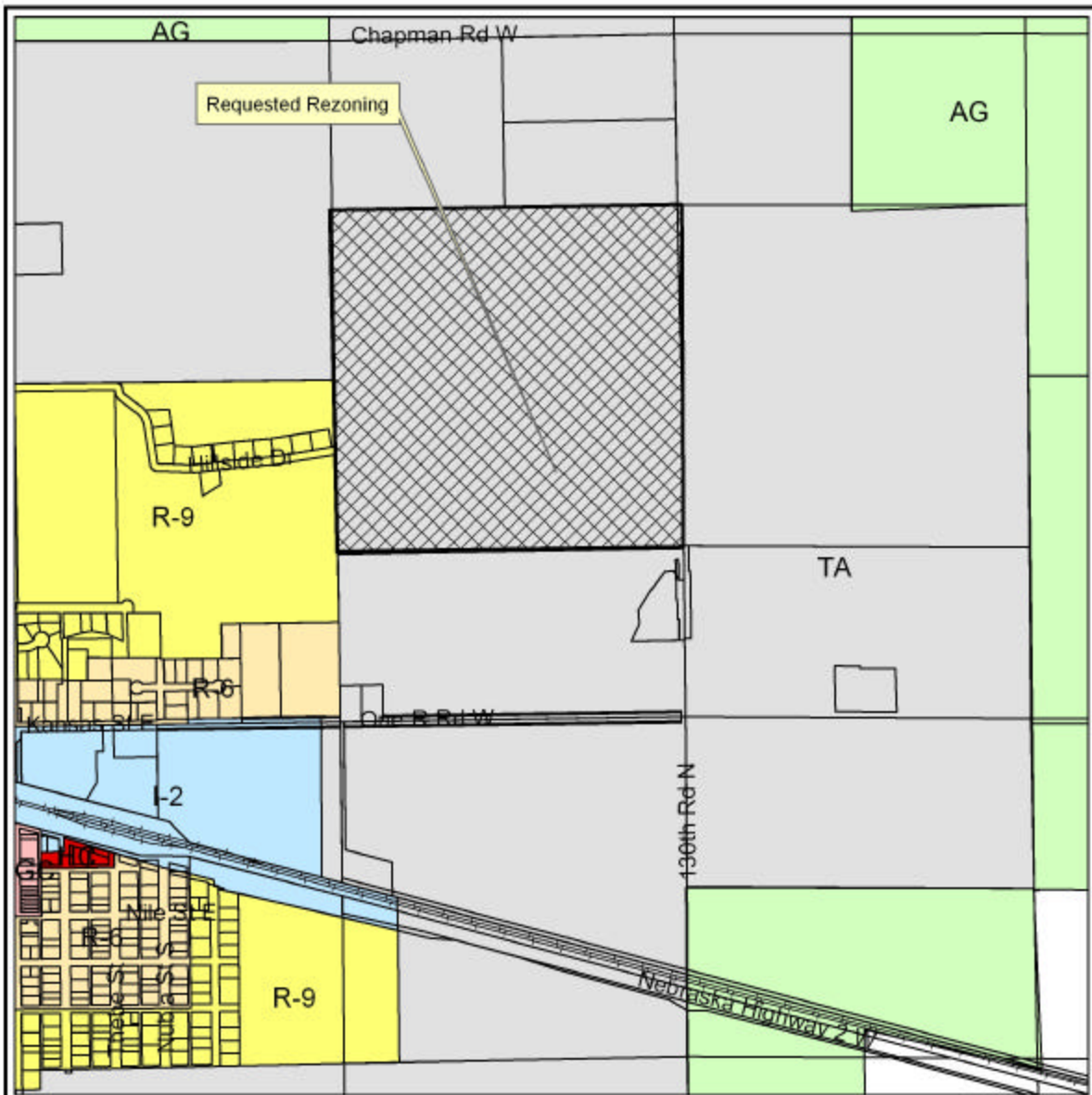
The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. It is expected that a final plat will be submitted in the near future for the first phase of the project. This property has been annexed into the Cairo Village limits.

### RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **TA** Transitional Agriculture to **R9** Single Family Residential along with the Preliminary and Final Plats for Ewoldt Subdivision.

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





# Requested Zoning

- From TA: Transitional Agricultural Zone
- To R-9: Single Family Residential Zone

Scale : NONE  
C-6-2006C





# Hall County Regional Planning Commission

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## Item L1

### Preliminary Plat Copper Creek Estates

*This Preliminary Plat proposes to create 560 lots on a currently unplatted parcel of land in the NW 1/4 Section 23 Township 11 Range 10. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.*

Staff Contact:

December 20, 2005

Dear Members of the Board:

**RE: Preliminary Plat – Copper Creek Estates**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Copper Creek Estates, located South of Old Potash Highway and West of Engleman Road.

This preliminary plat proposes to create 560 lots and 3 outlots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 150.56 acres.

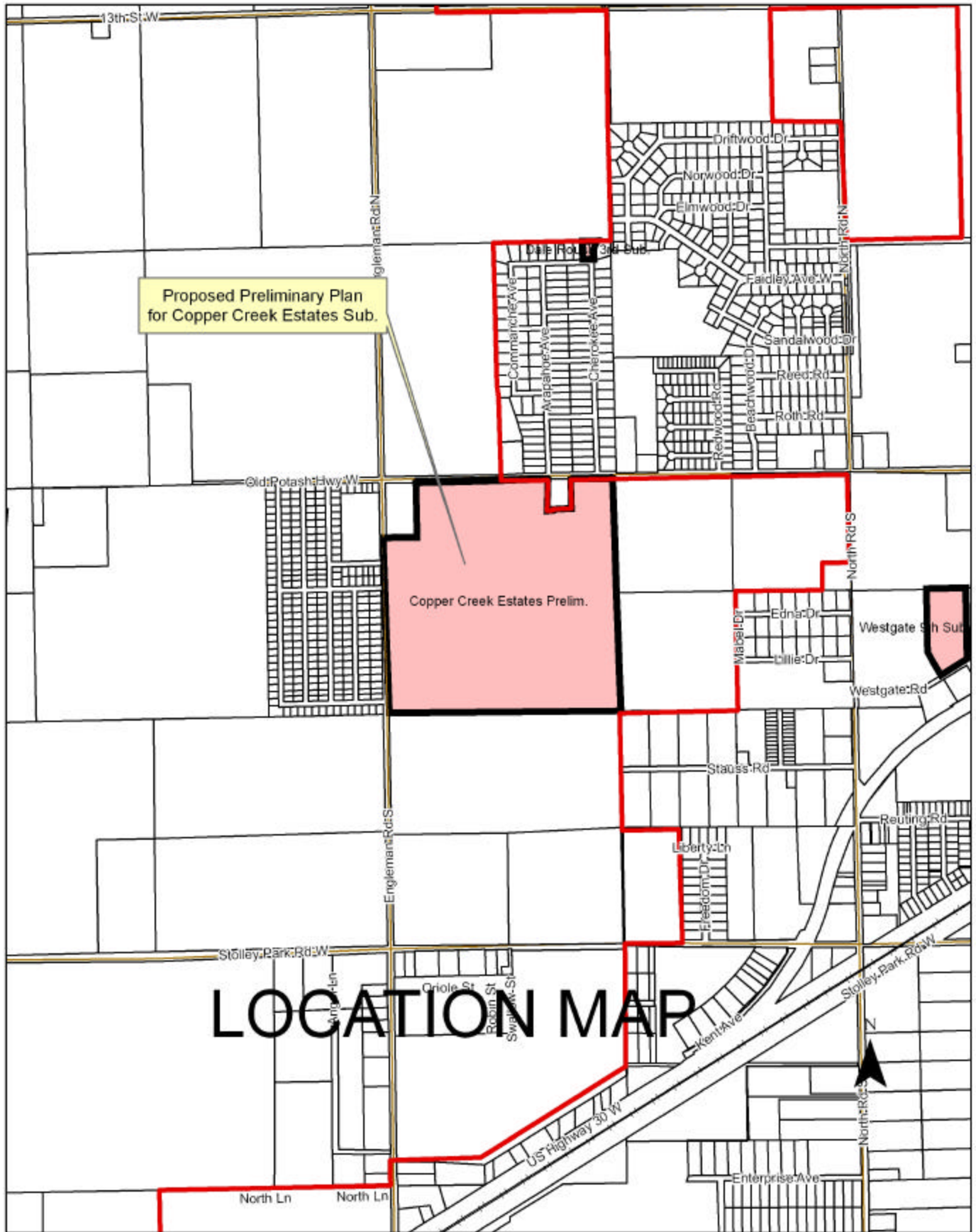
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on January 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
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.





# Hall County Regional Planning Commission

Wednesday, January 04, 2006  
Regular Meeting

## Item M1

### Final Plat Alda South Subdivision

*This Final Plat proposes to create 2 lots on a currently unplatted parcel of land in the SE 1/4 SE 1/4 Section 19 Township 10 Range 10. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact:

December 20, 2005

Dear Members of the Board:

**RE: Final Plat – Alda South Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of Alda South Subdivision, located on the corner of Alda Road and Schultz Road

This Final plat proposes to 2 lots on a parcel of land in the SE ¼ SE ¼ 19-10-10. This land consists of approximately 6.042 acres. This property was split from the main tract by the State of Nebraska when the curve on the Alda Road was redone. This property is at the southeast side of the curve and split by Schultz Road. These parcels already exist but cannot be built upon without subdivision and are too small to be farmed.

You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 6:00 p.m. on January 4, 2006 in the Council Chambers located in Grand Island's City Hall.

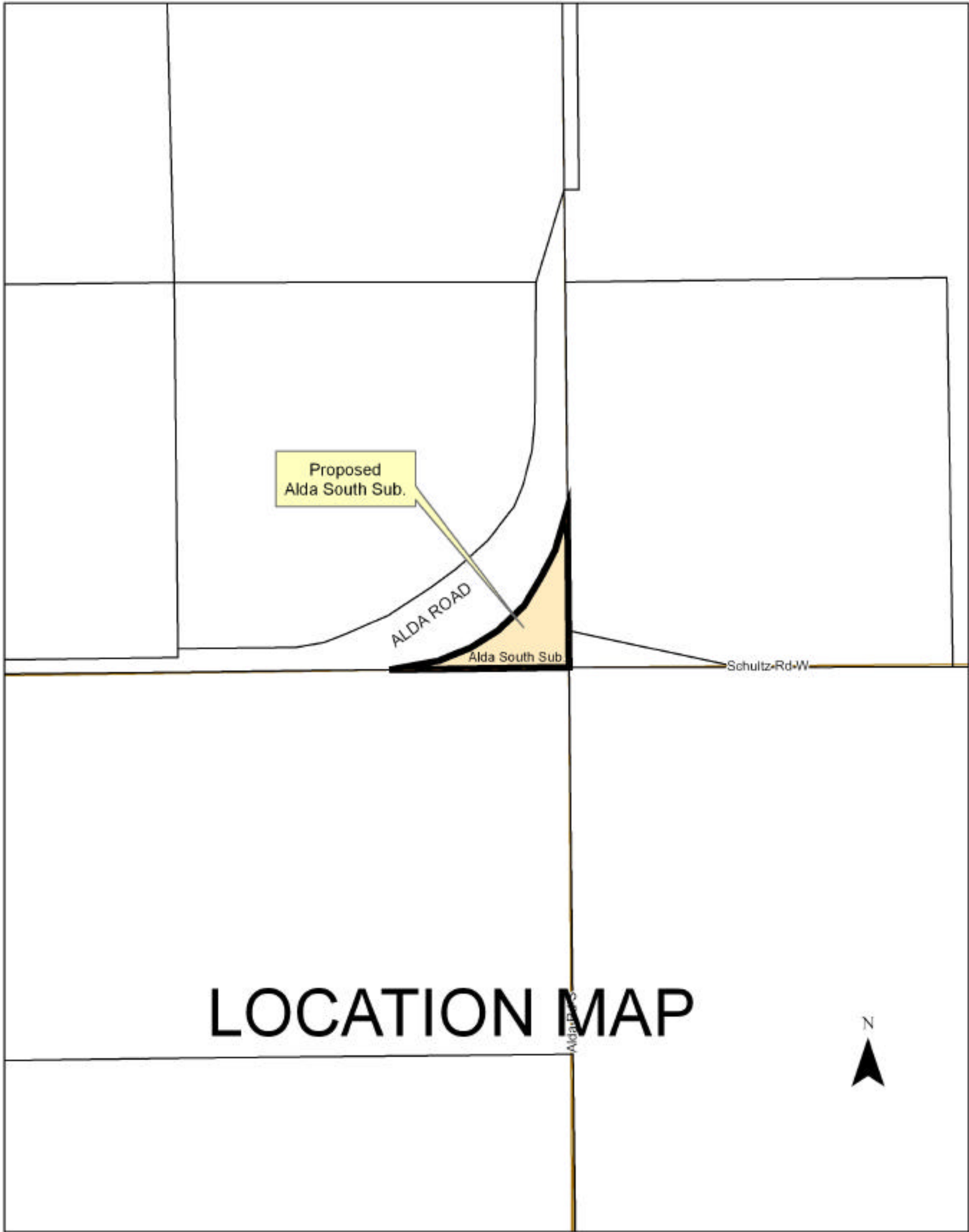
Sincerely,

Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
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.









# Hall County Regional Planning Commission

Wednesday, January 04, 2006  
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## Item M2

### Final Plat WB Subdivision

*This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the S 1/2 Fraction Section 19 and SW 1/4 Section 20 Township 12 Range 09. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact:

December 20, 2005

Dear Members of the Board:

**RE: Final Plat – WB Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of WB Subdivision, located North of White Cloud Road, and West of Webb Road.

This Final plat proposes to 1 lot on a parcel of land in the S ½ Fractional Section 19 and SW ¼ 20-12-09. This land consists of approximately 4.050 acres. This is a one time split from an 80 acre tract.

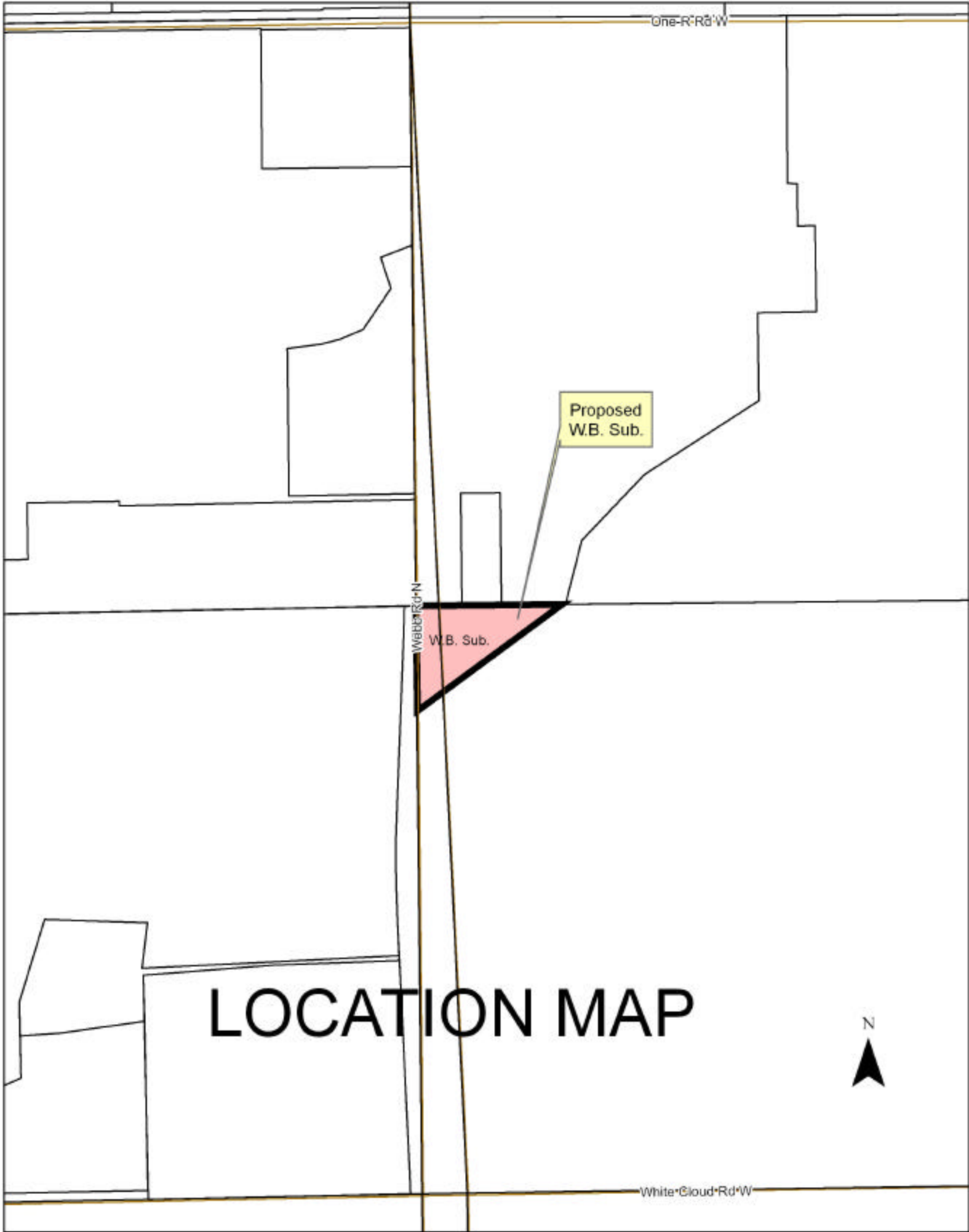
You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 6:00 p.m. on January 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
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.



One Rd

Proposed  
W.B. Sub.

Webb Rd

W.B. Sub.

# LOCATION MAP



White Cloud Rd



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# Hall County Regional Planning Commission

Wednesday, January 04, 2006  
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## Item M3

### Final Plat Wylie Subdivision

*This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the NE 1/4 SE 1/4 Section 35 Township 12 Range 12. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact:

December 20, 2005

Dear Members of the Board:

**RE: Final Plat – Wylie Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of Wylie Subdivision, located North of Airport Road, and West of 150<sup>th</sup> Road.

This Final plat proposes to 1 lot on a parcel of land in the NE ¼ SE ¼ 35-12-12. This land consists of approximately 5.36 acres. This splits an existing farmstead from a tract of more than 20 acres.

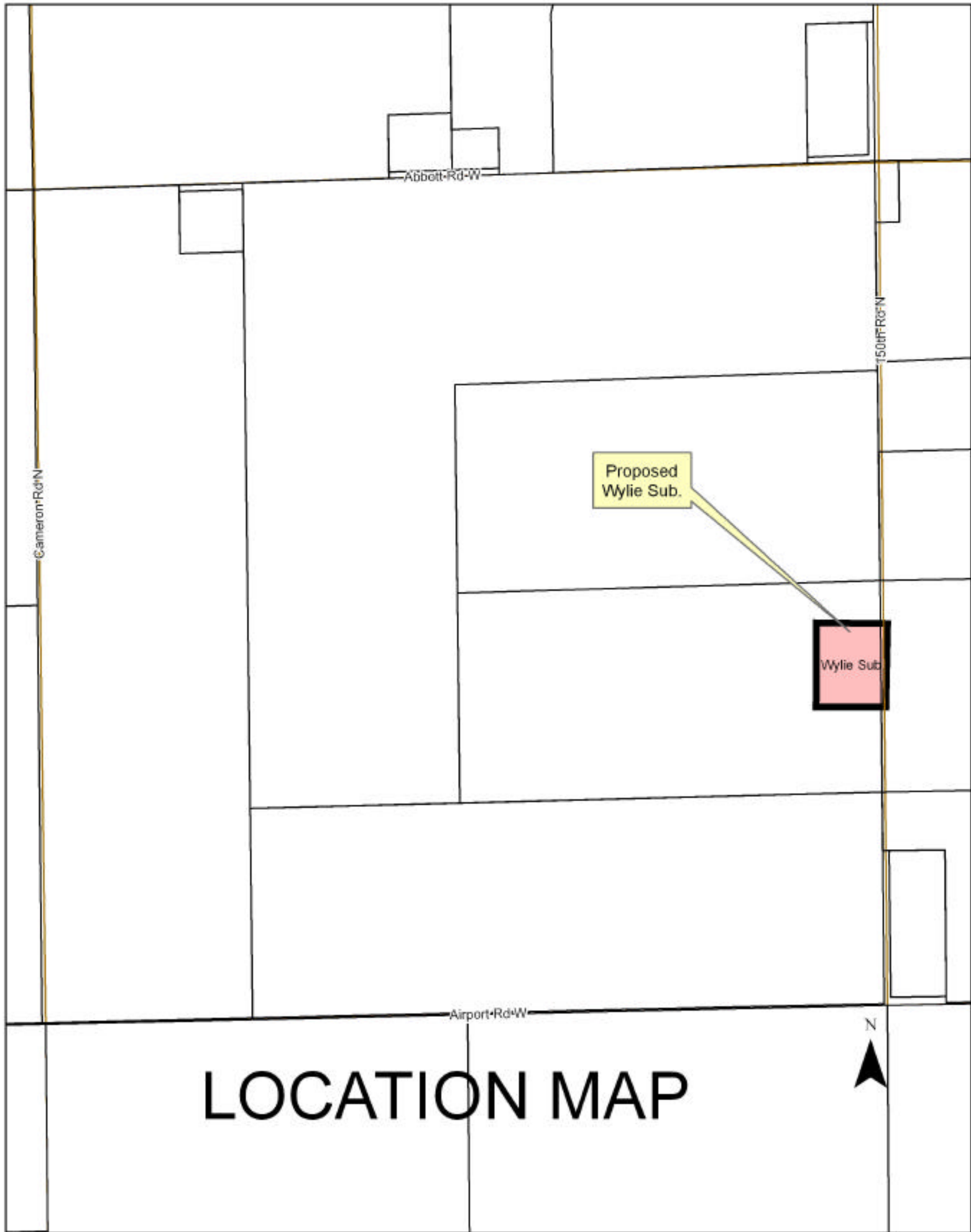
You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 6:00 p.m. on January 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: County Clerk  
County Attorney  
Director of Public Works  
Director of Building Inspections  
Manager of Postal Operations  
Tagge 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, January 04, 2006  
Regular Meeting

## Item M4

### Final Plat Wilkinson Third Subdivision

*This Final Plat proposes to create 1 lot on a parcel of land consisting of lot 1 Wilkinson Second Subdivision and part of NW 1/4 Section 32 Township 10 Range 11. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact:

December 20, 2005

Dear Members of the Board:

**RE: Final Plat – Wilkinson Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a Final plat of Wilkinson Third Subdivision, located South of Holling Road and East of Nebraska Hwy 11.

This Final plat proposes to 1 lot on a parcel of lot 1 Wilkinson Second Subdivision and part NW ¼ 32-10-11. This land consists of approximately 5.699 acres. This replats Wilkinson Second Subdivision with additional property from the surrounding section.

You are hereby notified that the Regional Planning Commission will consider this Final plat at the next meeting that will be held at 6:00 p.m. on January 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: County Clerk  
County Attorney  
Director of Public Works  
Director of Building Inspections  
Manager of Postal Operations  
Benjamin & Associates

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



