



Hall County Regional Planning Commission

Wednesday, August 02, 2006
Regular Meeting

Item .A1

Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
August 2, 2006**

4. **Public Hearing** - Concerning annexation of property located north of Capital Avenue and west of St. Paul Road. This annexation has been requested by the property owner. (C-18-2006G1) (See full recommendation)
5. **Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting as Pedcor Second Subdivision located in Lot 5, Block 1, Pedcor Subdivision from B2 General Business to RD Residential Development. This property is located west of Highway 281 and north of Husker Highway. This change will increase the size of the pedcor property without adding any additional dwelling units to what was previously approved. (C-21-2006G1) (See full recommendation.)

Preliminary Plat – Pedcor Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)

Final Plat – Pedcor Second Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)

CONSENT AGENDA

6. **Final Plat** – Swede's Idle Acres 2nd Subdivision located east of Highway 281 between Binfield Road and Lepin Road. This final plat proposes to create 2 lots on a tract of land comprising Pt. NW1/4, Sec. 19, T9N, R9W. This land consists of approximately 6.396 acres. This splits an existing farmstead and a one time split from a tract of 80 acres or more.
7. **Final Plat** – Cosgriff Subdivision located north of Foster Road and ¼ mile east of Shady Bend Road in Hall County Nebraska. This splits an existing farmstead from a tract of 20 acres or more. This final plat proposes to create 1 lot on a tract of land comprising Pt. S1/2 SW1/4, Sec. 13, T10N R9W. This land consists of approximately 7.261 acres.
9. **Final Plat** – Nagy's Second Subdivision located west of Vine Street and south of 6th Street. This final plat proposes to create 2 lots on a tract of land comprising the southerly 76.15 feet of Lot 1, Block 22, Nagy's Addition to the city of Grand Island, Hall County, Nebraska. This properties have been bought and sold separately for many years. They have separate utilities and the owner is seeking to plat them according to the existing built conditions. This will require that council permit an exception to the subdivision regulations for lot size (area) and width. This land consists of approximately 0.115 acres.

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