



City of Grand Island

Tuesday, November 22, 2022

Council Session

Item F-2

#9905 - Consideration of Approving Zoning Change for Property at Conestoga Mall between Webb Rd & U.S.Hwy 281 North of 13th Street to Include Amendments to the CD Commercial Development Zone & Change from CD Commercial Development Zone to RD Residential Development Zone (Woodsonia Acquisitions LLC)

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Chad Nabity

ORDINANCE NO. 9905

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 part of the all of Lots 1, 4 and 5 of Conestoga Mall Eighth Subdivision in Grand Island, Hall County, Nebraska. Located north of 13th Street and west of Webb Road in Grand Island, Nebraska from CD Commercial Development Zone to RD Residential Development Zone and Amended CD Commercial Development Zone in Grand Island, Hall County, Nebraska 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 14, 2022, 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, 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:

A. The proposed changes to the zoning from CD Commercial Development Zone to RD Residential Development Zone and Amended

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

ORDINANCE NO. 9905 (Cont.)

CD Commercial Development Zone are each consistent with the Future Land Use Map of the City of Grand Island.

- B. The proposed changes to the zoning from CD Commercial Development Zone to RD Residential Development Zone and Amended CD Commercial Development Zone are each consistent with the preliminary plat previously approved for the development of the area.

SECTION 2. The following tract of land is hereby rezoned and reclassified and changed from CD Commercial Zone to amended RD Residential Development Zone along with approval of the associated subdivision plat:

RD RESIDENTIAL DEVELOPMENT ZONE

LOT 14 OF CONESTOGA MALL NINTH SUBDIVISION

SECTION 3. The following tract of land is hereby rezoned and reclassified and changed from CD Commercial Development Zone to amended CD Commercial Development Zone:

CD COMMERCIAL DEVELOPMENT ZONE:

LOTS 1-13 INCLUSIVE AND OUTLOT A OF CONESTOGA MALL NINTH SUBDIVISION

SECTION 4. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request is approved.

SECTION 5. 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. 9905 (Cont.)

SECTION 6. That this ordinance shall be in force and take effect from and after the later of fifteen days after its passage and publication in one issue of the Grand Island Independent as provided by law, or upon the date of the filing of the Conestoga Mall Ninth Subdivision Plat with the Hall County Register of Deeds.

Enacted: November 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk