



# Hall County Regional Planning Commission

Wednesday, April 05, 2006  
Regular Meeting

## Item .A1

### Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
April 5, 2006**

4. **Public Hearing** - Concerning changes to Grand Island City Code in reference Installation of Liquid Propane Storage Tanks and wholesale distribution of propane in the ME Manufacturing Estates Zone. (See full recommendation)
5. **Preliminary Plat** - Sterling Estates Subdivision located North of State Street and East of North Road. This subdivision proposes to create 241 lots on a parcel of land in the NW  $\frac{1}{4}$  12-11-10. This subdivision includes a variety of zoning districts including RO-Residential Office, R-4 High Density Residential and R-1 Suburban Density Residential. The property is currently zoned R1 and R4. Rezoning will be necessary prior to approval of the final plat of some of the townhouse lots along Ebony Lane and the RO Lots south of Capital Avenue. It is recommended the Planning Commission approve this preliminary Plat.
6. **Preliminary Plat** - Springdale Subdivision located South of Lillie Drive and West of North Road. This subdivision proposes to create 36 lots on a parcel of land in the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  23-11-10. This property is currently zoned LLR Large Lot Residential. The preliminary plat is designed with lots in excess of 9,000 square feet so but less than 20,000 square feet so will have to be rezoned prior to approval of the final plat. It is recommended the Planning Commission approve this preliminary Plat.
7. **Preliminary Plat** - Summerfield Estates Fifth Subdivision located North of 13<sup>th</sup> Street and East of Summerfield Avenue. This subdivision proposes to create 14 lots on a parcel of land in the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  12-11-10. This change to Summerfield Estates Subdivision involves restructuring some of the planned cul-de-sacs and eliminating the cul-de-sac planned for the portion being platted as Summerfield Estates Fifth. It is recommended the Planning Commission approve this preliminary Plat.
8. **Final Plat** - Summerfield Estates Fifth Subdivision located North of 13<sup>th</sup> Street and East of Summerfield Avenue. This subdivision proposes to create 14 lots on a parcel of land in the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  12-11-10. It is recommended the Planning Commission approve this final Plat.

## **CONSENT AGENDA**

7. **Final Plat** - Larue Subdivision located South of 13<sup>th</sup> Street and West of Hwy 281. This subdivision proposes to create 142 lots on a parcel of land in the E  $\frac{1}{2}$  NW  $\frac{1}{4}$  13-11-10.
8. **Final Plat** - Neumann Second Subdivision located South of 13<sup>th</sup> Street and West of North Road. This subdivision proposes to create 2 lots on a parcel of land comprising of lot 1 Neumann Subdivision.
9. **Final Plat** - Livermore Subdivision located North of Rosemont Avenue and East of Riverview Drive, Grand Island Nebraska. This subdivision proposes to create 2 lots on a parcel of land in the E  $\frac{1}{2}$  NW  $\frac{1}{4}$  28-11-09.
10. **Final Plat** - Bosselville Second Subdivision located South of Bosselman Avenue and West of Highway 281. This subdivision proposes to create 2 lots on a parcel of land comprised of lots 5 & 6 block 1 Bosselville Subdivision and part of the NE  $\frac{1}{4}$  24-10-10.
11. **Final Plat** - Hillcrest Second Subdivision located North of Platte River Drive and West of Hwy 281, Hall County Nebraska within Doniphan 1 mile Jurisdiction. This subdivision proposes to create 1 lot on a parcel of and in the W  $\frac{1}{2}$  SE  $\frac{1}{4}$  01-09-10. This is splits an existing farmstead from a tract of 20 acres or more.
12. **Final Plat** - Gangwish Subdivision located North of Rainforth Road and East of 190<sup>th</sup> Road, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land located in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  20-09-12. This is splits an existing farmstead from a tract of 20 acres or more.
13. **Final Plat** - JLW Subdivision located South of Capital Avenue and East of 110<sup>th</sup> Road, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land in the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  10-11-11. This property was split in 1976 from the parent parcel without a subdivision. A subdivision would have been required at that point in time and could have been done legally. Approval of this subdivision will clear the title of this property.

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