



Hall County Regional Planning Commission

**Wednesday, December 3, 2014
Regular Meeting**

Item F1

Rezone

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Grand Island Joint Venture, LLC Phone 314 - 513 - 1500

Applicant Address 2127 Innerbelt Business Center Dr. Suite 310 St. Louis, Missouri 63114

Registered Property Owner (if different from applicant) Ray J. O'Connor and Jennifer S. O'Connor

Address PO Box 139 Grand Island, NE 68802-0139 Phone 308 - 381 - 2497

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2228 North Webb Road Grand Island, Nebraska

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Grand Island Mall 11/17th Subdivision and/or
All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From: CD to Amended CD

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Redevelopment of Grand Island Mall consistent with redevelopment plan and TIF contract

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person _____

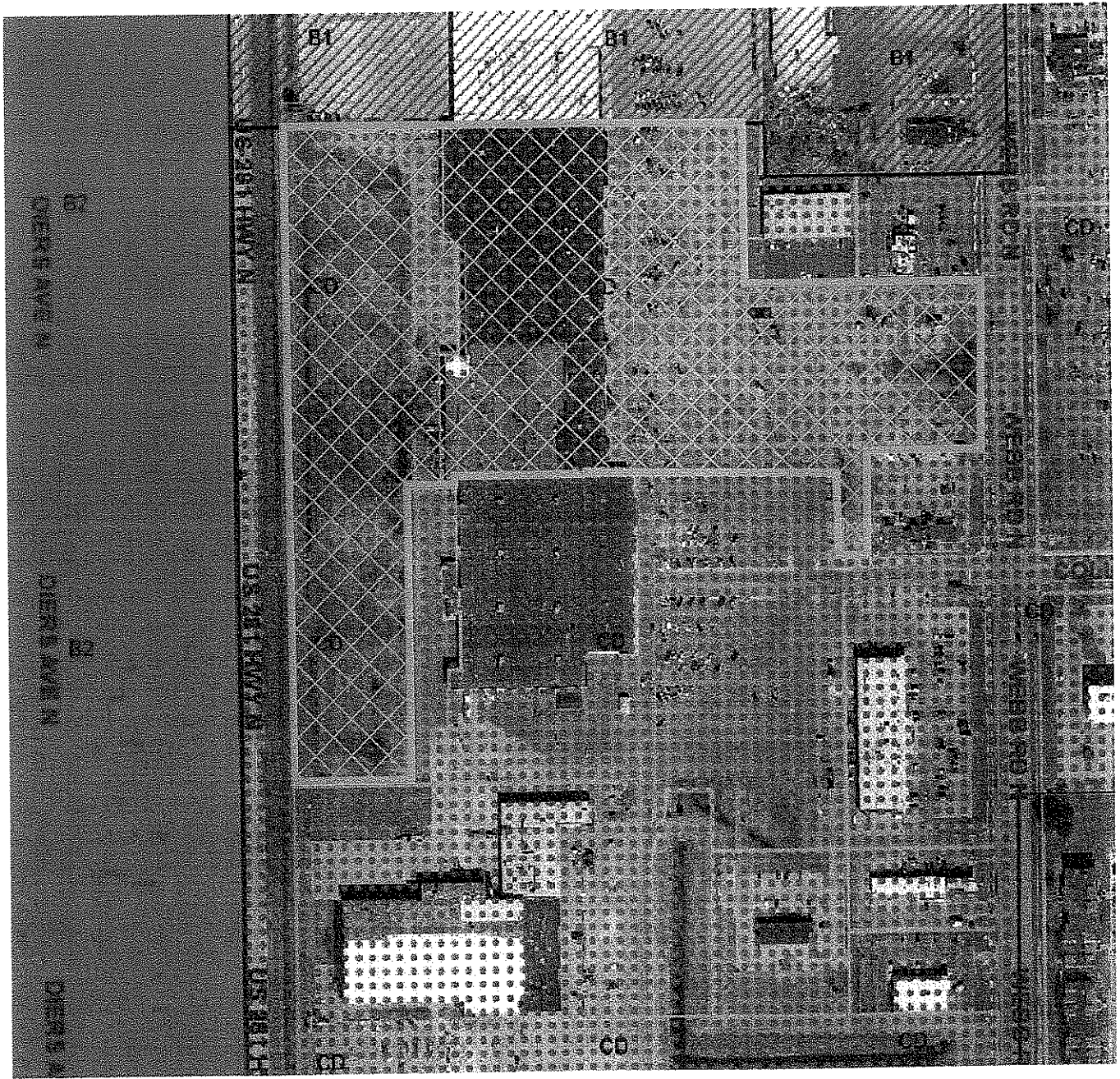
Date 11-7-14

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

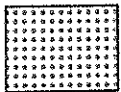
Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

DWG: F:\projects\014-2360\SRV\MasterXrefs\Rezoning.dwg
 DATE: Nov 06, 2014 2:17pm
 USER: jamirez
 XREFS:



REQUESTED ZONING AREA



From CD: Commercial Development Zone

To : Amended CD: Amended Commercial Development Zone

NOT TO SCALE



PROJECT NO: 2014-2360
 DRAWN BY: JMR
 DATE: 11.05.2014

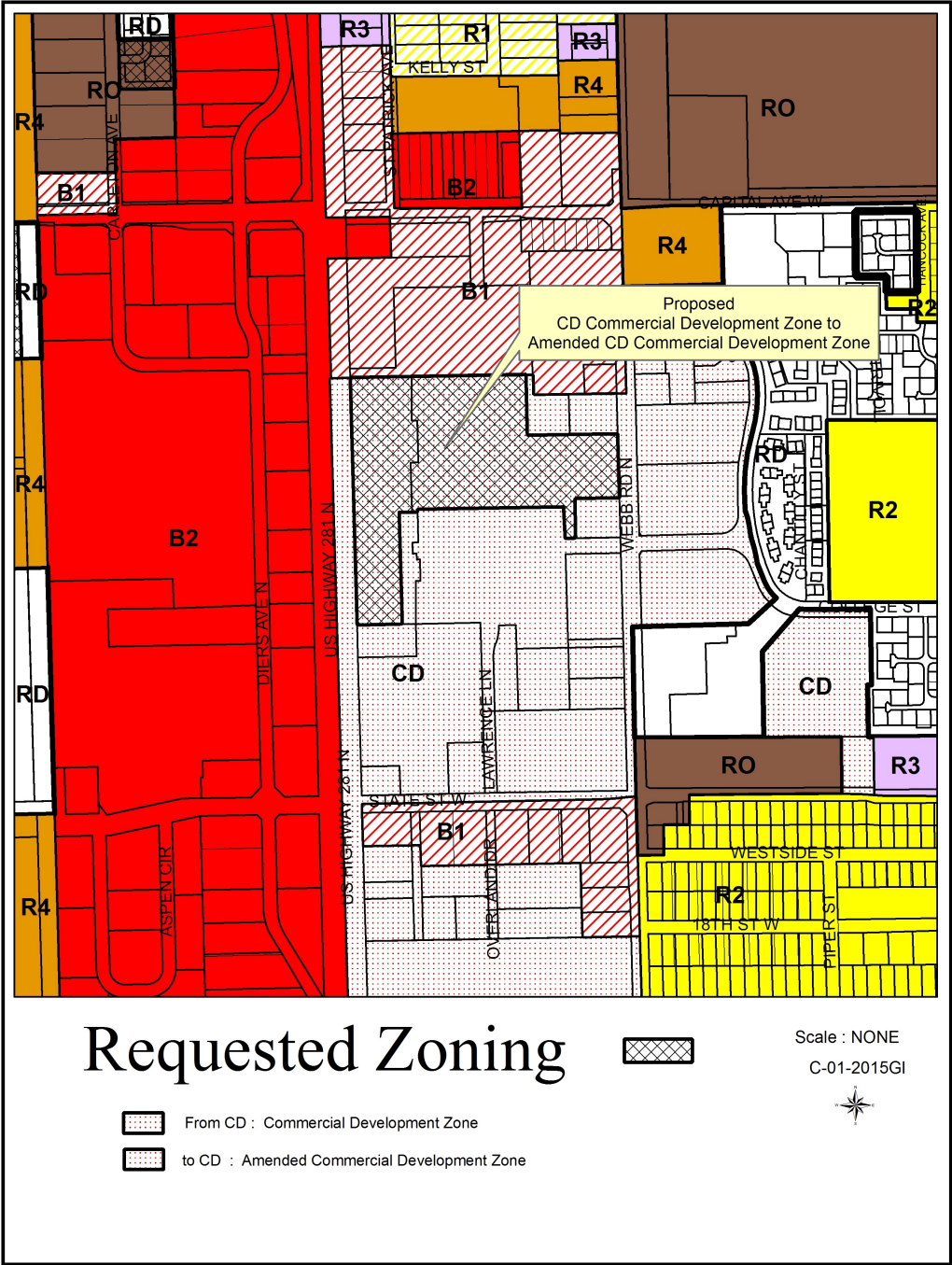
REZONING

 **OLSSON**
 ASSOCIATES

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT

1



November 18, 2014

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from CD Commercial Development to Amended Commercial Development in the City of Grand Island, Hall County, Nebraska.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from CD Commercial Development to Amended Commercial Development Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on December 3, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.