



# Hall County Regional Planning Commission

**Wednesday, February 01, 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**

## **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, 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 13<sup>th</sup> 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 140<sup>th</sup> Rd and 150<sup>th</sup> Rd from Agricultural to Heavy Industrial. (See full recommendation)
- 18. Public Hearing** - Concerning Change of Zoning for land located South of Hwy 30 between 140<sup>th</sup> Rd and 150<sup>th</sup> 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 140<sup>th</sup> Rd and 150<sup>th</sup> 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.**



# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F1

### **Amendment to Redevelopment Plan**

*Concerning an amendment to Redevelopment Plan for Blight & Substandard Area #5 for  
Ann's Pet Salon to be located at 1303 Geddes Street.*

Staff Contact: Chad Nabity

## **Agenda Item #4**

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

January 23, 2006

**SUBJECT:** *Redevelopment plan for property located in Blight and Substandard Area #5 at 1303 Geddes Street in Grand Island. (C-5-2005-GI)*

**PROPOSAL:** To redevelop a lot at this location for commercial purposes. The applicant will run a pet daycare/kennel/grooming salon (Island Pet Resort) at this location. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

### **OVERVIEW:**

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned M2 Heavy Manufacturing and the proposed uses are allowed in this district. Commercial kennel operations are only allowed in the M2 Zone.

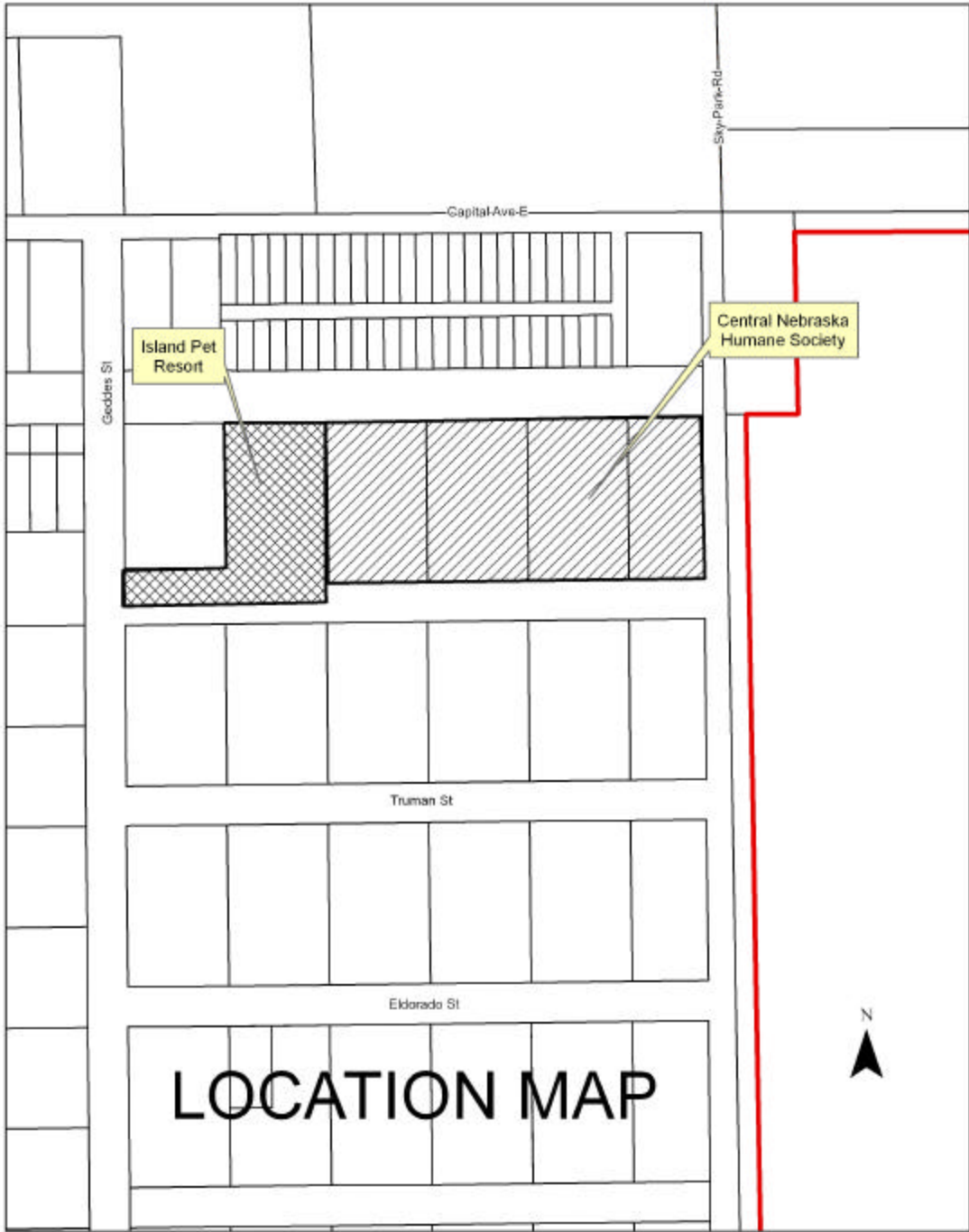
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for manufacturing uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed retail use at this location **is** supported by the plan.

### **RECOMMENDATION:**

That the Regional Planning Commission recommend that City Council **approval** of the redevelopment plan as submitted.

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







COMMUNITY REDEVELOPMENT AUTHORITY

MEMO TO: Chad Nabity, Regional Planning Director

FROM: Chad Nabity AICP, CRA Director

RE: Amendment to Redevelopment Plan for Blight and  
Substandard Area #5

DATE: January 11, 2006

At their meeting of January 11, 2006, the Community Redevelopment Authority approved a motion to provide for an amendment to the Redevelopment Plan for Blight and Substandard Area #5, approving a redevelopment contract and giving notice of intent to enter into a redevelopment contract.

Ann Bruns, owner of Ann's Pet Salon (Island Pet Resort), 1303 Geddes Street, submitted an application for tax increment financing for the construction of a building to house an expanded dog grooming business, pet daycare and kennel operation. The expected improvements to the property will be more than \$436,000.

Chapter 18-2112 refers specifically to the role of the Planning Commission and the parameters regarding submittal of comments and/or recommendations. The Statutes read, in part, "The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval".

We would respectfully request this issue be placed before the Regional Planning Commission at their February 2006 meeting.

Thank you.



# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item H1

### Annexation of Ewoldt Addition

*This application proposes to annex land proposed for platting as Ewoldt Addition into the City Limits of Grand Island. This land is located South of Hwy 34 and West of Hwy 281.*

Staff Contact: Chad Nabity

**Agenda Item # 5**

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

November 22, 2005

**SUBJECT:** *Annexation of Property located south of Husker Highway and west of U.S. Highway 281*

**PROPOSAL:** To annex the property shown in the attached annexation plan.

**OVERVIEW:**

This property is contiguous with the Grand Island City Limits. The owners have requested this annexation by proposing to plat this property as an addition to the City.

This property is substantially within the Grand Island Utilities Electrical Service District. Sewer and water are available to this property. This property is within the Cedar Hollow/Northwest School Districts. This annexation will not impact the two-mile extraterritorial jurisdiction of Grand Island.

**RECOMMENDATION:**

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

\_\_\_\_\_ Chad Naby 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

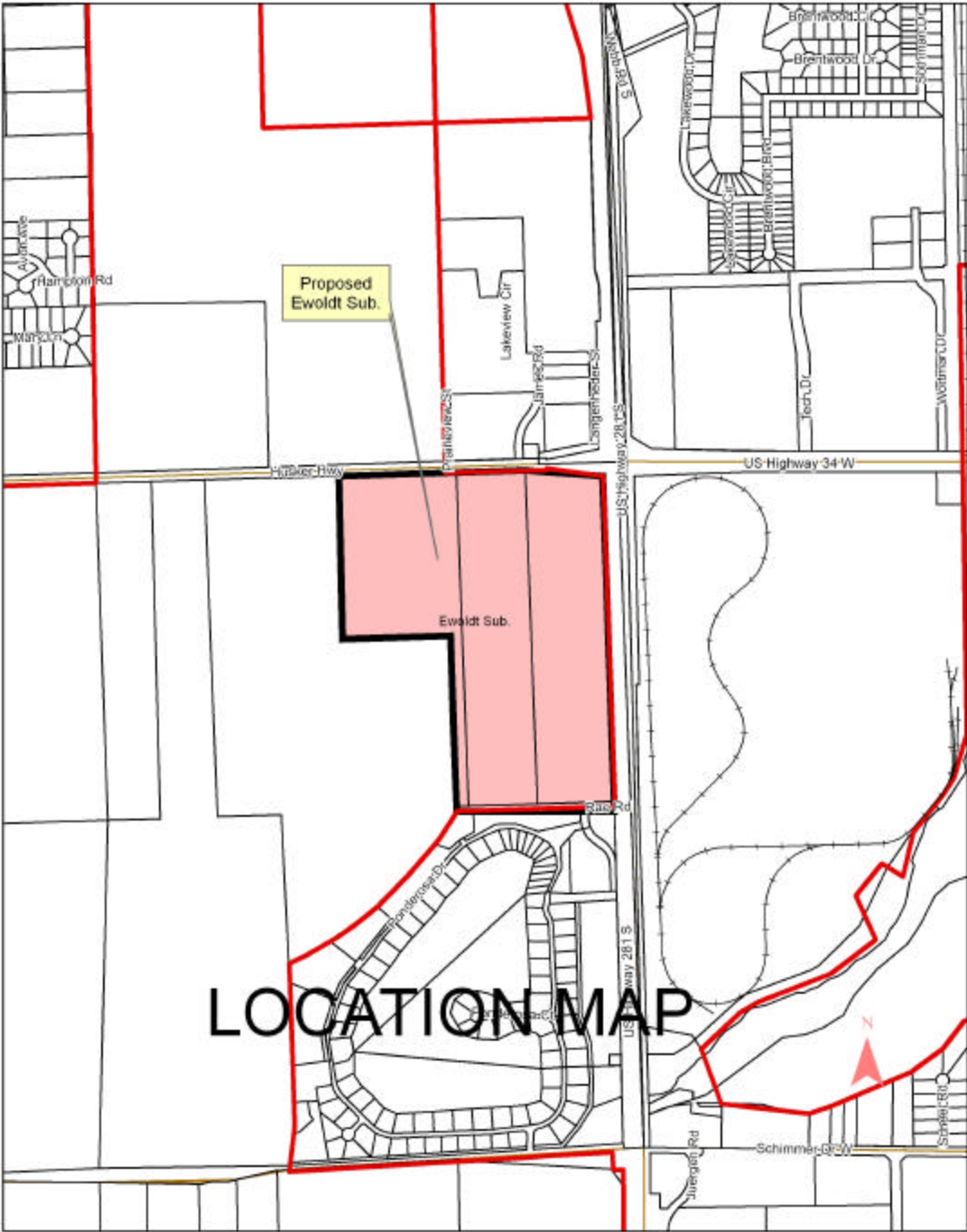
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Husker Retail LLC has submitted a plat for the Ewoldt Addition to the City of Grand Island for approval. This plat is concerned with property in the NE ¼ of 36-11-10. They are platting this property with the intent of developing it for commercial purposes. Submission of a final plat as an addition to the City is done when the developer wishes the City to annex the 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 Husker Highway and west of U.S. Highway 281. 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 habitable 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 #3 located on Webb Road south of Stolley Park 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. Sewer is adjacent to the property and the property owner will be responsible for extending lines with development.

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 Husker 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 easterly 80 acres is in the Grand Island Utilities Service territory and the west 20 acres is in the Southern Public Power District territory and will be brought into the Grand Island Utilities territory with this annexation. 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. Water lines are available and the developer will be responsible for the extending water lines to serve the development.

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.

<b>Summary of Impacts</b>	
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

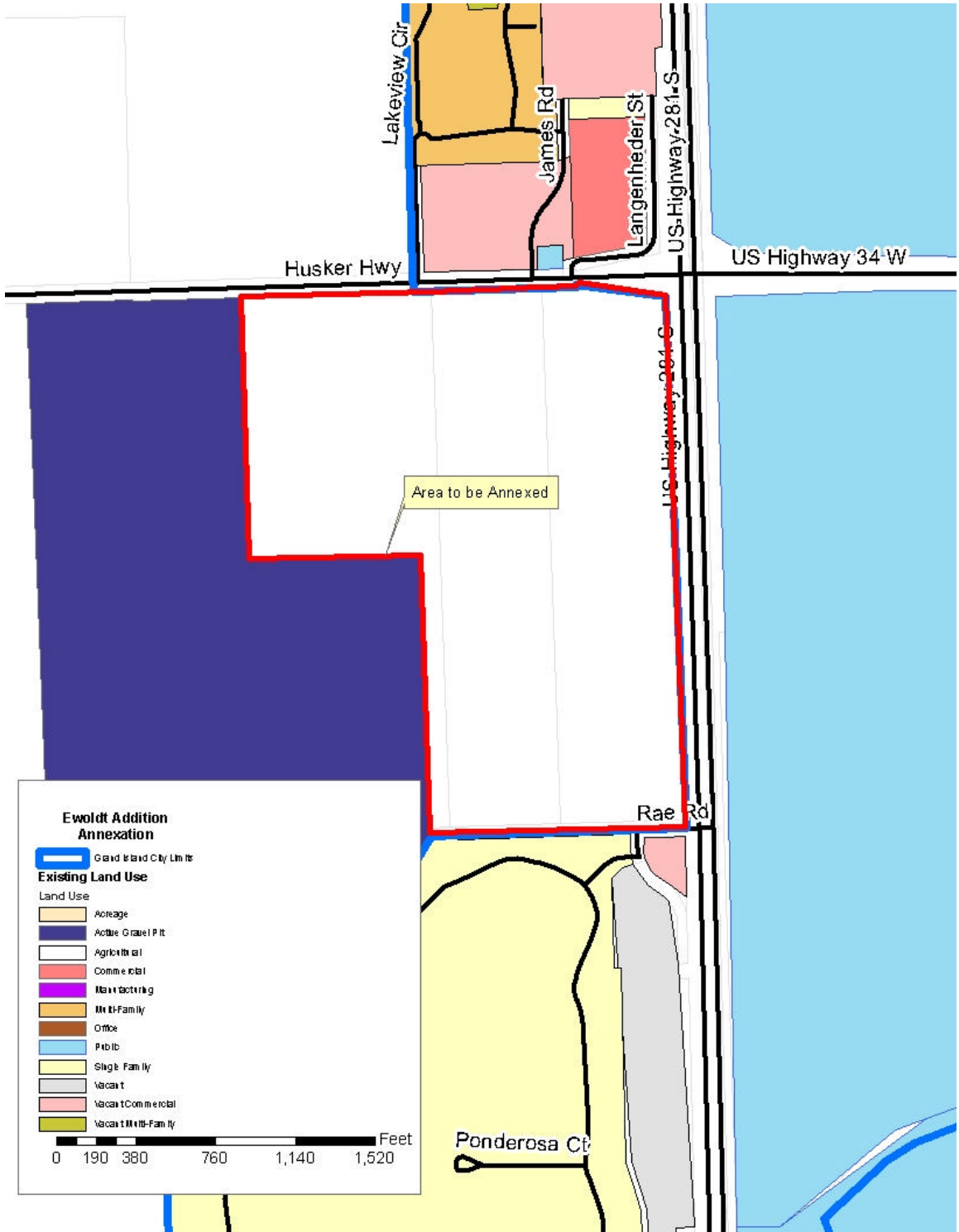
Financial Impact	Before Annex	After Annex
Property Valuation	\$158,738	\$158,738
City sales tax now applicable	none	1.5%
<b>Assume \$235,839 Value</b>		
2004 City property taxes	0	0.250001/\$396.85.
Community Redevelopment Authority	0	0.024287/\$38.55
Rural fire services	0.06034/\$95.78	0/\$0
Fire Bond	0.014679/\$23.30	0.014679/\$23.30*
Cedar Hollow to GIPS	1.120223/\$1778.22	1.075781/\$1707.67
CH Bond	0.076716/\$121.77	0.076716/\$121.77*
NW Bond	0.067911/\$107.80	0.067911/\$107.80*

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

Total property tax levy	1.880403/\$2984.91	2.041857/\$3253.98
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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





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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item G1

### Rezoning of Ewoldt Addition

*This application proposes to amend the Grand Island zoning map for property proposed for platting as Ewoldt Addition. This application will change the zoning from AG Agricultural to CD Commercial Development.*

Staff Contact: Chad Nabity

## Agenda Items # 6, 7 and 8

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 21, 2005

**SUBJECT:** *Zoning Change (C-03-2006GI)*

**PROPOSAL:** To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial Development Zone. The CD Zone application also includes both the Preliminary and Final Plats for the Ewoldt Subdivision an Addition to the City of Grand Island. The preliminary plat identifies 20 lots and the initial final plat is for 7 lots.

#### **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:*

Commercial

*Existing land uses.*

Farm Ground

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North:** B2- General Business

**East:** B1-Light Business

**West** TA- Transitional Agriculture

**and South:** B2-General Business and RD Residential Development Zone

*Permitted and conditional uses:*

**RD** Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. **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. **B1** Commercial and retail uses except those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **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:*

**North:** Commercial

**East:** Commercial

**West:** Low to Medium Density Residential

**South:** General Commercial Low to Medium Density Residential

*Existing land uses:*

**North:** Gas'N Shop, Strip Commercial, Vacant Property, Apartments

**East:** Stuhr Museum

**West:** Gravel Pit

**South:** Single Family Residential (Ponderosa Estates), Vacant Property

## **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.
- *Adjacent street is classified as an arterial:* Husker Highway is an arterial street. It is expected that this street will carry significant traffic.
- *Development Accommodates Expressway Designation by NDOR:* The Nebraska Department of Roads has classified U.S. Highway 281 as an expressway. As part of that designation they limit the development of access to U.S. Highway 281 to one every ½ mile. This proposed plan shows one access onto U.S. Highway 281 at the approve location.
- *Development of this property will require a stop light at the intersection of U.S. Highway 281 and Rae Road:* The entrance into Ponderosa Estates is currently a stop sign protected intersection with U.S. Highway 281. As part of this project the developers of Ewoldt Subdivision will be installing traffic signals at the intersection of U.S. Highway 281 and Rae Road and at the intersection of Husker Highway and James Road.
- *Additional Development in another commercial node:* The development of this property will increase the development in the commercial node centered on U.S. Highway 281 and Husker Highway. As commercial development fills in existing areas such as along U.S. Highway 281 north it is important that the City continue to offer places for business location and expansion.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### **Negative Implications:**

- *Increased Traffic on Husker Highway:* This development will lead to increased traffic on Husker Highway with some of that traffic driving past Heartland Lutheran High School.

### **Other**

This development is being proposed as a Commercial Development Zone. The CD zone gives the developers more flexibility in the creation of lots and more control over the set back of buildings. In exchange for the additional flexibility they are required to provide substantially more information about the style and type of buildings to be constructed, the landscaping, and other amenities to be provided on the site.

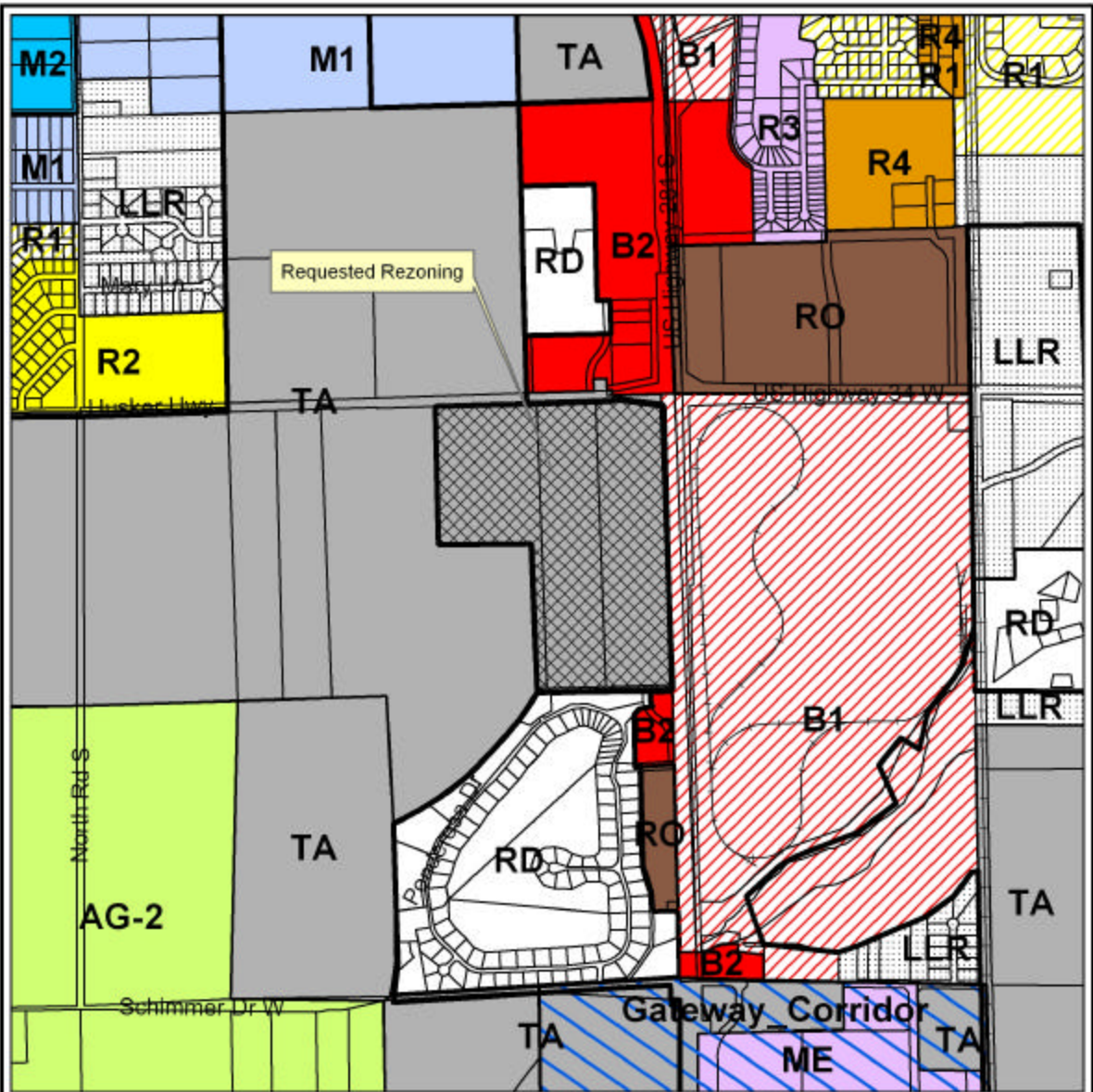
The final plat does not include the site development as shown on the preliminary plat for the property west of James Road. It is anticipated that the developers will resubmit this for final approval of the lots on this property after site development has been worked out with businesses proposing to locate in this area. Easements and lot line can be placed on the new plat to accommodate the proposed development. It is not anticipated that significant changes will be needed to accommodate development on the lots to the north and east of James Road.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **TA** Transitional Agriculture to **CD** Commercial Development Zone along with the Preliminary and Final Plats for Ewoldt Subdivision as proposed.

\_\_\_\_\_ Chad Naby AICP, Planning Director





# Requested Zoning

Scale : NONE  
C-3-2006GI



-  From TA : Transitional Agricultural Zone
-  To CD : Commercial Development Zone



January 19, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located South of Husker Highway and West of Highway 281. (C-03-2006G1)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted an amendment to the Grand Island Zoning Map from TA Transitional Agricultural to CD Commercial Development for a tract of land located in the NE 1/4 Section 36, Township 11, Range 10. This property is located at the Southwest corner of Husker Highway and Highway 281, as show on the enclosed map.

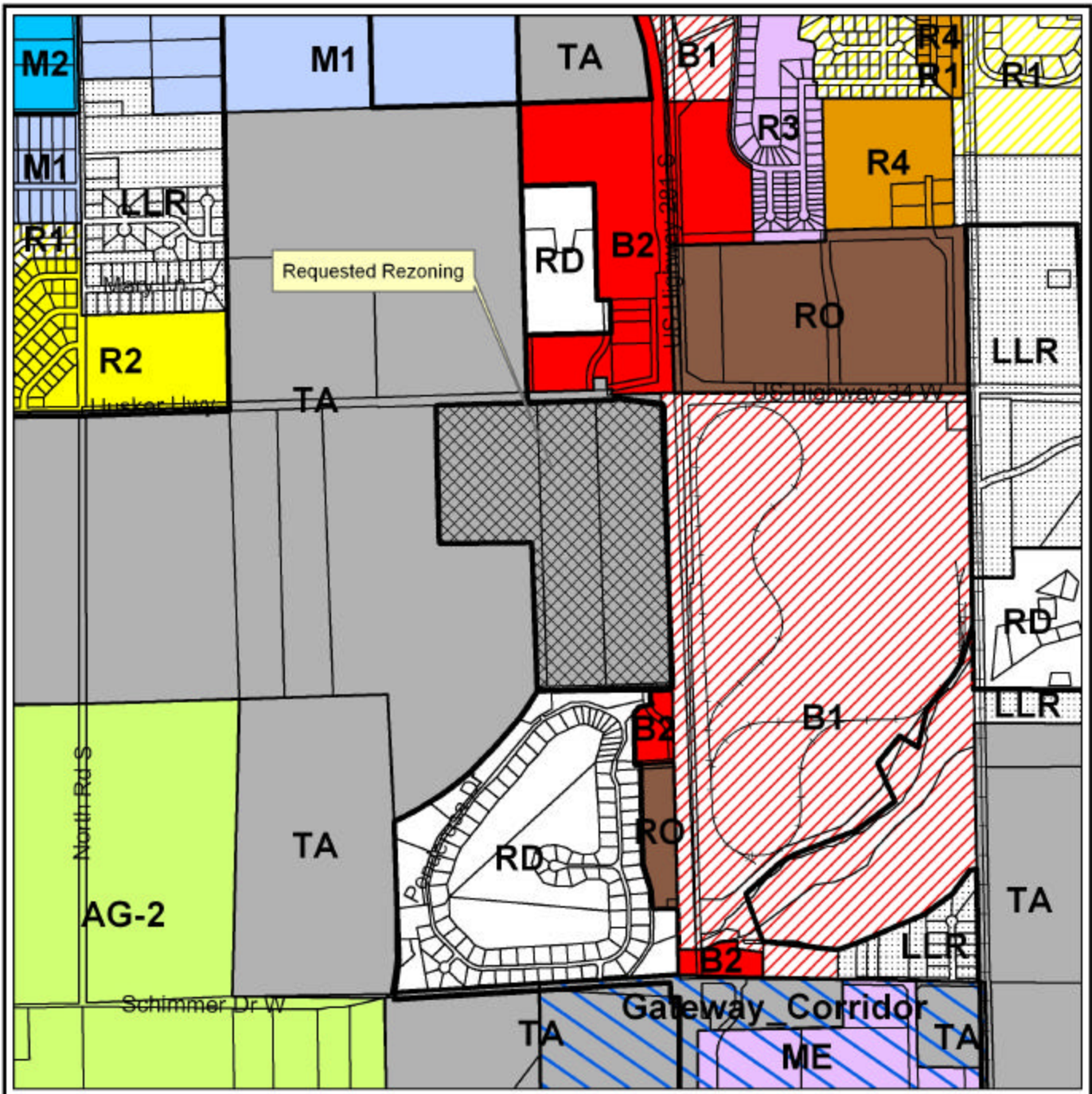
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nability, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
Olsson Associates

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-3-2006GI



- From TA: Transitional Agricultural Zone
- To CD: Commercial Development Zone





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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item L1

### Preliminary Plat Ewoldt Addition

*This Preliminary Plat proposes to create 20 lots on a currently unplatted parcel of land in the NE 1/4 Section 36 Township 11 Range 10, located South of Hwy 34 and West of Hwy 281. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Preliminary Plat – Ewoldt Addition, as an addition to the City of Grand Island.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Ewoldt Addition, located South of Husker Highway and West of Highway 281. This application is being platted as an addition to the City of Grand Island, upon acceptance of the final plat and annexation by ordinance the Corporate Limits of the City will be changed to include Ewoldt Subdivision.

This preliminary plat proposes to create 20 lots on a parcel of land in the NE ¼ 36-11-10. This land consists of approximately 96.32 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 February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

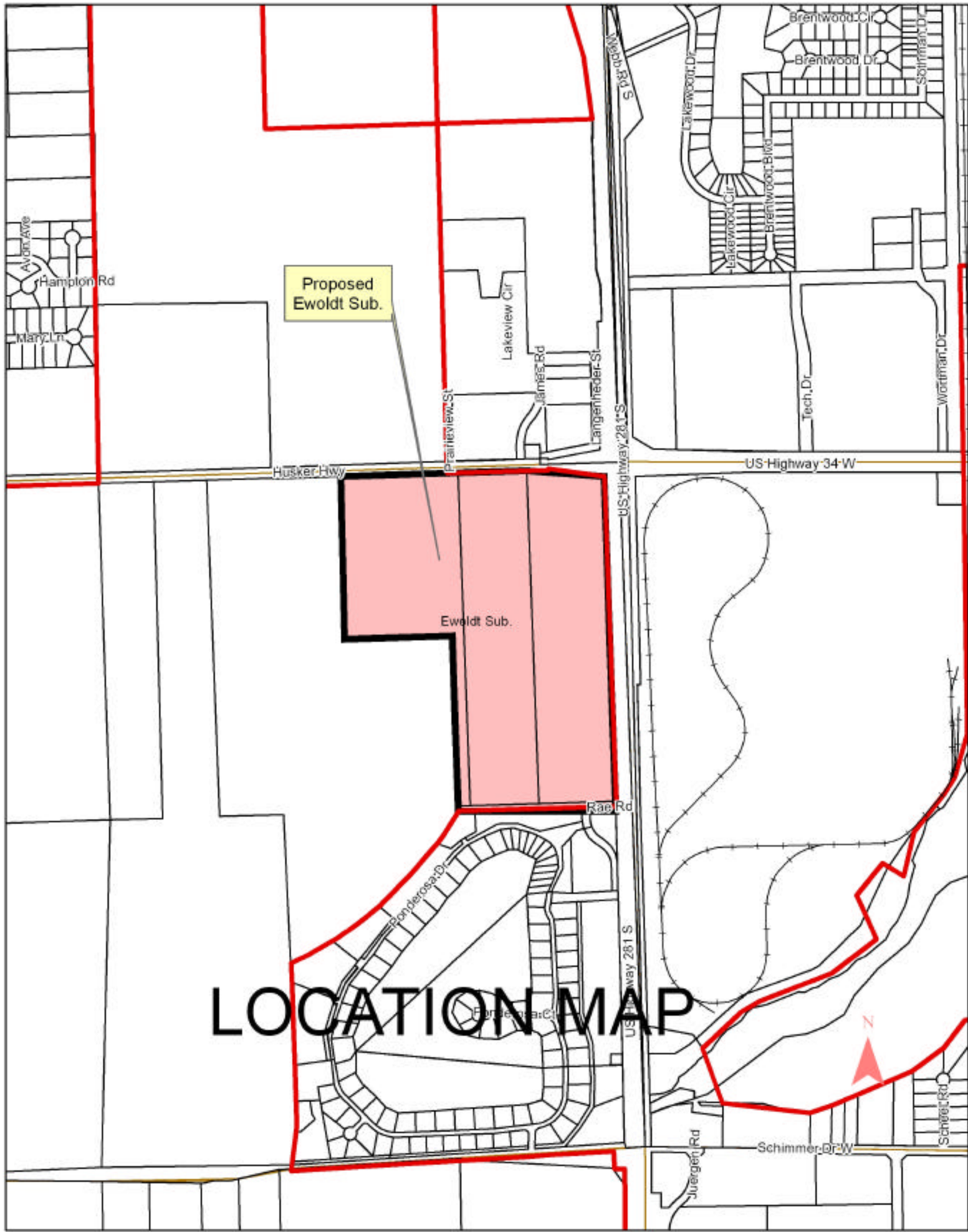
Sincerely,

Chad Naby, AICP  
Planning Director

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

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







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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item M1

### Final Plat Ewoldt Addition

*This Final Plat proposes to create 20 lots on a currently unplatted parcel of land in the NE 1/4 Section 36 Township 11 Range 10, located South of Hwy 34 and West of Hwy 281. This land consists of approximately 96.32 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Final Plat and Annexation – Ewoldt Addition, as an addition to the City of Grand Island.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Ewoldt Addition, located South of Husker Highway and West of Highway 281. Upon acceptance of this addition by ordinance the Corporate Limits of the City will be changed to include Ewoldt Addition.

This final plat proposes to create 7 lots and 3 outlots on a parcel of land in the NE ¼ 36-11-10. This land consists of approximately 96.32 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat & annexation at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

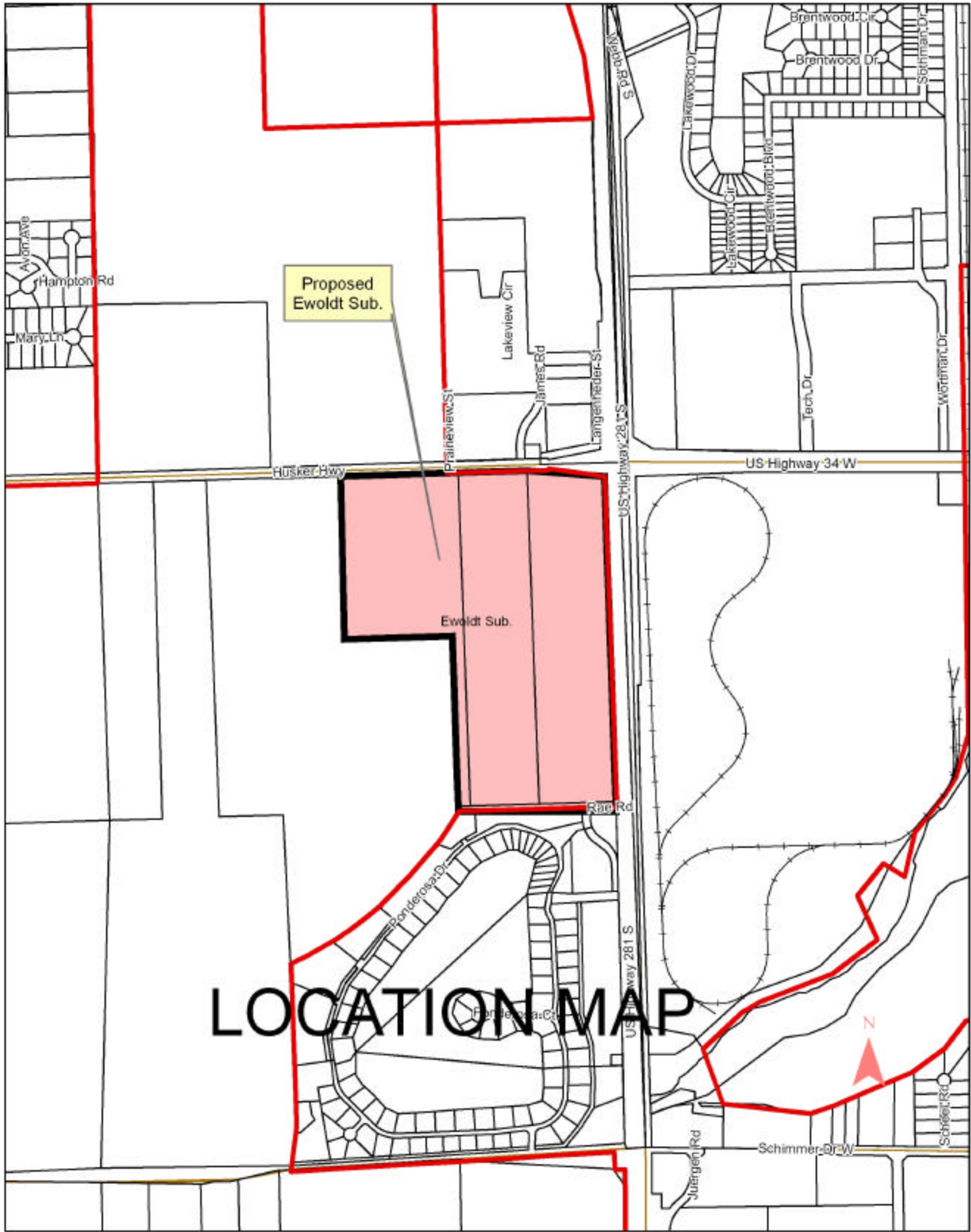
Sincerely,

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  
Olsson 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, February 01, 2006  
Regular Meeting

## Item F2

### Grand Island 1 & 6 Year Street Improvement Plan

*Adoption of the 1 & 6 year Street Improvement Plan*

Staff Contact:

# 2006 CONSTRUCTION SEASON

(All Costs in \$1,000's)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 386	S. Locust, Floodway to I-80, Bridge C0040 4120R	\$690		\$552		\$138
M310- 388	S. Locust, Floodway to I-80, Bridge C0040 4125R	\$780		\$624		\$156
M310- 463	Construction E&I - Two bridges over Platte (C0040-4120R & 4125R)	\$210		\$168		\$42
M310- 468	2006 Paving Petition Program	\$0			\$0	
M310- 500	Widen Capital Avenue - Moores Creek Drainway to Webb Road (Design & ROW) State St/Diers Ave - Intersection	\$860				\$860
M310- 528	Improvements	\$390				\$390
M310- 529	Public Safety Center/Hall County Jail - Entrance Drive Const. & Drainage	\$305	\$128			\$177
M310- 407	S. Locust - HWY 34 to I-80 - Additional Landscaping	\$60	\$48			\$12
M310- 530	Traffic Signal - HWY 30 @ Public Safety Cntr/Hall County Jail Entrance	\$180	\$90			\$90
M310- 531	Asphaltic Paving - Dale Roush Subs (Indian Acres)	\$325				\$325
M310- 532	Extending Faidley Ave Paving - 650' west from existing pavement	\$195				
<b>Street Resurfacing</b>						
M310- 470	Annual Resurfacing Program	\$550				\$550
<b>Drainage &amp; Flood Control</b>						
M310- 446	Annual Major Drainage Development	\$50				\$50
M310- 467	Concrete Lining of Drainage Ditches	\$50				\$50
M310- 509	Detention Cell/Ditch Restoration	\$50				\$50
M310- 461	Moores.Prairie, & Silver Creek Flood Control Design (Northwest Grand Island)	\$486	\$243			\$243
<b>Other</b>						
M310- 385	Geographic Information System (Continued Development & Maintenance)	\$25				\$25
M310- 510	Misc. Safety Enhancements	\$150				\$150
M310- 389	Hike/Bike Trail Const. along Floodway - Hall County Park to S. Locust	\$435	\$348			\$87
M310- 384	Construct One Landscaped Gateway Node (No. 1)	\$25				\$25
<b>TOTALS:</b>		<b>\$5,816</b>	<b>\$857</b>	<b>\$1,344</b>	<b>\$0</b>	<b>\$3,420</b>

# 2007 CONSTRUCTION SEASON

(All Costs in \$1,000's)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 409	S. Locust Grading and Median Drains for New Lanes (2007)	\$720		\$576		\$144
M310- 341	S. Locust I-80 to Floodway, Surfacing New Lanes (2007)	\$2,750		\$2,200		\$550
M310- 475	2007 Paving Petition Program	\$600			\$600	
M310- 500	Widen Capital Avenue - Moores Creek Drainway to Webb Road - Construction Hwy 30 - Grant to Greenwich - NDOR	\$3,400		\$2,550		\$850
M310- 351	Project (FY 2007)	\$3,749	\$2,999	\$750		
M310- 267	Two Bridge Replacements - Blaine @ Wood River (Engineering Design)	\$45				\$45
M310- 458	Traffic Signal - HWY 281/Wildwood Dr.	\$160	\$80			\$80
M310- 508	Wasmer Cell Construction	\$170				\$170
M310- 533	Husker Highway Widening - from 1/4 Mi. west of HWY 281 easterly to Highway 281	\$1,200		\$900		\$300
M310- 534	Extend Redwood Road to 13th St. to serve new Middle School	\$400				\$400
M310- 535	Realign Barr Mid. School entrance with Riverside Dr & signal @ Stolley/Adams	\$360	\$306			\$54
M310- 536	Traffic Signal - Locust St./Fonner Park	\$150				\$150
M310- 537	Heartland Event Center Center Entrance Realign Walnut Middle School entrance with 15th St. & install traffic signal	\$235	\$200			\$35
<b>Street Resurfacing</b>						
M310- 476	Annual Resurfacing Program (2007)	\$500				\$500
<b>Drainage &amp; Flood Control</b>						
M310- 471	Annual Major Drainage Development (2007)	\$50				\$50
M310- 472	Concrete Lining of Drainage Ditches(2007) Moores,Prairie, & Silver Creek Flood Control for Northwest Grand Island -	\$50				\$50
M310- 461	Construction	\$780	\$420			\$360
M310- 512	Detention Cell/Ditch Restoration	\$50				\$50
M310- 485	PVIP Cells & Drainage	\$127				\$127
M310- 507	Independence Avenue Drainage	\$80				\$80
M310- 382	Moores Creek Drainage - along North Road from Rogers Well to S. of Old Potash HWY	\$200				\$200
<b>Other</b>						
M310- 385	Geographic Information System (Continued Development & Maintenance)	\$25				\$25
M310- 513	Misc. Safety Enhancements	\$150				\$150
M310- 387	Construct One Landscaped Gateway Node (No. 2)	\$25				\$25
M310- 408	Hike/Bike Bridge Superstructure over two Platte River Channels	\$350	\$280			\$70
M310- 431	Hike/Bike Trail Construction, S. Locust - Floodway to I-80	\$600	\$480			\$120
<b>TOTALS:</b>		<b>\$16,926</b>	<b>\$4,765</b>	<b>\$6,976</b>	<b>\$600</b>	<b>\$4,585</b>

# 2008 Construction Season

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 490	Annual Paving Petition Program (2008) Stolley Park Rd widening, Locust to Fonner Park Ent. (Eng Design & ROW)	\$750			\$750	
M310- 487A	Faidley Ave. - Moores Creek Ditch to North Rd.	\$150			\$150	
M310- 353	Two Bridge Replacements - Blaine @ Wood River	\$1,250			\$1,250	
M310- 267	Independence Avenue Paving - Shanna St. to Manchester Ave.	\$250	\$120			\$130
M310- 480	Round-a-bout - Capital Ave/North Rd Intersection	\$1,050			\$1,050	
M310- 538	3rd Street Widening - Adams to Eddy St.	\$360				\$360
M310- 539		\$90				\$90
<b>Street Resurfacing</b>						
M310- 491	Annual Resurfacing Program (2008)	\$500				\$500
<b>Drainage &amp; Flood Control</b>						
M310- 492	Annual Major Drainage Development (2008)	\$500				\$500
M310- 493	Concrete Lining of Drainage Ditches(2008) Moores,Prairie, & Silver Creek Flood Control - Construction for Northwest Grand Island	\$50				\$50
M310- 461	Detention Cell/Ditch Restoration	\$780	\$420			\$360
M310- 514	PVIP Cells & Drainage Construct Drainway from CCC area to Wood River	\$50				\$50
M310- 485	Moores Creek Drainage - along North Road from Old Potash HWY to Edna Dr.	\$263				\$263
M310- 459		\$425				\$425
M310- 511		\$150				\$150
<b>Other</b>						
M310- 414	Hike/Bike Trail Construction, S. Locust to Morman Island. (Parallel to I-80)	\$600	\$480			\$120
M310- 385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310- 515	Misc. Safety Enhancements Construct One Landscaped Gateway Node (No 3)	\$150				\$150
M310- 390	Illuminating Lighting - HWY 281, Stolley to Old Potash	\$25				\$25
M310- 497		\$250				\$250
<b>TOTALS</b>		<b>\$7,668</b>	<b>\$1,020</b>	<b>\$0</b>	<b>\$3,200</b>	<b>\$3,448</b>

# 2009 Construction Season

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 501	Annual Paving Petition Program (2009) Widen Eddy Street Underpass to 5-lanes on south end	\$750			\$750	
M310- 334	Stolley Park Rd widening, Locust to Fonner	\$175				\$175
M310- 487	Park Entrance (Construction)	\$1,200			\$1,200	
M310- 540	Intersection Improvements @ 13th & North Road	\$300				\$300
<b>Street Resurfacing</b>						
M310- 503	Annual Resurfacing Program (2009)	\$500				\$500
<b>Drainage &amp; Flood Control</b>						
M310- 504	Annual Major Drainage Development (2009)	\$500				\$500
M310- 505	Concrete Lining of Drainage Ditches(2009) Moore's, Prairie, & Silver Creek Flood	\$50				\$50
M310- 461	Control - Construction	\$780	\$420			\$360
M310- 516	Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>						
M310- 385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310- 518	Misc. Safety Enhancements Construct One Landscaped Gateway Node	\$150				\$150
M310- 397	(No 4) Hike/Bike Trail Construction - State St. to	\$25				\$25
M310- 447	Veterans Home	\$600	\$480			\$120
<b>TOTALS</b>		<b>\$5,105</b>	<b>\$900</b>	<b>\$0</b>	<b>\$1,950</b>	<b>\$2,255</b>

# 2010 Construction Season

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 519	Annual Paving Petition Program (2010) Hwy 30 - Hwy 281 to west City Limits -	\$750			\$750	
M310- 352	NDOR Project	\$9,449	\$7,559		\$1,890	
<b>Street Resurfacing</b>						
M310- 522	Annual Resurfacing Program (2010)	\$500				\$500
<b>Drainage &amp; Flood Control</b>						
M310- 523	Annual Major Drainage Development (2010)	\$500				\$500
M310- 524	Concrete Lining of Drainage Ditches(2010) Moores,Prairie, & Silver Creek Flood	\$50				\$50
M310- 461	Control - Construction	\$780	\$420			\$360
M310- 525	Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>						
M310- 385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310- 527	Misc. Safety Enhancements Construct One Landscaped Gateway Node	\$150				\$150
M310- 415	(No. 5) Hike/Bike Trail Const. - Veterans Home to	\$25				\$25
M310- 517	Eagle Scout Park	\$600	\$480			\$120
<b>TOTALS:</b>		\$12,879	\$8,459	\$0	\$2,640	\$1,780

# 2011 and After Construction

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 541	Annual Paving Petition Program (2011)	\$750			\$750	
M310- 89	Capital Ave - Webb to Broadwell Ave	\$2,500			\$2,500	
M310- 520	Capital Ave - Broadwell to St. Paul Road	\$2,500			\$2,500	
M310- 499	Grade Separation Broadwell @ UPRR	\$12,000	\$600		\$11,400	
M310- 502	East Bypass Grade Separation @ UPRR	\$16,000	\$800		\$15,200	
M310- 498	Limits to I-80	\$1,000				\$1,000
M310- 411	Hwy 34 - Locust to Hwy 281 - NDOR Project	\$6,679	\$5,343		\$1,336	
M310- 521	Swift Road - WWTP to Shady Bend Rd	\$450				\$450
<b>Street Resurfacing</b>						
M310- 542	Annual Resurfacing Program (2011)	\$500				\$500
<b>Drainage &amp; Flood Control</b>						
M310- 543	Annual Major Drainage Development (2011)	\$500				\$500
M310- 544	Concrete Lining of Drainage Ditches(2011) Moores,Prairie, & Silver Creek Flood Control - Construction (Due remainder of Project)	\$50				\$50
M310- 461		\$4,680	\$2,520			\$2,160
M310- 525	Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>						
M310- 435	Construct One Landscaped Gateway Node (No. 6)	\$25				\$25
M310- 385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310- 416	BLDG Improvements at West Yard	\$375				\$375
M310- 526	Hike/Bike Trail Const. along Floodway - S. Locust to Platte River	\$600	\$480			\$120
M310- 527	Misc. Safety Enhancements	\$150				\$150
<b>TOTALS</b>		<b>\$48,834</b>	<b>\$9,743</b>	<b>\$0</b>	<b>\$33,686</b>	<b>\$5,405</b>



## **Discussion of 2006 Projects for the One and Six Year Street Improvement Program**

**M310 – 386  
388  
463**

**Description**

Construction contract and engineering for two (2) new bridges on South Locust Street over two branches of the Platte River north of I-80.

**Remarks**

Construction began in Fall 2005. Work is underway with a contract completion date of Fall 2006.

**M 310 – 468**

**Description**

2006 Paving Petition Program

**Remarks**

These dollars are budgeted for districts to pave existing streets such as the gravel streets in Indian Acres (estimated at \$325,000) or for developer requested districts such as the extension of Faidley Avenue west of Diers Avenue (estimated at \$195,000). These two projects total \$520,000. Originally \$500,000 was budgeted for FY 2005/2006.

**M 310 – 500**

**Description**

Widen Capital Avenue; Moores Creek Drainway to Webb Road

**Remarks**

The project was originally scheduled for bids to be opened in Fall 2005; however, the project has slipped because of delays in obtaining federal approval of the project. A noise study is being required by the Federal Highway Administration before any acquisition of Right-of-Way can occur. The Council will consider an amendment to the agreement with Olsson Associates to perform the noise study and design work needed to put in a temporary traffic signal at the Diers/Capital Avenue intersection and add an eastbound right turn lane for traffic on Capital Avenue approaching US Highway 281. The traffic signal and right turn lane would be constructed in summer 2006. The scheduled letting date for the widening project has been pushed to Fall 2006 (F/Y 2006/2007) with the bulk of the work taking place in 2007.

**M 310 - 528**

**Description**

State Street and Diers Avenue  
Intersection Improvements

**Remarks**

Since the federal aid for the Capital Avenue Widening Project listed above is being delayed, it is being proposed to do city-funded improvements at this intersection in the summer of 2006. Right turn lanes would be built for Northbound traffic on Diers approaching State Street; Westbound traffic on State Street approaching Diers Avenue; Eastbound traffic on State Street approaching US HWY 281, and Southbound traffic on US HWY 281 approaching State Street. Additional Right-of-Way will be needed from Wendy's and Taco Bell. Construction work could be completed in the fall of 2006 depending on Right-of-Way negotiations.

**M 310 - 529**

**Description**

Public Safety Center / Hall County Jail Entrance Driveway

**Remarks**

The Civil Engineering firm working for the Public Safety Center's Architect is preparing plans for the water main, sanitary sewer, storm sewer and the shared driveway to the two facilities. The city will prepare specifications for the work, open bids, and supervise the construction.

**M 310 - 407**

**Description**

South Locust; US HWY 34 to I-80  
Additional Landscaping

**Remarks**

The county will open bids for a federal aid project to plant trees along Locust Street. The city will use federal funds for the trees planted inside the city limits.

**M 310 - 530**

**Description**

Traffic Signal; US HWY 30 at the Public Safety Center / Hall County Jail Driveway

**Remarks**

A traffic signal is being proposed to facilitate safe traffic flow.

**M 310 - 531**

**Description**

Asphalt Paving; Dale Roush Subdivisions (Indian Acres)

**Remarks**

The gravel streets will be paved with asphalt under a Street Improvement District with the costs being assessed to the benefiting property owners.

**M310 - 532**

**Description**

Extending Faidley Avenue for 650' West From Existing Pavement

**Remarks**

The developer of the property along the north side of the proposed paving requested an assessment district be created. Completion of this 650' long section of 41' wide concrete curb and gutter paving leaves approximately a 2000' gap to North Road.

**M310 - 510**

**Description**

Miscellaneous Safety Improvements

**Remarks**

One project is to realign 17<sup>th</sup> Street approach to the intersection with Walnut street / State Street; square up the approach.

Other safety enhancement projects that are being considered are realigning a few angled intersections along Broadwell.

There may be other safety enhancements as a result of the Public Works 2005 Traffic Accident Report.

# 2006 Construction Season

Northwest Grand Island  
Moore's, Prairie  
& Silver Creek  
Flood Control Design

Widen Capital Avenue  
Moore's Creek Drainway  
To Webb Road  
Design and Right-of-Way

Annual Paving Petition Program  
Annual Asphalt Resurfacing Program  
Annual Major Drainage Development  
Concrete Ditch Lining  
Detention Cell / Ditch Restoration  
GIS Continued Maintenance  
Misc. Safety Enhancements  
Landscape Gateway

State Street and  
Diers Avenue  
Intersection Improvements

Extending Faidley Ave  
650' West

Public Safety Center /  
Hall County Jail  
Driveway & Signal

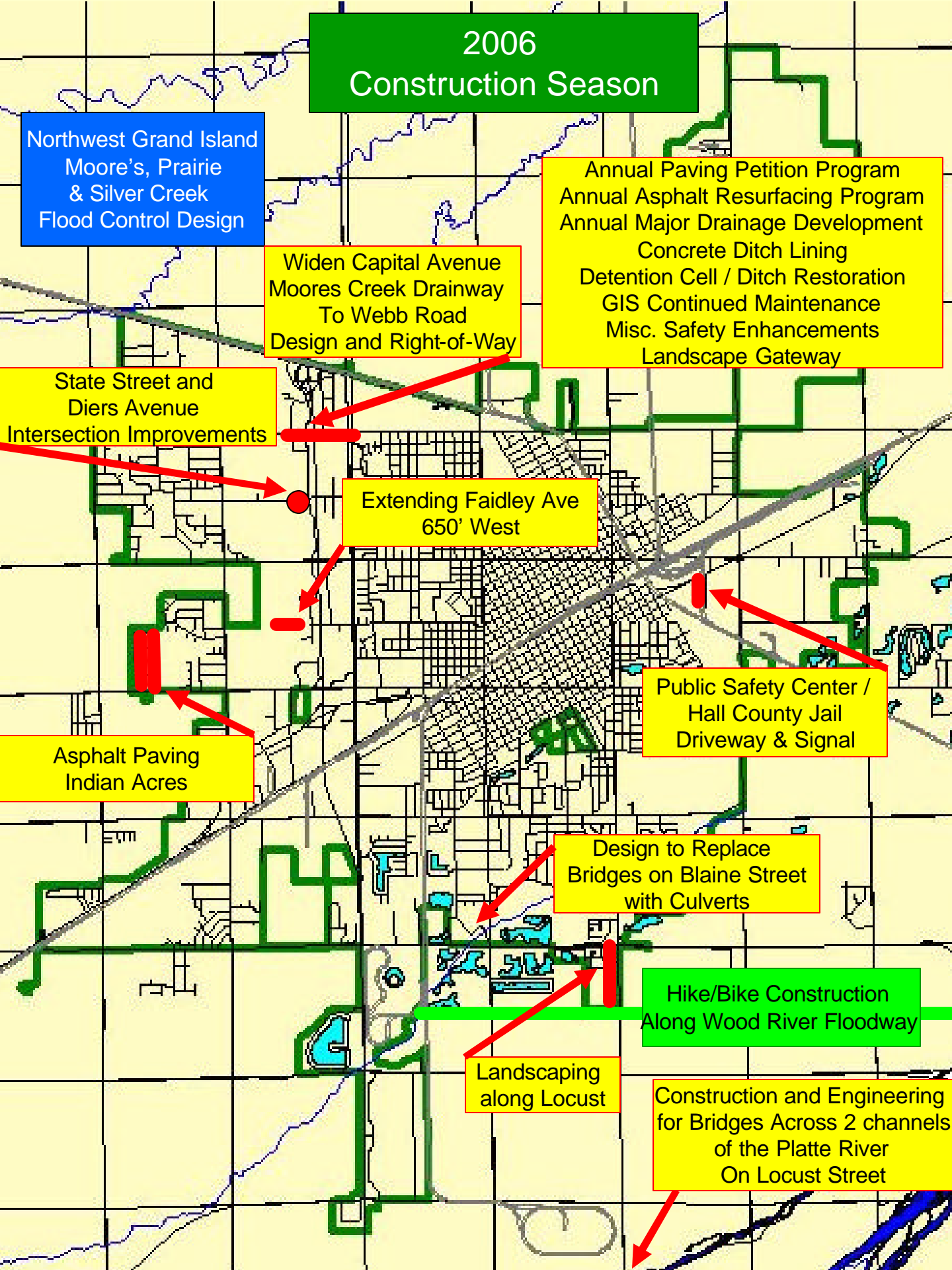
Asphalt Paving  
Indian Acres

Design to Replace  
Bridges on Blaine Street  
with Culverts

Hike/Bike Construction  
Along Wood River Floodway

Landscaping  
along Locust

Construction and Engineering  
for Bridges Across 2 channels  
of the Platte River  
On Locust Street



# 2007 Construction Season

Annual Paving Petition Program  
Safety Projects - Walnut & Barr Middle School  
Annual Asphalt Resurfacing Program  
Annual Major Drainage Development  
Concrete Ditch Lining  
GIS Continued Maintenance  
Landscape Gateway  
Detention Cell & Ditch Restoration  
Misc. Safety Enhancements

Northwest Grand Island  
Moore's, Prairie  
& Silver Creek  
Flood Control Construction

Widen Capital Avenue  
Moore's Creek Drainway  
To Webb Road

Independence Ave Ditch  
Manchester to Capital

Extend Redwood Road  
to 13<sup>th</sup> for new middle school

Widen US Hwy 30  
Grant to Greenwich

Wasmer Cell  
Construction

Extend Moore's Creek  
Drain to South of Old Pot Ash

Design & Row for  
Widening Stolley to  
Heartland Events Center

Traffic Signal at  
Locust St / Fonner Park Entrance

Design Blaine St  
Bridge Replacements

Widen Husker Hwy  
West of US Hwy 281

Traffic Signal –  
US HWY 281  
& /Wildood Dr.

PVIP Drainage  
North Project

Grade and Pave  
South Locust to I-80

Trail and 2 Bridges  
along Locust to I-80



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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item G2

### Rezoning of Copper Creek Addition

*This application proposes to amend the Grand Island zoning map for property proposed for platted as Copper Creek Addition. This application will change the zoning from TA Transitional Agricultural to R2 Low Density Residential.*

Staff Contact: Chad Nabity

## Agenda Item # 10

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2006

**SUBJECT:** *Zoning Change (C-09-2006GI)*

**PROPOSAL:** To rezone approximately 150 acres of land east of Engleman Road and south of Old Potash Highway, from TA-Transitional Agriculture to R2 Low Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow the subdivision of this property in accordance with the approved preliminary plat for Copper Creek Estates Subdivision.

#### **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:*

Designated for future low to medium residential development.

*Existing land uses.*

Agricultural crops

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North:** **TA**-Transitional Agriculture and LLR-M - Large Lot Residential with a Manufactured Home Overlay,

**South, and East:** **TA**-Transitional Agriculture.

**West:** **AG2**-Secondary Agriculture Zone

*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. **LLR-M** -

Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. The M overlay allows single and double wide manufacture homes to be placed on these lots.

**AG-2** - Agricultural uses including: raising of livestock and limited confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

**North, South, East and West:** Designated for future low to medium density residential development.

*Existing land uses:*

**North:** Residential subdivision (1/2 acre lots), Farm Ground

**East West and South:** Farm Ground

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Proposes to Provide New Housing in a Different Price Range:* The proposed price range of the houses in this development is lower than in other new housing developments.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### **Negative Implications:**

- *Changes the Neighborhood:* There will be houses on this piece of property instead of farm ground.
- *Will increase the traffic on Old Potash Highway:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

### **Other Considerations**

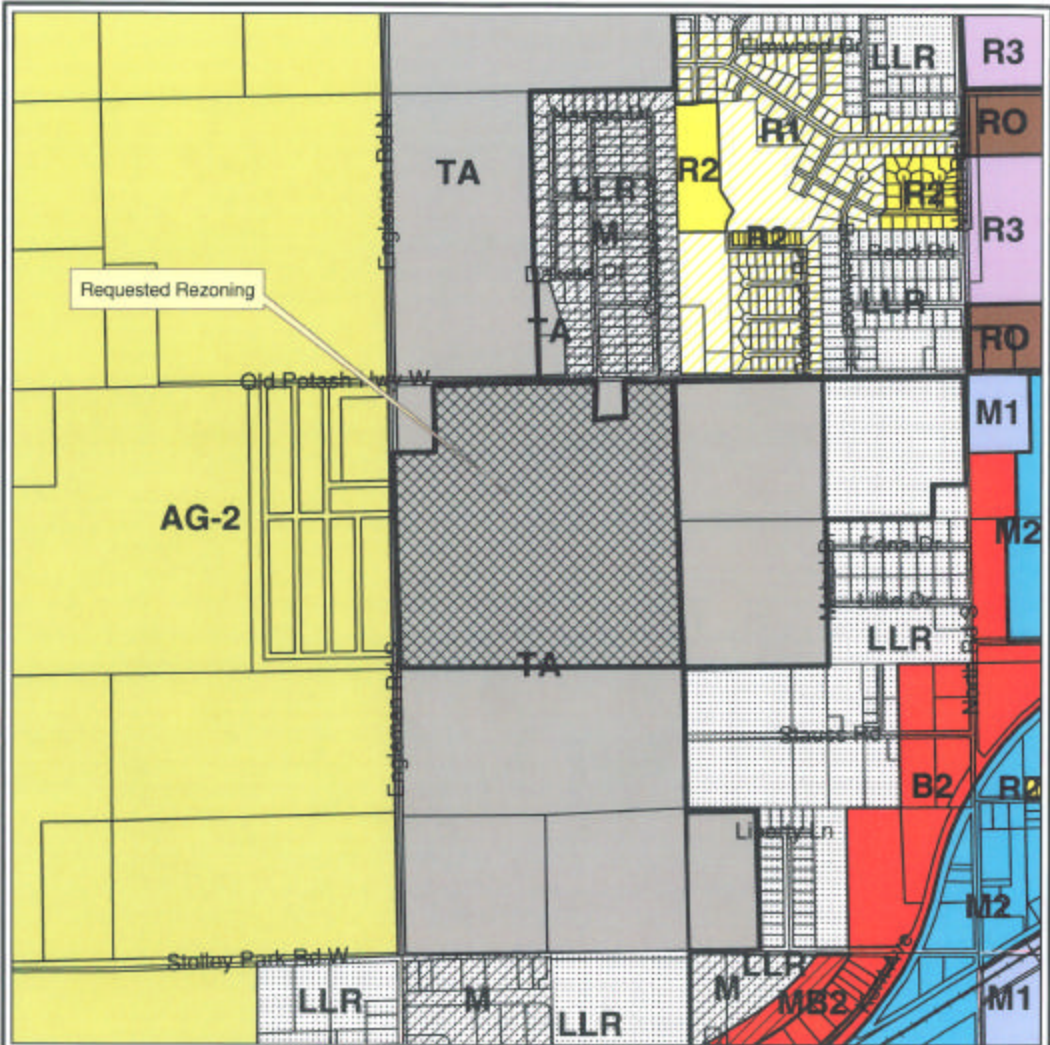
Certain agricultural uses are adjacent to this property that may cause a conflict with future property owners. Grain drying bins on at the NW corner of the Quarter section are noisy. There is a small acreage with some livestock on in along Old Potash Highway. Houses in the Copper Creek development will back onto this property. The developers have consented to disclose these uses and the noise to prospective buyers of the adjacent lots.

### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from TA-Transitional R2-Low Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Naby AICP, Planning Director





# Requested Zoning

Scale : NONE  
C-9-2006GI

-  From TA : Transitional Agricultural Zone
-  To R 2 : Low Density Residential Zone



January 19, 2006

Dear Members of the Board:

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

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

This final plat proposes to create 97 lots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 25.993 acres.

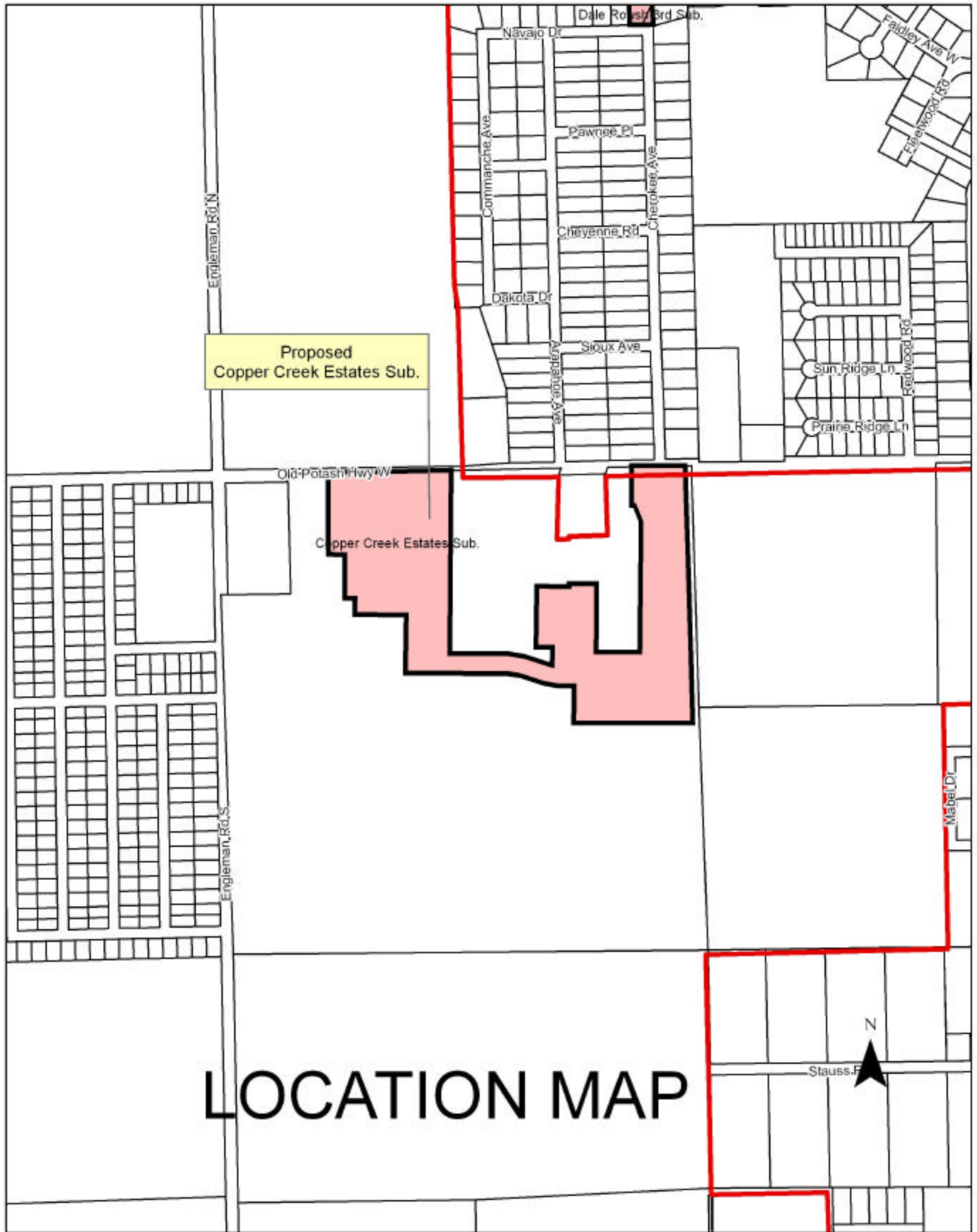
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, 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.





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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item M2

### Final Plat Copper Creek Estates

*This Final Plat proposes to create 97 lots on a parcel of land in the NW 1/4 Section 23 Township 11 Range 10, located South of Old Potash Hwy and East of Engleman Road. This land consists of approximately 25.993 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

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

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

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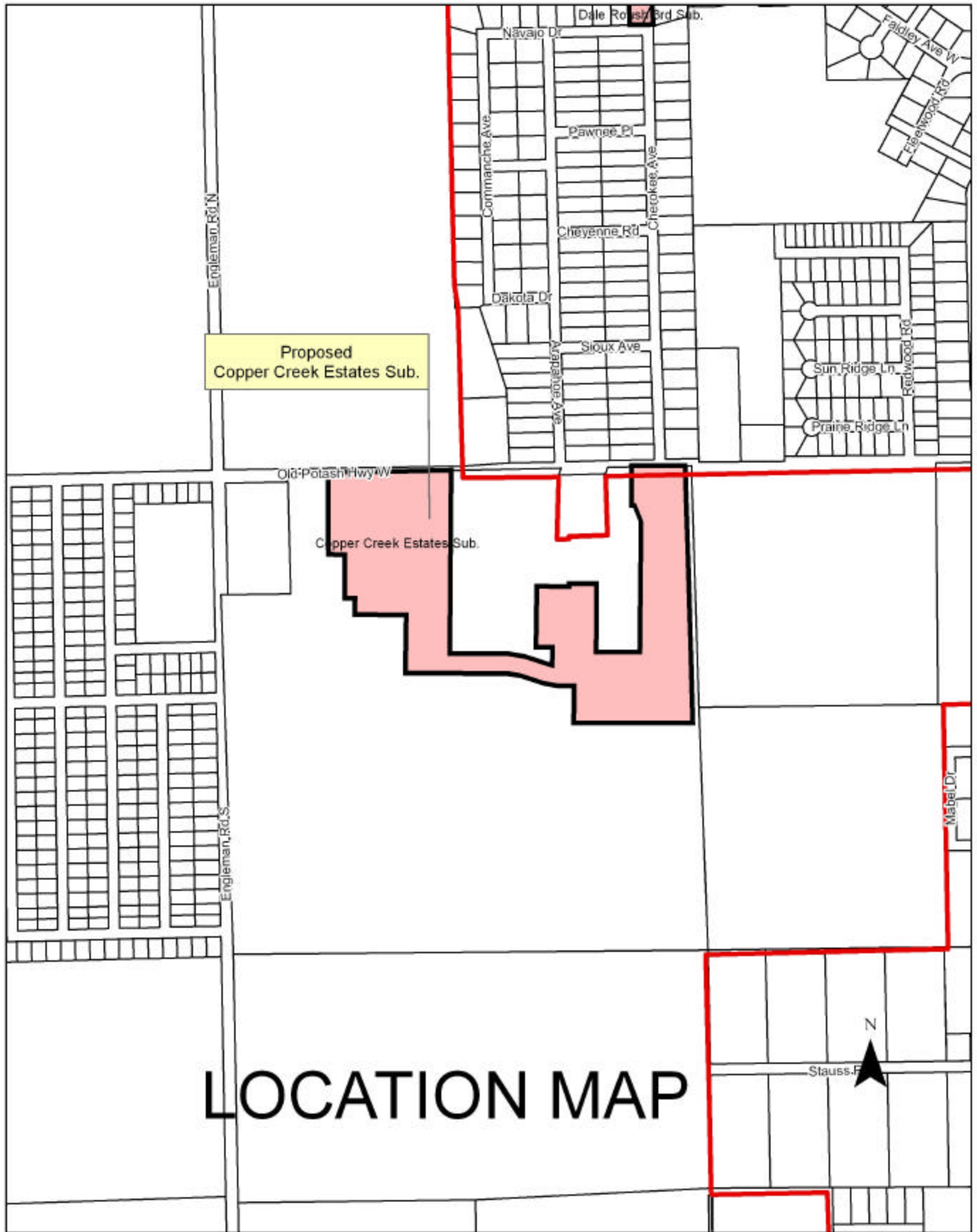
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cc: City Clerk  
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This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



# LOCATION MAP



# 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 Naby AICP, Planning Director



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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item L2

### Preliminary Plat Larue Subdivision

*This Preliminary Plat proposes to create 202 lots on a currently unplatted parcel of land in the E 1/2 NW 1/4 Section 13 Township 11 Range 10, located South of 13th Street and West of Hwy 281. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Preliminary Plat – Larue Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Larue Subdivision, located South of 13<sup>th</sup> St and West of Hwy 281.

This preliminary plat proposes to create 202 lots on a parcel of land in the E ½ NW ¼ 13-11-10. This land consists of approximately 56.292 acres.

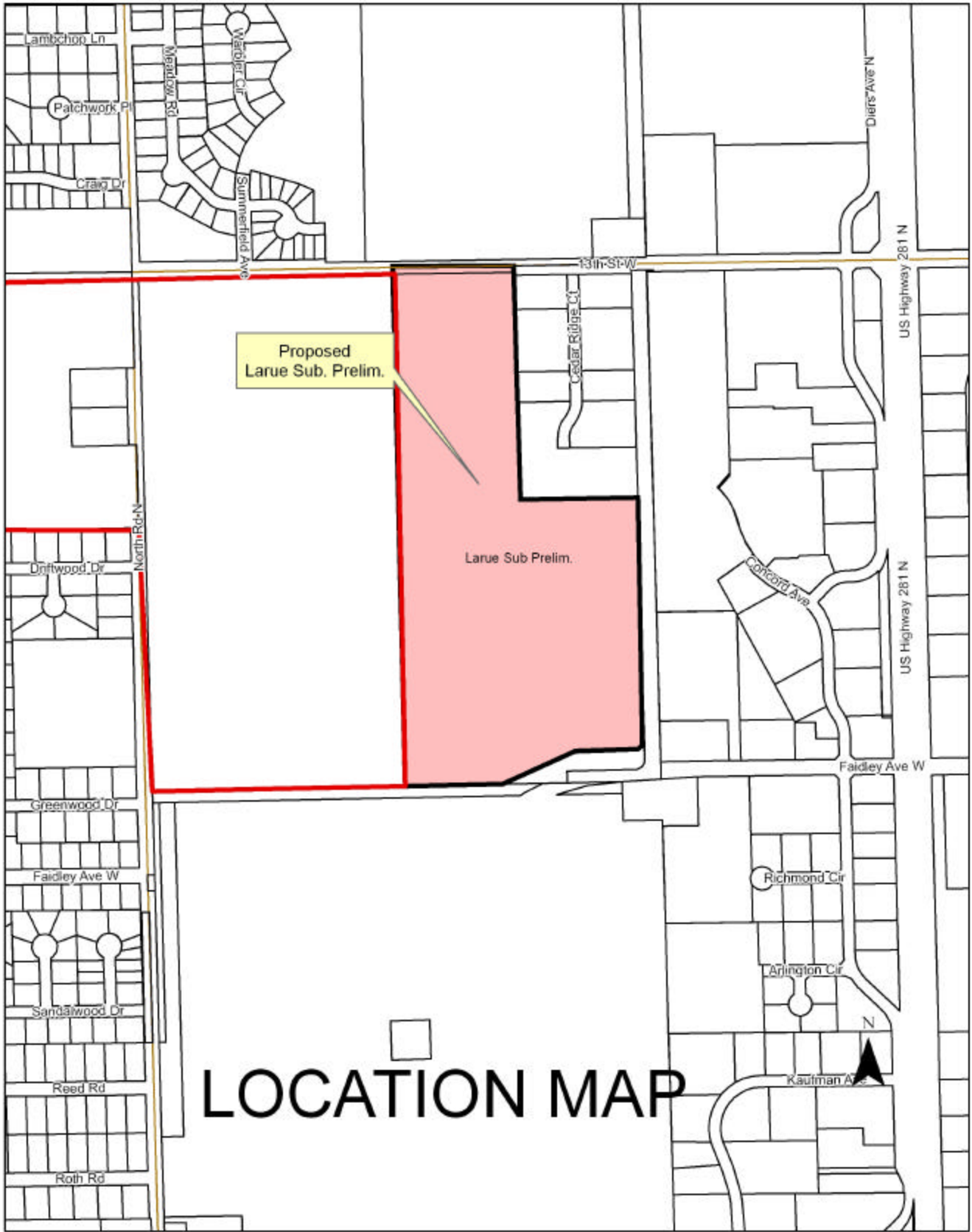
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, 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, February 01, 2006  
Regular Meeting

## Item F4

### Re-adoption of the Grand Island Zoning Map

*Re-adopt the City of Grand Island Zonign Map with proposed changes as produced using the Hall County Geographoc Information System.*

Staff Contact: Chad Nabity

## Agenda Item # 14

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING January 24, 2006

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-05-2006GI)

#### PROPOSAL:

On July 13, 2004 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island. This map was effective August 1, 2004. As a matter of course the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits and 2 mile extraterritorial jurisdiction is as shown on the map.

#### BACKGROUND:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since August 1, 2004 including proposed changes through February 28th 2006.

Id	ORDINANCE	CHANGE	LEGAL	CASE
1	8975	TA to R1, R2, B2, RO	Northview Subdivision	C-24-2005GI
2	8943	R2 to RD	Via Milano	C-2-2005GI
3	8897	M2 to B2	Single House	C-32-2005GI
4	8998	RD to TA	E 1/2, NW 1/4 Sec. 10, 11, 9	C-28-2005GI
5	8975	TA to LLR	Tejak Sub, Sass' Sub, Sass' 2nd Sub, Garden 2nd Sub.	C-24-2005GI
6	9022	RD to Amended RD	Autumn Park Third Sub.	C-4-2006GI
7	8994	RD to B2	Crane Valley 7th	C-29-2005GI
8	Pending	TA to R2	Copper Creek Estates Sub	C-09-2006GI
9	8972	R2 to RD	Setwart Place Fourth Subdivision	C-20-2005GI
10	8999	LLR to RO	Part of S 1/2, NW 1/4 NE 1/4, Sec. 33, 11, 9	C-33-2005GI
11	9019	B2 with GCO to CD with GCO	Kings Crossing Sub.	C-2-2006GI
12	8950	TA to B2	Part of the SE 1/4, Sec. 26, 11, 9	C-06-2005GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map of these changes is included.

The only addition to the City of Grand Island that will or did impact the city limits lines and/or the extraterritorial jurisdiction is Copper Creek Estates. This annexation should be completed concurrent with the adoption of this map. The Grand Island ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Grand Island Comprehensive Plan. All additional property included in will be zoned A2-Secondary Agricultural District consistent with its current use and zoning according to Hall County. This property is shown on the Proposed Annexation Location Map as Attached.

The following areas approved for annexation by the Grand Island City Council since August 1, 2004. See Attached Map

ID	ORDINANCE	LEGAL	COMMENTS
1	8982	Part of S.E. 1/4, S.W. 1/4 Sec. 3, 11, 09	Capital Avenue west of Ord Line
2	8982	Part of S.E. 1/4, N.E. 1/4, Sec. 14, 11, 9 and Part of S.E. 1/4, N.E. 1/4, Sec. 14, 11, 9	Waste Water Plant Property
3	Pending	Copper Creek Estates	New Subdivision
4	8953	Preisendorf Subdivision	County Industrial Tract
5	8982	Part of S.W.1/4, S.E. 1/4, Sec. 14, 11, 9	Waste Water Plant Property
6	8982	Part of S.E. 1/4, S.E. 1/4, Sec. 22, 11, 9	Stuhr Road South of Fonner Park
7	8982	Part of N 1/4, N.E. 1/4, Sec. 1, 10, 10	Husker Hwy. South of Ponderosa
8	9013	Part of NW 1/4, NE 1/4, Sec. 33, 11, 9	Beverly Healthcare South

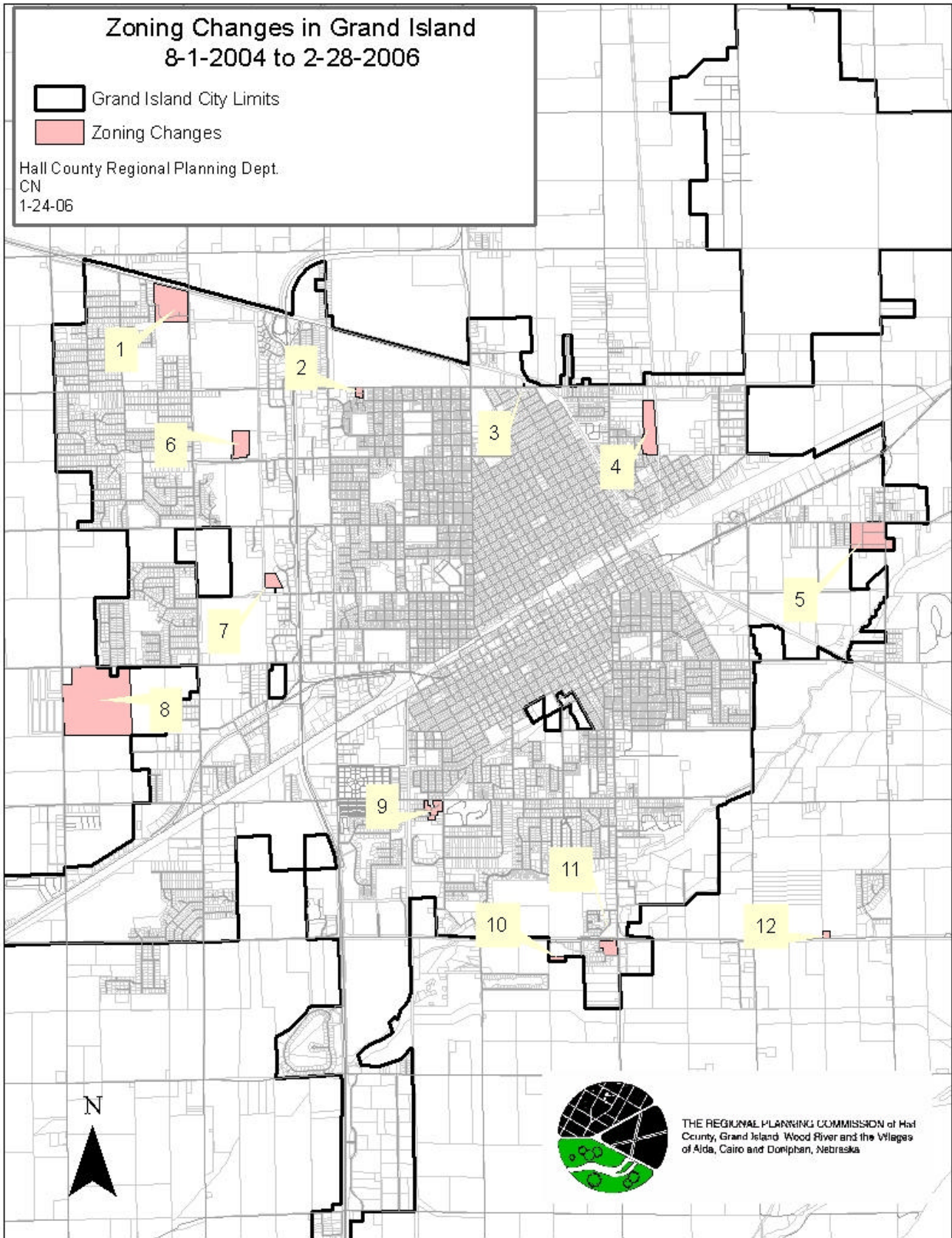
#### ANALYSIS

Staff is not recommending any changes to the Grand Island Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation of the Copper Creek Estates Development. All of the changes mentioned herein have been previously approved by the Grand Island City Council after proper notice and hearing. This map serves to notify any and all interested parties of the current boundaries of the City of Grand Island, the extents of the extraterritorial jurisdiction for the City of Grand Island and the zoning of property within the jurisdiction of the City of Grand Island.

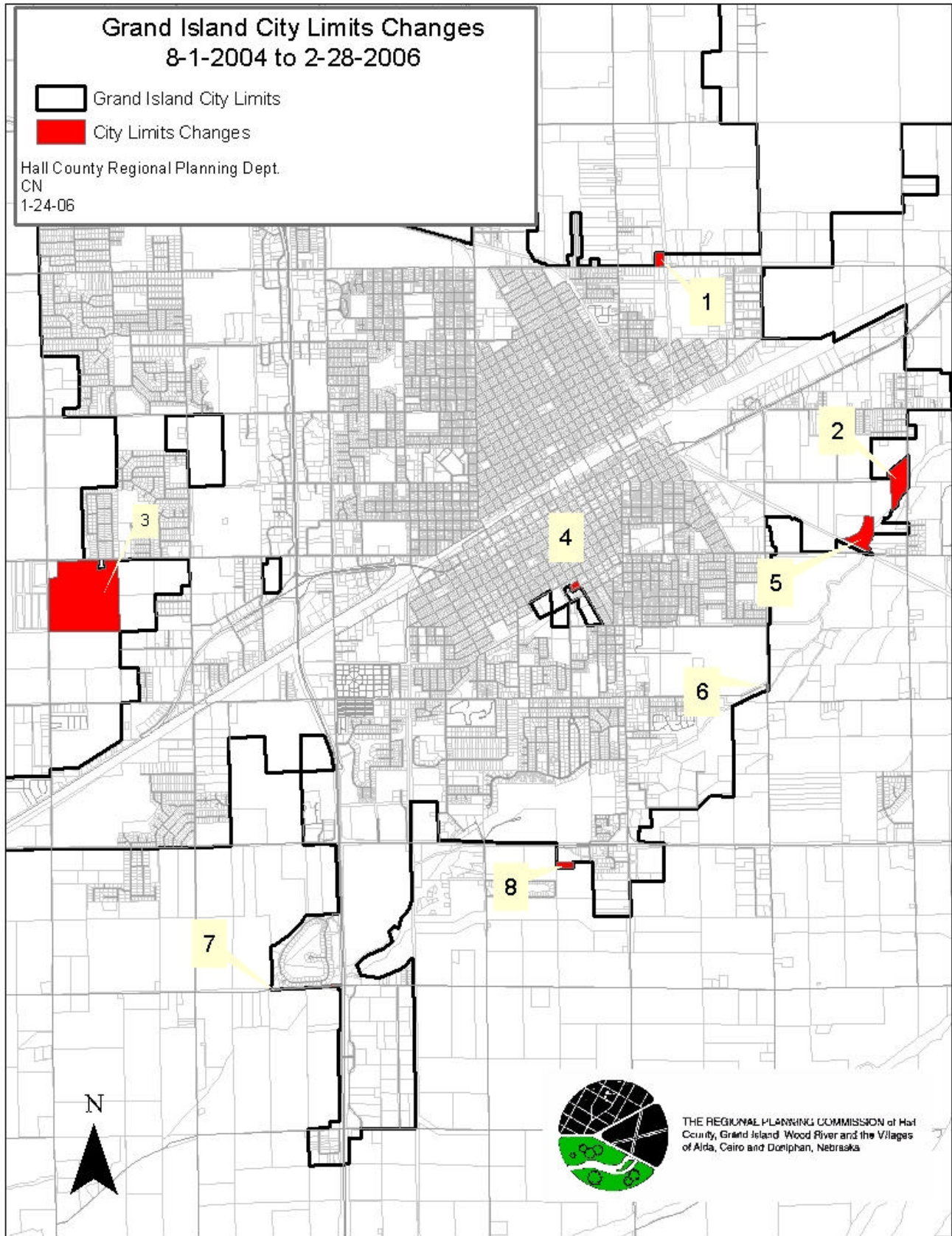
#### RECOMMENDATION:

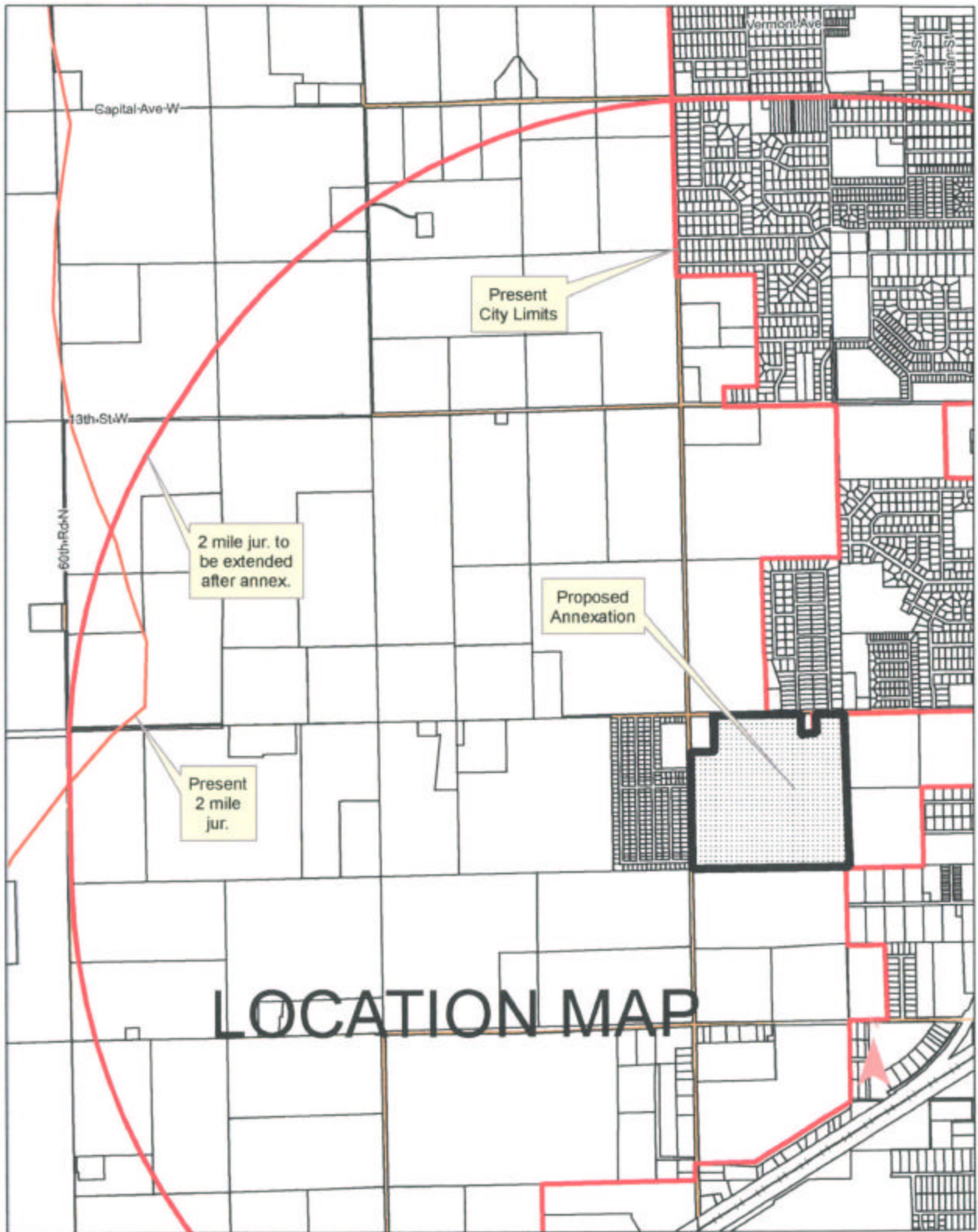
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

\_\_\_\_\_ Chad Naby AICP, Planning Director









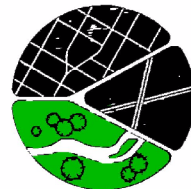
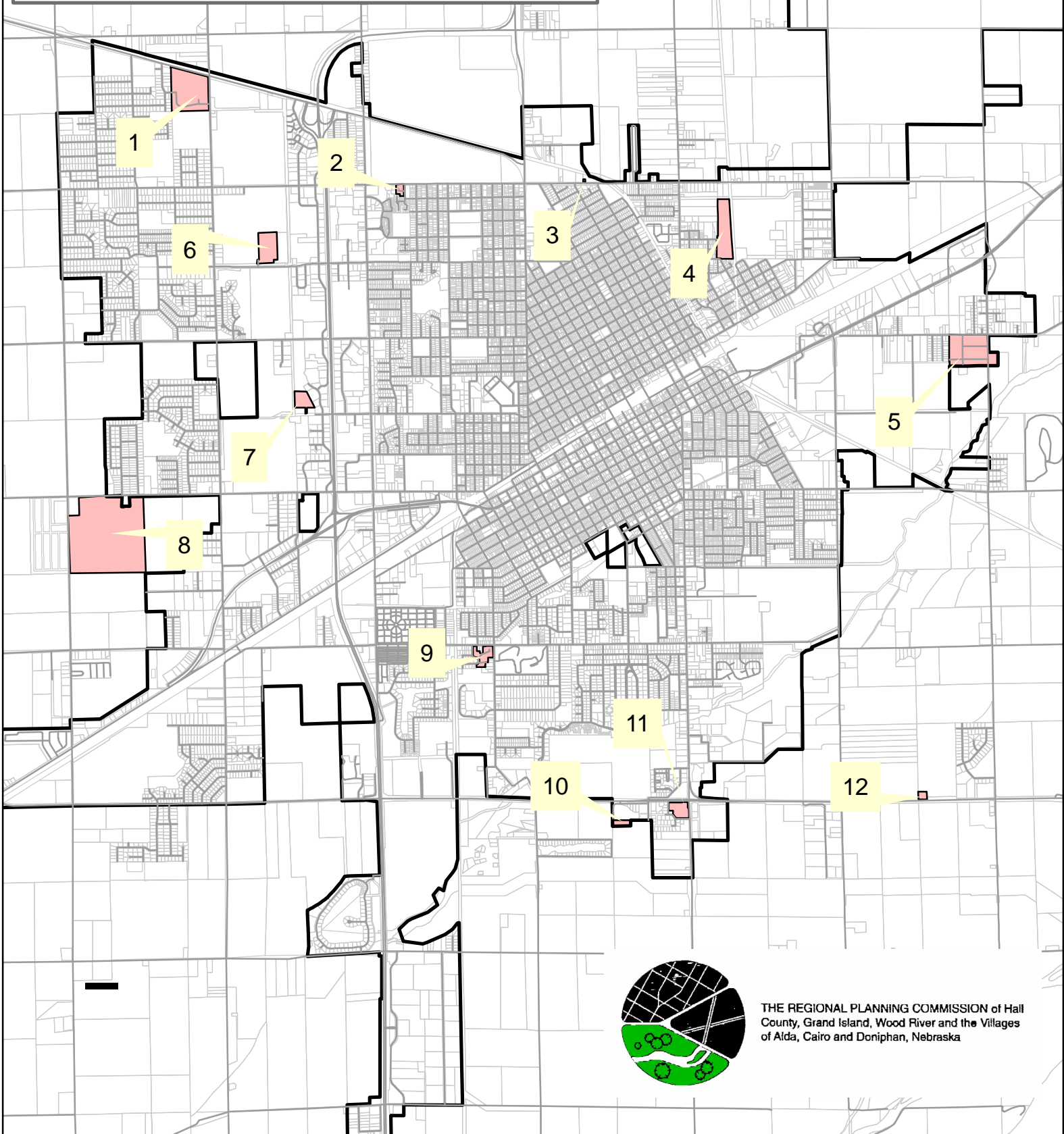




# Zoning Changes in Grand Island 8-1-2004 to 2-28-2006



-  Grand Island City Limits
-  Zoning Changes

Hall County Regional Planning Dept.  
CN  
1-24-06

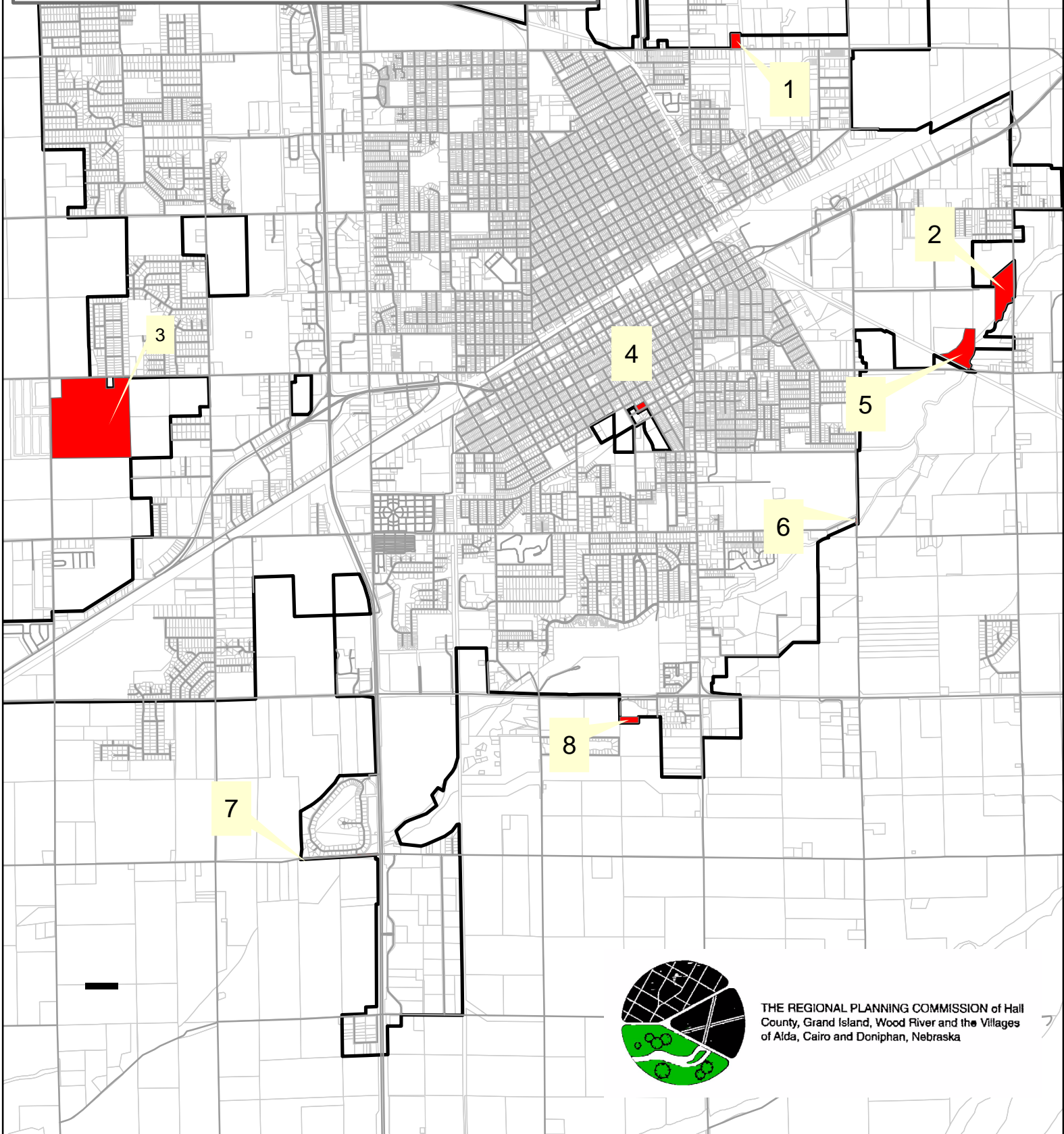


THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

# Grand Island City Limits Changes 8-1-2004 to 2-28-2006

-  Grand Island City Limits
-  City Limits Changes

Hall County Regional Planning Dept.  
CN  
1-24-06



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Aida, Cairo and Doniphan, Nebraska



# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item H2

### **Annexation of Cargill Subdivision into Wood River**

*This application proposes to annex land located South of Hwy 30 between 140th Road and 150th Road into the Wood River City Limits.*

Staff Contact: Chad Nabity

**Agenda Item # 15**

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

January 24, 2006

**SUBJECT:** *Annexation of Property being platted as Cargill Subdivision.*

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

**OVERVIEW:**

This property is within 500 feet of the Wood River City Limits and therefore considered contiguous according to Nebraska Statutes for Second Class Cities. The owners have requested this annexation.

This property is within the Wood River Utilities Electrical Service District. This property is within the Wood River School District. The annexation of this property **will impact** the one-mile extraterritorial jurisdiction of Wood River. The planning commission will hold a public hearing on an amended zoning map at a future meeting.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council annex this property as presented.

\_\_\_\_\_ Chad Naby AICP, Planning Director

# **ANNEXATION PLAN –Cargill Subdivision, Wood River Nebraska**

January 24, 2006

## **OVERVIEW**

Section 17-405 of The Nebraska State Statute allows Cities of the Second 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. This would include extension of sewer, water and electrical infrastructure.
9. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

The owners of this property have requested that the Village annex this property in conjunction with the approval a final plat for the development on this tract.

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

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased 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 if necessary will take place over a reasonable 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 Village's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



## **Inventory of Service and Service Plan**

### **Cargill Subdivision**

The area is located on the west side of Wood River south of the Union Pacific Tracks and west of 140<sup>th</sup> Road. According to the description submitted with the request to be annexed is approximately 135.74 acres.

### INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River 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 offered by contract for all properties within the municipal limits of Alda.

2. Fire Protection. The Wood River Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

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

This property is currently served by the Wood River Rural Fire Department

3. Wastewater (Sanitary Sewer). The City of Wood River currently maintains the wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. Wastewater service to this area is would need to be extended to serve this property.

4. Maintenance of Roads and Streets. The City of Wood River 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

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area. Water service to this area would need to be extended.

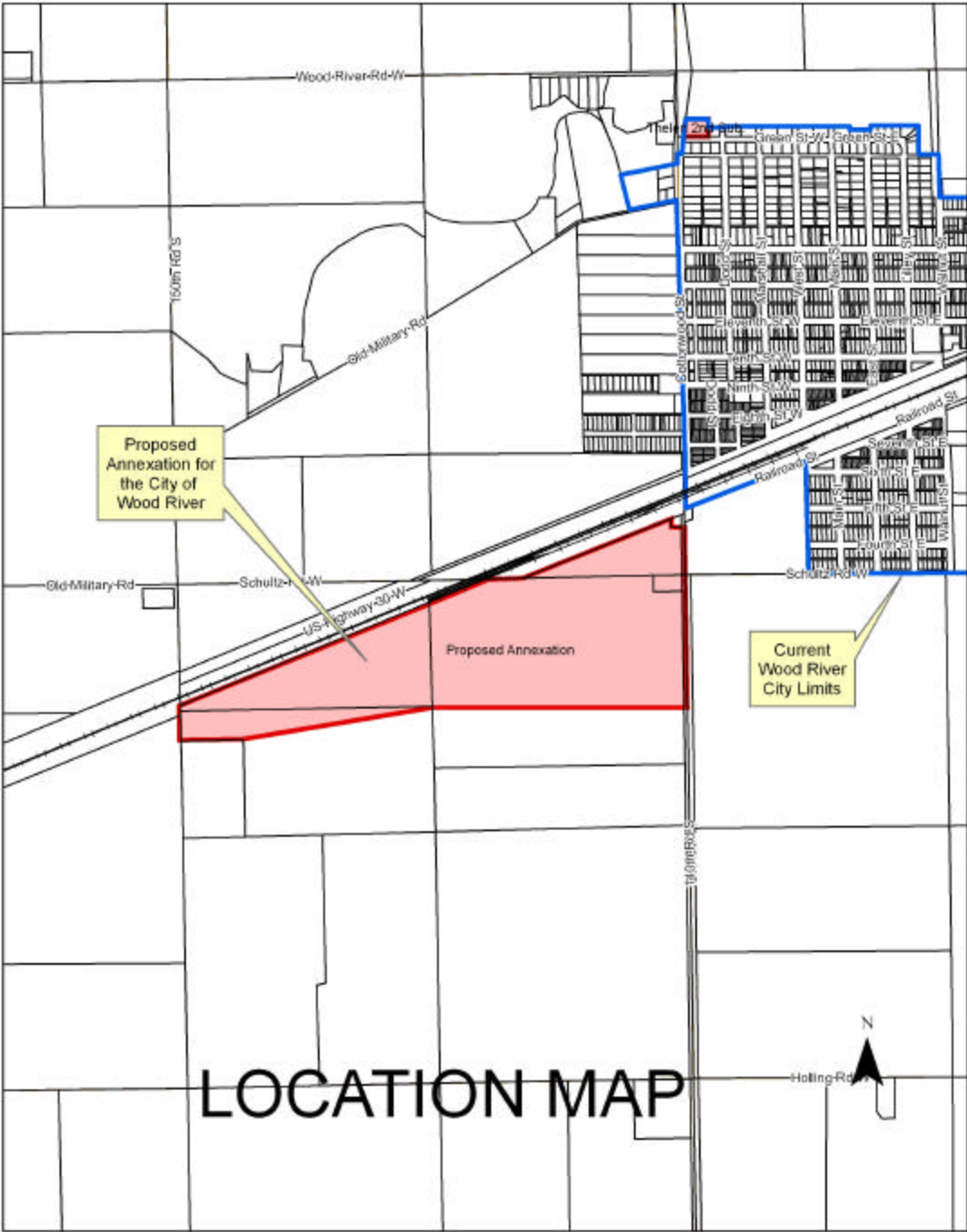
6. Maintenance of Parks, Playgrounds, and Swimming Pools No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental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

7. Building Regulations. The City of Wood River by contract with the Hall County Building Department, will continue to 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

8. Summary of Impacts

<b>Summary of Impacts</b>	
Police Protection	No Impact
Fire Protection	No Impact
Wastewater	Available
Roads and Streets	No Impact
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)





# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F5

### Changes to Wood River Zoning Ordinance

*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.*

Staff Contact: Chad Nabity

## Agenda Item #16

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 24, 2006

### SUBJECT:

*Concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to the addition of Ethanol Plants and accessory uses as a permitted use in the Heavy Industrial District, §5.15.02 (i2) (C-08-2006WR))*

### PROPOSAL:

The City of Wood River adopted new zoning regulations in April 2004. The changes proposed here were requested by Cargill Incorporated and Pioneer Trail Energy LLC. All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in ~~strike-out~~.

### **Section 5.14 I-2 Heavy Industrial District**

5.14.01 *Intent:* It is the intent of the Heavy Industrial District Regulations to provide standards for area suitable for heavy industrial, wholesaling and storage activities, to preserve land for the retention and expansion of the basic economic activities, to free these areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that user of this land conduct activities that create low to moderate hazards to adjacent properties.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Wood River Zoning Ordinance in including these uses in this district is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.14.02 *Permitted Uses:*

1. Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
2. Manufacture and assembly of electrical and electronic appliances.
3. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
4. Manufacture of light sheet metal products including heating and ventilation equipment.
5. Public local distribution and main transmission utilities.
6. Warehouses and wholesale businesses.
7. Building materials yards with enclosed and screened storage areas.
8. Highway maintenance yards or buildings.
9. Self storage units.
10. Grain Storage.
11. Farm implement sales and service.
12. Auto body repair and shops.
13. Construction and heavy equipment sales and service.
14. *Ethanol Plants and Accessory Uses*

**OVERVIEW:**

The proposed changes would allow an ethanol plant to be permitted in the Wood River Jurisdiction. There are currently no zoning districts that would permit an ethanol plant. There is currently no property in Wood River zoned for Heavy Industrial Uses. All requests to rezone property for this use would require public hearings before both the planning commission and the Wood River City Council.

As this is a heavy industrial district, it is the most sensible district for uses such as ethanol plants.

**RECOMMENDATION:**

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

\_\_\_\_\_ Chad Naby AICP, Planning Director



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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F6

### **Amendment to Wood River Comprehensive Plan and Future Land Use Map**

*Amendment to Wood River Comprehensive Plan and Future Land Use Map for land  
proposed for platting as Cargill Subdivision from Agricultural to Heavy Industrial.*

Staff Contact: Chad Nabity

**Agenda Item # 17 & 18**

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

January 23, 2006

**SUBJECT:** *Zoning Change and Comp Plan Amendment (C-08-2006WR)*

**PROPOSAL:** To amend the future land use map from the Wood River Comprehensive Plan a parcel of ground proposed as lot 2 of Cargill Subdivision including a farmstead and crop ground west of 140<sup>th</sup> Road and south of Schultz Road from Agricultural to Heavy Industrial uses in the jurisdiction of the City of Wood River. To rezone this same property AG-Agricultural and TA-Transitional Agriculture to I2- Heavy Industrial District in the jurisdiction of the City of Wood River.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**AG-** Agricultural District

**TA-** Transitional Agriculture District

*Permitted and conditional uses:*

**AG-**Agricultural Uses including raising of livestock up to 600 animal units with some limited housing.

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

*Comprehensive Plan Designation:*

Agriculture

*Existing land uses.*

Single Family Home, Crop Ground

**Adjacent Properties Analysis**

*Current zoning designations:*

**West, South and East:** **AG-**Agricultural District

and **TA-** Transitional Agriculture District

**North:** **I1-**Light Industrial District

*Permitted and conditional uses:*

**AG-**Agricultural Uses including raising of livestock up to 600 animal units with some limited housing.

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

**I1-**Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.

*Comprehensive Plan Designation:*

**South and East:** Agricultural

**West:** Agricultural

**North:** Heavy Industrial

*Existing land uses:*

**North:** Cargill Grain

**East, South and West:** Agricultural



## **EVALUATION:**

### **Positive Implications:**

- *This development represents an unanticipated opportunity:* The comprehensive plan did not anticipate this level of development and should be amended to support the development.
- *Is adjacent to a similar use in an Industrial zone:* This property is adjacent to the existing Cargill operation. The extension of industrial uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Adjacent to the Union Pacific Rail Road:* This property can be served by the Union Pacific Rail Road.
- *Proposed changes to Highway 11 and the UPRR crossing on 140<sup>th</sup> Road:* This development will occur prior to the final development of plans for the grade separated crossing at 140<sup>th</sup> (Rerouted Highway 11) and U.S. Highway 30. The final plans for those intersections can be developed with this project in mind.
- *Proximity to Highways 30 and 11:* This project has good access to both Highway 30 and 11. These roads are capable of handling the additional truck traffic.
- *Economic Development for Wood River:* This development would have a substantial economic impact on the community of Wood River adding jobs, provision of utilities and valuation to the community.

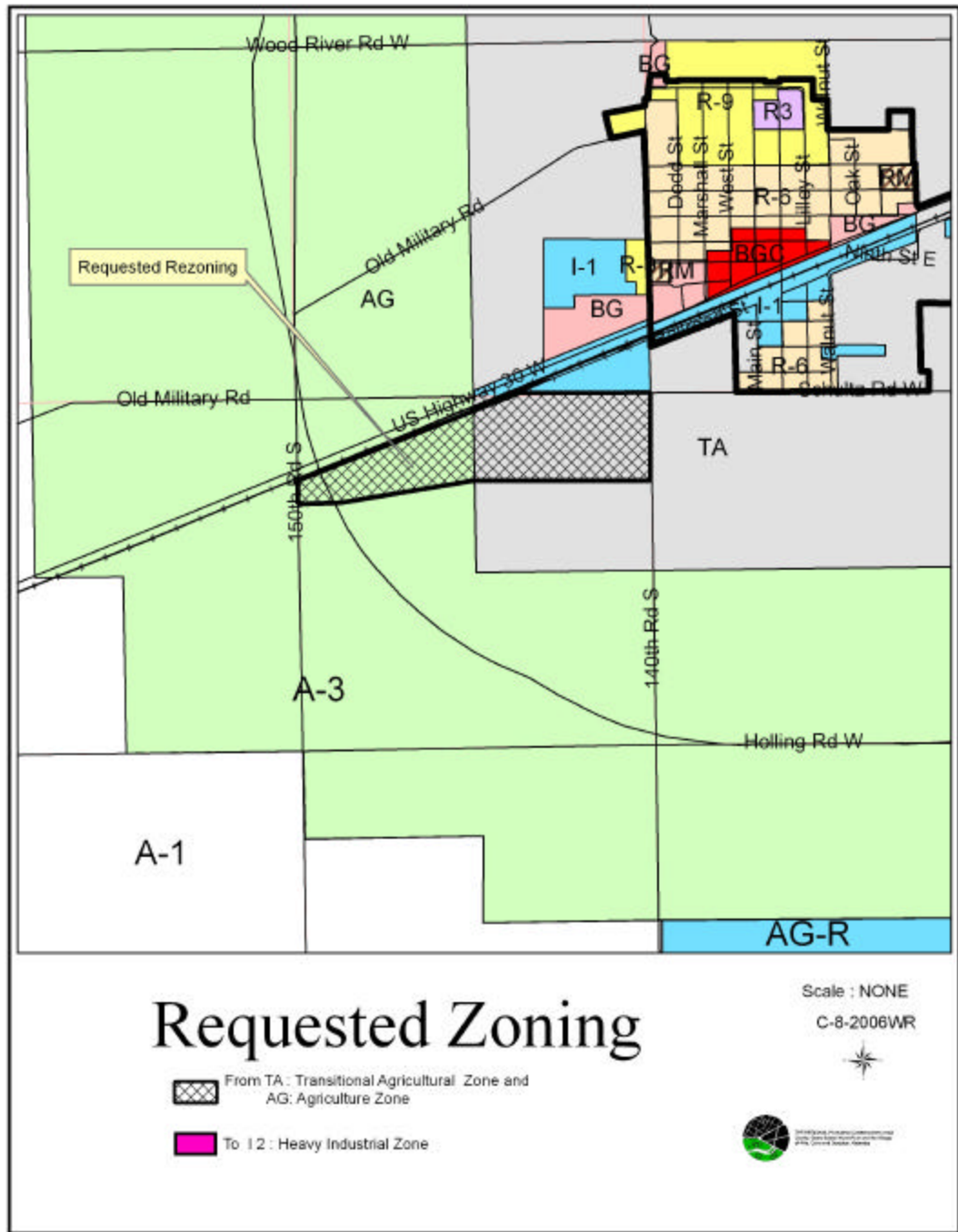
### **Negative Implications:**

- *Additional traffic:* This development will add more truck traffic to the area. It is anticipated that at least 100 trucks will be in an out of the site on a daily basis.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council amend the future land use map in the Wood River comprehensive plan to show heavy industrial development on this site and change the zoning on this site from AG-Agricultural and TA-Transitional Agriculture to I2-Heavy Industrial Zone.

\_\_\_\_\_ Chad Naby AICP, Planning Director





# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F7

### Change of Zoning for Cargill Subdivision

*Concerning Change of Zoning for land proposed for platting as Cargill Subdivision from AG Agricultural and TA Transitional Agricultural to I2 Heavy industrial.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Change of Zone, Amendment to the Comprehensive Plan and Future Landuse Map  
– for land located south of Schultz Road between 140<sup>th</sup> Road and 150<sup>th</sup> Road in  
Hall County within the 1 Mile jurisdiction of Wood River. (C-08-2006WR)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for Amendment to the Wood River Zoning Map from TA Transitional Agricultural to I2 Industrial and an amendment to the Comprehensive Plan and Future Landuse Map from Agricultural to Heavy Industrial, for a tract of land located in the N ½ 25-10-12. This property is located south of the Union Pacific Railroad Tracks between 140<sup>th</sup> Road and 150<sup>th</sup> Road, as show on the enclosed map.

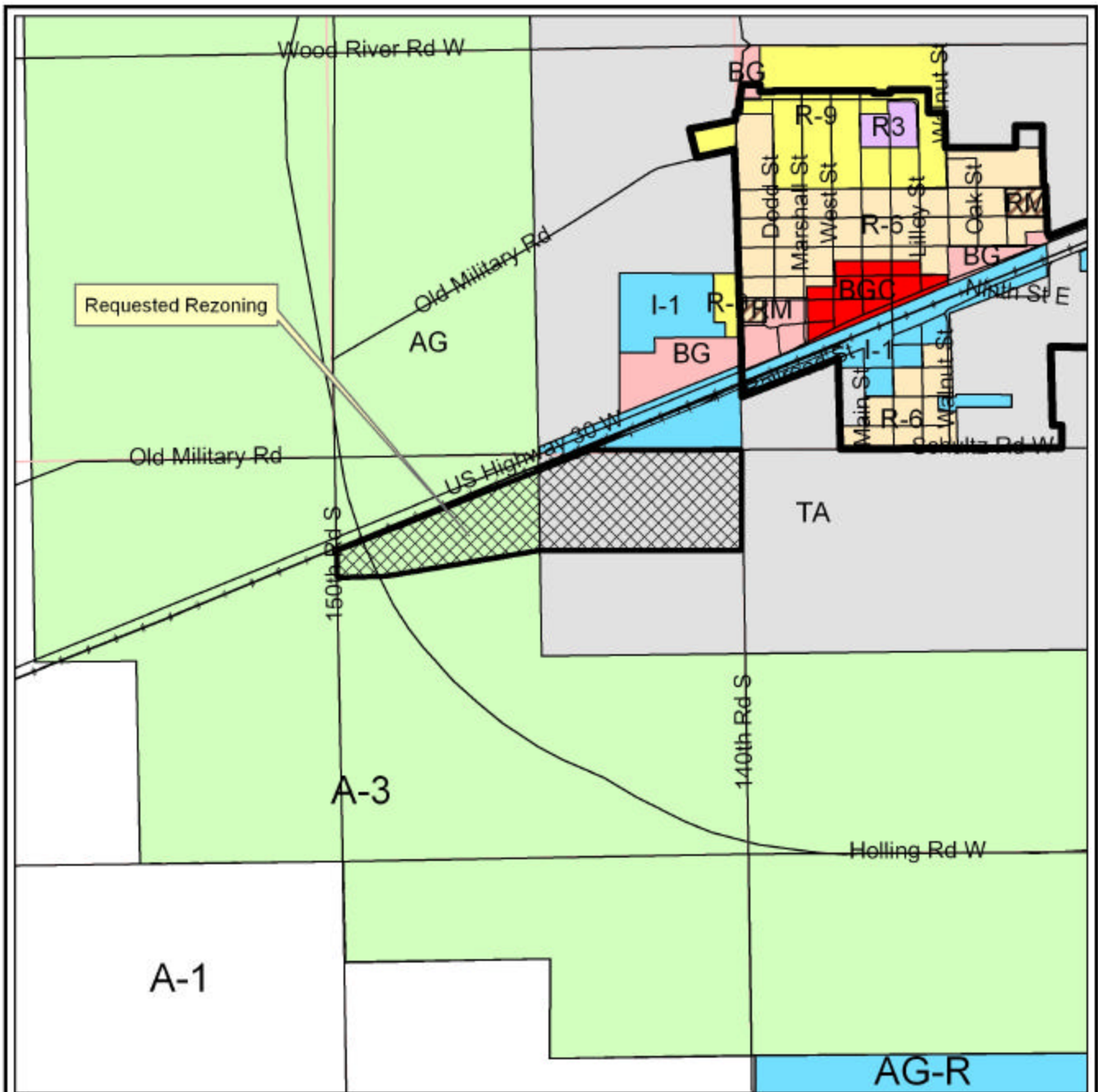
You are hereby notified that the Regional Planning Commission will consider these amendments at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: Wood River Clerk  
Wood River Attorney  
County Building Inspector  
County Public Works  
Manager of Postal Operations  
JEO

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-8-2006WR



-  From TA : Transitional Agricultural Zone and  
AG: Agriculture Zone
-  To I-2 : Heavy Industrial Zone





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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item M3

### Final Plat Cargill Subdivision

*This Final Plat proposes to create 2 lots on a currently unplatted parcel of land in the SE 1/4 Section 24 Township 10 Range 12, and N 1/4 Section 25, Township 10, range 12. This land is consists of approximately 135.74 acres. It is recommended the Planning Commission approve and recommend the City of Wood River approve this Final Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Final Plat – Cargill Subdivision, as an addition to the City of Wood River.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cargill Subdivision, located South of Highway 30 between 140<sup>th</sup> Rd & 150<sup>th</sup> Rd. This application is being platted as an addition to the City of Grand Island, upon acceptance of the final plat and annexation by ordinance the Corporate Limits of the City will be changed to include Cargill Subdivision.

This final plat proposes to create 2 lots on a parcel of land in the SE ¼ 24-10-12 and N ½ 25-10-12. This land consists of approximately 135.74 acres.

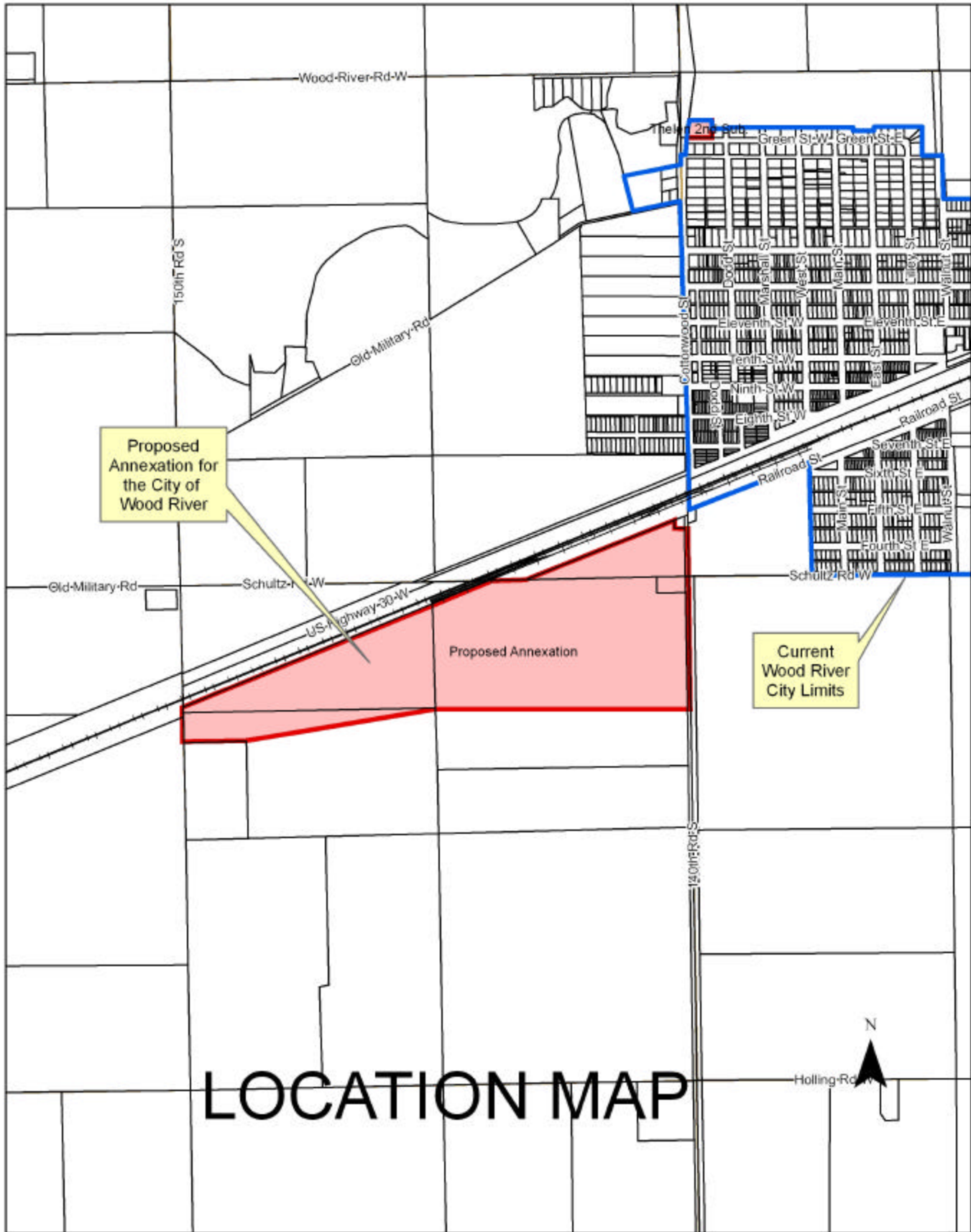
You are hereby notified that the Regional Planning Commission will consider this final plat and annexation at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: Wood River Attorney  
Wood River Clerk  
County Public Works  
County Building Inspections  
Manager of Postal Operations  
JEO

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







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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item M4

### Final Plat Alberts Subdivision

*This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the NW 1/4 Section 22 Township 09 Range 12, located South of Lepin Roadn and east of McGuire Road. This land of approximately 5.3351 acres. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

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

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Alberts Subdivision, located South of Lepin Rd and East of McGuire Rd.

This final plat proposes to create 1 lot on a parcel of land in the NW ¼ 22-09-12. This land consists of approximately 5.3351 acres. This is an existing farmstead on a parcel of 20 acres or more.

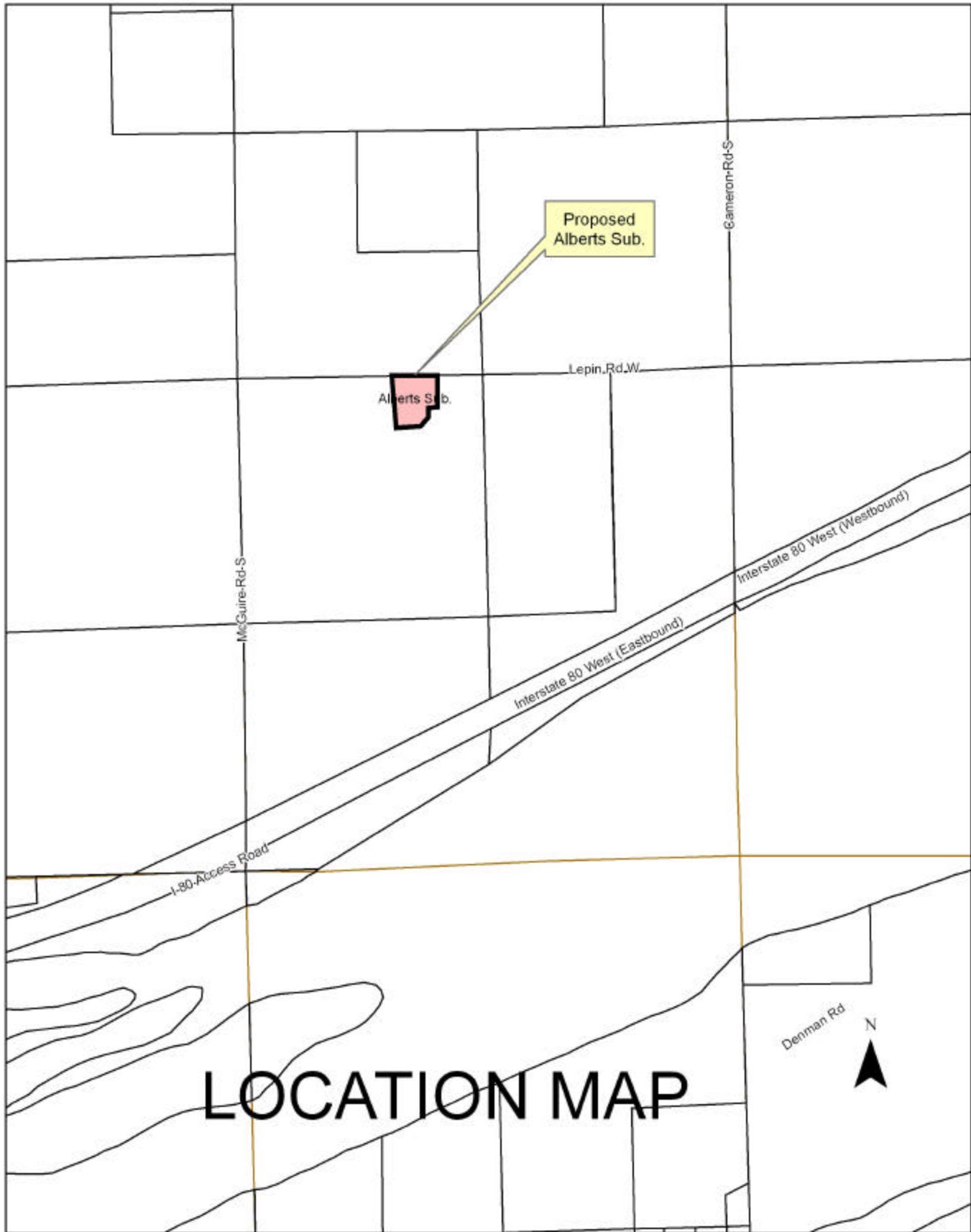
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
County Public Works  
County 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.





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# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item M5

### Final Plat Logan's Subdivision

*This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the NE 1/4 Section 34 Township 11 Range 09, located Soth of Hwy 34 and East of Stuhr Road. This land consists of approximately 1.93 acres. It is recommended the Planning Commission approve and recommend the City Council and County Board approve this Final Plat.*

Staff Contact: Chad Nabity

January 19, 2006

Dear Members of the Board:

**RE: Final Plat – Logan’s Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Logan’s Subdivision, located South of Hwy 34 and East of Stuhr Rd. Hall County within Grand Island 2 mile jurisdiction.

This final plat proposes to create 1 lot on a parcel of land in the NE ¼ 34-11-09. This land consists of approximately 1.93 acres.

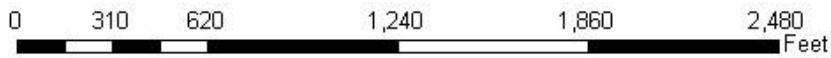
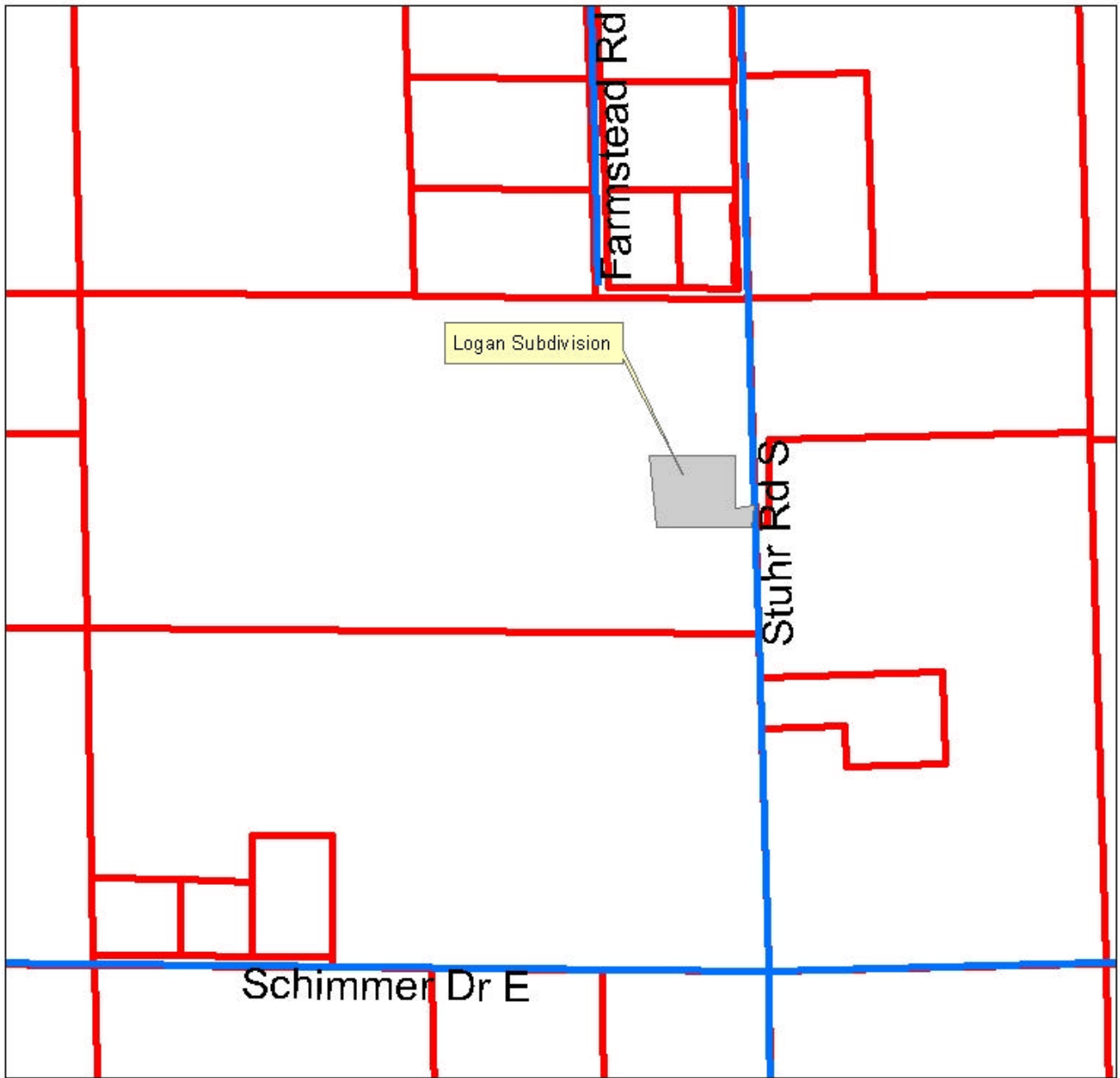
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



Aproximate Location of Logan Subdivision  
Hall County Regional Planning Department  
Chad Naby 1-19-06

