



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item F-2

#9910 - Consideration of Approving Zoning Change to Property Located at 3553 Prairieview Street Lots 1 and 3 of Prairie Commons Second Subdivision CD Commercial Development Zone to Amended CD Commercial Development Zone (Prairie Commons MOB 2.0)

This item relates to the aforementioned Public Hearing item E-4.

Staff Contact: Chad Nabity

ORDINANCE NO. 9910

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 all of Lots 1, and 3 of Prairie Commons Second Subdivision in Grand Island, Hall County, Nebraska. Located south of Husker Highway between Prairieview Street and U.S. Highway 281 in Grand Island, Nebraska from CD Commercial Development Zone to 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 December 7, 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 December 20, 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	▣ _____
December 16, 2022	▣ City Attorney

ORDINANCE NO. 9910 (Cont.)

- A. The proposed changes to the zoning from CD Commercial Development Zone Amended CD Commercial Development Zone are 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 Amended CD Commercial Development Zone are 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 CD Commercial Development Zone along with approval of the associated subdivision plat:

CD COMMERCIAL DEVELOPMENT ZONE:

LOTS 1 AND 3 OF PRAIRIE COMMONS SECOND SUBDIVISION

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.

SECTION 5. That this ordinance shall be in force and take effect from and after its passage and publication, at the later of within fifteen days in one issue of the Grand Island Independent as provided by law, or upon filing of the Conestoga Mall Ninth Subdivision Plat with the Hall County Register of Deeds.

ORDINANCE NO. 9910 (Cont.)

Enacted: December 20, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk