



# City of Grand Island

Tuesday, June 9, 2020

Council Session

## Item F-1

**#9770 – Consideration of Approving Zoning Change for Property located at 641 S Cherry Street from RD – Residential Development to Amended RD – Residential Development (JNIK, LLC & Jim Nikodym Trust)**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 9, 2020

**Subject:** Rezone from RD Zone & Amended RD Zone

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

## **Background**

An application has been made to rezone Lot 3 Nikodym Subdivision from Residential Development Zone (RD) to Amended Residential Development Zone (RD). This will allow the property to be split into two lots. Lot 1 will be the location of a natural gas regulator station. Lot 2 will be reserved for future residential development. Any development will require additional Council approval. The Public Hearing before Council was held on May 26, 2020. There were no comments from the public.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held January 8, 2020 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated Northwestern Energy is looking into adding a gas line regulator station on the southwest corner of Lot 2. Substations are a permitted use in that district and recommends approval. Nabity also noted Les Ruge and himself are present at City Hall in case any members of the public showed up and a copy of the open meetings act is available.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Rubio to recommend approval of Redevelopment Rezoning of Lot 3 Nikodym Subdivision and the Nikodym Second Subdivision Plat.

The motion carried with nine members voting in favor (O'Neill, Nelson, Ruge, Monter, Maurer, Rainforth, Rubio, Robb and Randone) and no members voting no. Robb was unable to voice his vote on the Zoom Virtual Meeting but called Planning Director Nabity and indicated his approval.

## **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.

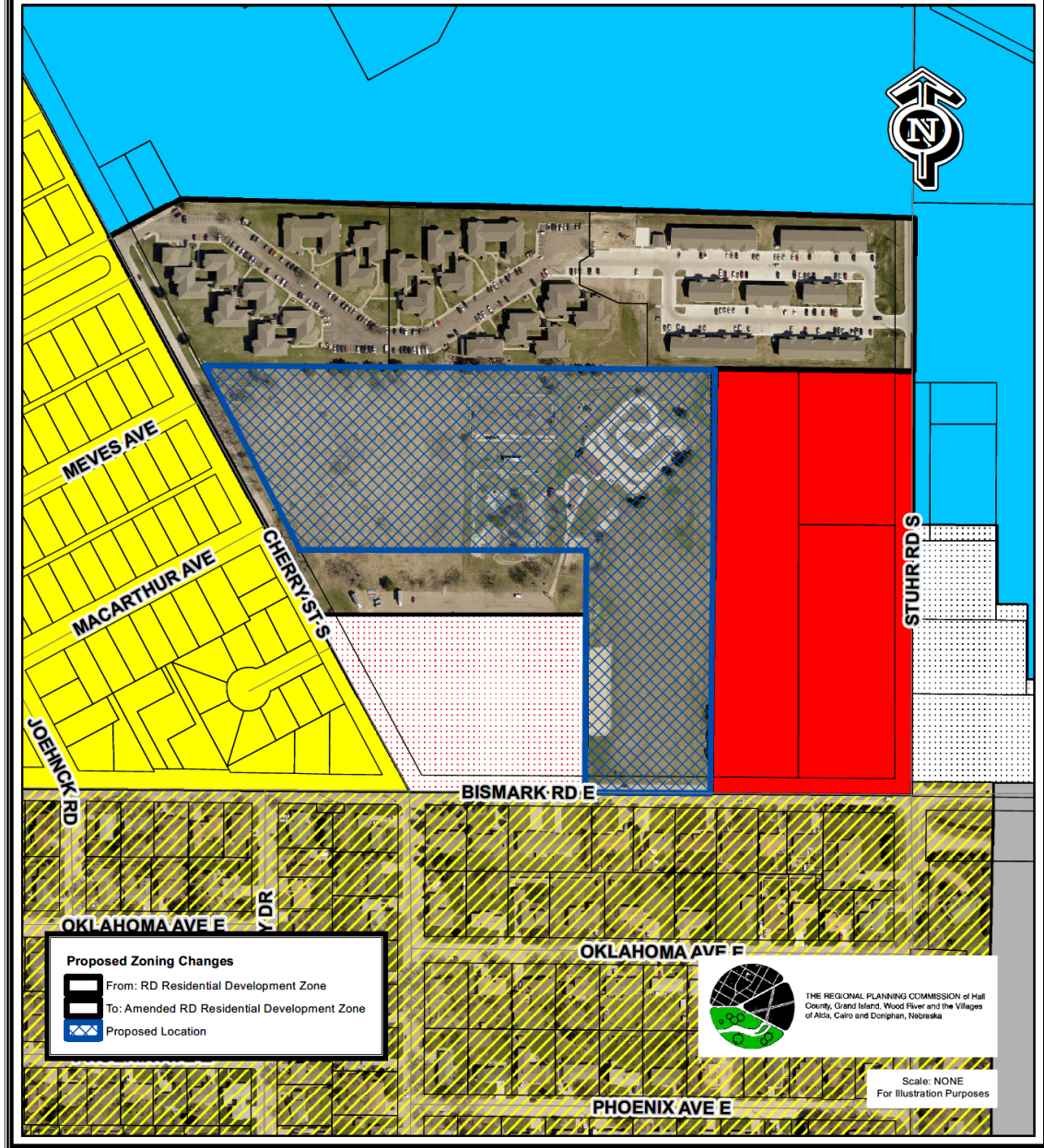
## **Sample Motion**

Move to approve the ordinance as presented.



# Proposed Zoning Change Location Map

A tract of land consisting of all of lot 3 Nikodym Subdivision,  
in the City of Grand Island



ORDINANCE NO. 9770

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of the Lot 3 of Nikodym Subdivision in the City of Grand Island in Hall County, Nebraska, from RD – Residential Development Zone to Amended RD – Residential Development Zone and directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on May 6, 2020, held a public hearing 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 Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on May 26, 2020 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, reclassified and changed from RD – Residential Development Zone to Amended RD – Residential Development Zone;

Lot 3 of Nikodym Subdivision in the City of Grand Island, Hall County Nebraska.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	▣ _____
May 20, 2020	▣ City Attorney

ORDINANCE NO. 9770 (Cont.)

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: June 9, 2020

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk