



# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F3

### Change to Chapter 33 City Code

*Change to Chapter 33 of the Grand Island City Code in reference to the definition of Street.*

Staff Contact: Chad Nabity

## Agenda Item #12

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2006

### SUBJECT:

*Concerning amendments to the Subdivision Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the Definition of Street, §33-01 (Street) (C-10-2006GI)*

### PROPOSAL:

The City of Grand Island adopted new subdivision regulations in July 2004. The changes proposed here were requested by Housing Plus LLC, P.O. Box 194 Grand Island, NE 68802. All areas with changes are highlighted. Additions are *italicized and underlined* and deletions are in ~~strike out~~.

Street shall include public streets, highways, avenues, boulevards, parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements and right-of-way. Where explicitly authorized by the City Council, private streets may be authorized ~~as part of planned developments~~ with the subdivision agreement.

### OVERVIEW:

The current Grand Island regulations only allow for the provision of private streets in Planned Unit Developments (the CD-Commercial Development and RD-Residential Development zones). The developers of LaRue Subdivision are requesting a change to the regulations that would allow the development of private streets by council approval with the subdivision agreement. Council would, as always, have full control over the standards to which such streets could be built.

In this specific case, the request is being made so that federal funds from low income housing tax credits can be used to pay for the street. These funds can be used to fund private streets necessary for the development but they cannot be used to fund public streets. The developers are proposing to build the streets to the standard 37 foot width required by the City and to submit plans for approval similar to what would be done for a public street. After the expiration of the tax credits (15 years), these streets would become public streets.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Subdivision Ordinance as requested.

\_\_\_\_\_ Chad Nability AICP, Planning Director