



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item F-3

#9911 - Consideration of Approving Zoning Change to Property Located at 1510 E 7th Street Lot 2 of Sanchez Subdivision and Adjoining right of way to the center of the dedicated streets from R2 Low Density Residential to R3-SL Medium Density Residential Small Lot. (Edy and Nancy Hernandez)

This item relates to the aforementioned Public Hearing item E-5.

Staff Contact: Chad Nabity

ORDINANCE NO. 9911

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 2 of Sanchez Subdivision and one half of the adjoining right of way for 7th Street and Congdon Avenue in Grand Island, Hall County, Nebraska. Located north of 7th Street and east of Congdon Avenue in Grand Island, Nebraska from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential 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:

- A. The proposed changes of zoning from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential Zone is generally consistent with the Future Land Use Map of the City of Grand Island.

Approved as to Form ✕ _____ December 16, 2022 ✕ City Attorney
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ORDINANCE NO. 9911 (Cont.)

- B. The proposed change of zoning from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential Zone is consistent with existing uses in the area.

SECTION 2. The following tract of land is hereby rezoned and reclassified and changed from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential Zone

Lot 2 of Sanchez Subdivision and one half of the adjoining right of way for Congdon Avenue and 7th Street in Grand Island, Hall County, Nebraska.

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: December 20, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk