



City of Grand Island

Tuesday, November 22, 2022

Council Session

Item F-1

#9904 - Consideration of Approving Zoning Change to Property located at 4060 Stauss Road from LLR Large Lot Residential to B2 General Business Zone (MII-Blondo, LLC)

This item relates to the aforementioned Public Hearing item E-2.

Staff Contact: Chad Nabity

ORDINANCE NO. 9904

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 lots 1-14 inclusive of West End Subdivision and one half of the adjoining right of way for Centre Street and Stauss Road in Grand Island, Hall County, Nebraska, located north of Stauss Road and west of North Road in Grand Island, Nebraska, from LLR Large Lot Residential Zone to B2 General Business as more particularly described below, and directing that such zoning changes and classifications 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 November 9, 2022, held a public hearing and made a recommendation to the Grand Island City Council 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, on November 22, 2022, the City Council held a public hearing on the proposed zoning of such area and all persons who desired to speak were heard and any comments were made a part of the record. NOW THEREFORE,

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

SECTION 1. The City Council makes the following findings with regards to the proposed zoning changes:

Approved as to Form	▣ _____
November 18, 2022	▣ City Attorney

ORDINANCE NO. 9904 (Cont.)

A. The proposed change to the zoning from LLR Large Lot Residential Zone to B2 General Commercial Zone is generally consistent with the Future Land Use Map of the City of Grand Island.

B. The proposed change to the zoning from LLR Large Lot Residential Zone to B2 General Commercial Zone is consistent with existing uses in the area.

SECTION 2. The following tract of land is hereby rezoned and reclassified and changed from LLR Large Lot Residential Zone to B2 General Commercial Zone Lots 1-14 inclusive of West End Subdivision and one half of the adjoining right of way for Centre Street and Stauss Road in Grand Island, Hall County, Nebraska.

SECTION 3. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request, is approved.

SECTION 4. 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.

ORDINANCE NO. 9904 (Cont.)

SECTION 5. That this ordinance shall be in force and take effect from and after the fifteenth day after its passage and publication in one issue of the Grand Island Independent as provided by law.

Enacted: November 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk