



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item .A1

Summary Page

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
February 1, 2006**

- 4. Public Hearing** – Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #5 for Ann’s Pet Salon to be located at 1303 Geddes Street. (See full recommendation)
- 5. Public Hearing** - Concerning annexation of land proposed for platting as Ewoldt Addition into the Grand Island City Limits. (See full recommendation)
- 6. Public Hearing** - Concerning a Change of Zoning for land proposed for platting as Ewoldt Addition from AG Agricultural to CD Commercial Development. (See full recommendation)
- 7. Preliminary Plat** - Ewoldt Addition located South of Husker Highway and West of Highway 281. (See full recommendation on rezoning)
- 8. Final Plat** - Ewoldt Addition located South of Husker Highway and West of Highway 281. (See full recommendation on rezoning)
- 9. Public Hearing** - Adoption of the Grand Island 1 & 6 Year Street Improvement Plan (C-7-2006GI) (Hearing, Discussion, Action)
- 10. Public Hearing** - Change of Zoning for land proposed for platting as Copper Creek Addition from TA Transitional Agricultural to R2 Low Density Residential. (See full recommendation)
- 11. Final Plat** - Copper Creek Subdivision located South of Old Potash Hwy and East of Engleman Road. This plat is the first phase of the Copper Creek Estates development. They are proposing 97 lots. This plat conforms to the approved preliminary plat. Engineers for the developer have submitted a drainage study that shows no increase in flow from the development of the north side of this property. Provided a recommendation in favor of the rezoning it would be appropriate to recommend approval of this subdivision.
- 12. Public Hearing** - Concerning changes to Chapter 33 Grand Island City Code in reference to the definition of street. (See full recommendation)
- 13. Preliminary Plat** - Larue Subdivision located South of 13th Street and west of Hwy 281 and the Moore’s Creek Drainway. This preliminary plat is proposing 202 lots and 2 outlots. The outlots will provide space for a private street built to city standards if approved. This property is zoned R4-High Density Residential. This would permit up to 43 units per acre or about 2,400 units.

This development is proposing 202 units or about 3.6 units per acre. This is expected to be a combination of townhouse and detached single family dwellings.

- 14. Public Hearing** - Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (See full recommendation)
- 15. Public Hearing** - Concerning annexation of land proposed for platting as Cargill Subdivision into the Wood River City Limits. (See full recommendation)
- 16. Public Hearing** - Concerning changes to the Wood River Zoning Ordinance in reference adding Ethanol Plants and Accessory Uses to section 5.14.02 I2 Heavy Industrial District Permitted Uses. (See full recommendation)
- 17. Public Hearing** – Concerning an amendment to the Wood River Comprehensive Plan and Future Landuse Map for land located South of Hwy 30 between 140th Rd and 150th Rd from Agricultural to Heavy Industrial. (See full recommendation)
- 18. Public Hearing** - Concerning Change of Zoning for land located South of Hwy 30 between 140th Rd and 150th Rd from AG Agricultural and TA Transitional Agricultural to I2 Heavy Industrial. (See full recommendation)
- 19. Final Plat** - Cargill Subdivision located South of Hwy 30 Between 140th Rd and 150th Rd. (See full recommendation)

CONSENT AGENDA

- 20. Final Plat** - Alberts Subdivision located South of Lepin Rd and East of McGuire Rd, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land in the NW ¼ 22-09-12.
- 21. Final Plat** - Logan's Subdivision located north of Schimmer Dr and west of Stuhr Rd. This subdivision proposes to create 1 lot on a parcel of land in the SE ¼ 34-11-09.

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