



City of Grand Island

Tuesday, April 9, 2019

Council Session

Item F-1

#9724 - Consideration of Approving Request to Rezone Property located at 200 East Hwy 34 from RD – Residential Development to Amended RD Residential Development (Talon Apartments) (Second & Third Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 9, 2019

Subject: Rezone from RD Zone to Amended RD Zone

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

An application has been made to rezone the east side of the Talon Apartments Subdivision from RD Zone to Amended RD Zone and approve a modified development plan.

Discussion

At the regular meeting of the Regional Planning Commission, held March 13, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity explained the original layout proposed with 4 (32 unit) apartment buildings. They are now proposing to amend this to 6 (22 unit) buildings instead of 4 buildings. The buildings will contain a mixture of 1 and 2 bedroom apartments with some attached garages. The new layout will include 2 buildings along the north end and clubhouse and pool central and a quad of 4 units where they had 2 units. Nabity recommended approval. This plat of this does include a piece of CRA property where the Desert Rose was along the north edge of the CRA property where the drive into the apartments is located. CRA has agreed to sell that property as it is already covered by an access easement.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat finding that the proposed development is consistent with the Comprehensive Development Plan for the City of Grand Island.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members voting no.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

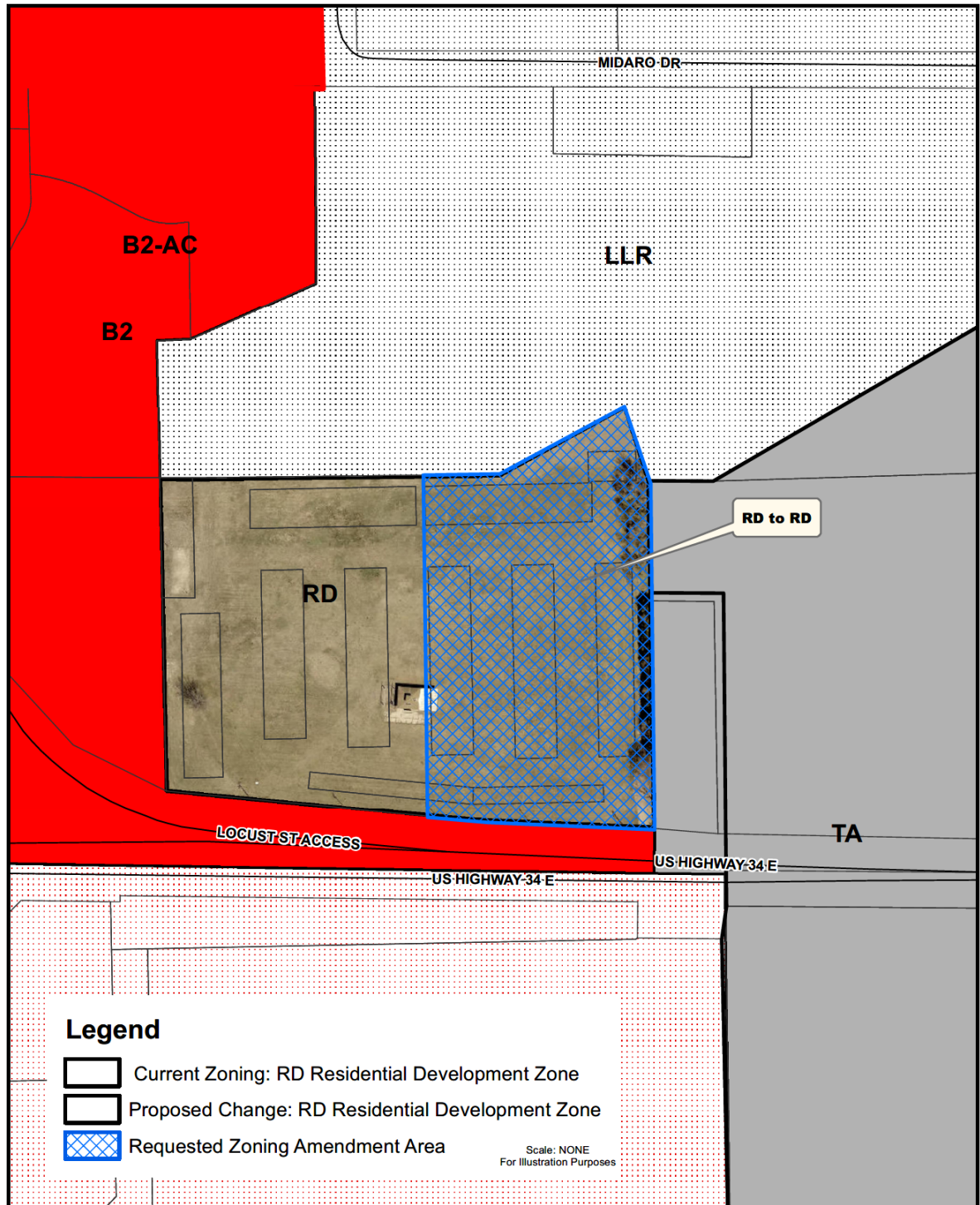
Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

PROPOSED AREA LOCATION MAP



ORDINANCE NO. 9724

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising a portion of Talon Apartments First Subdivision including lots 6-10 and Outlot A from RD Residential Development Zone to Amended RD Residential Development Zone in Grand Island, Hall County, Nebraska. directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on March 13, 2019, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on March 26, 2016, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from RD-Residential Development Zone to amended RD Residential Development Zone:

all of lots 6-10 and Outlot A Subdivision in the City of Grand Island, Hall County, Nebraska,

SECTION 2. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request is approved.

Approved as to Form	by _____
April 5, 2019	City Attorney

ORDINANCE NO. 9724(Cont.)

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance and that the approved development plan be kept in the records of the Hall County Regional Planning Department.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: April 9, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk