



# City of Grand Island

Tuesday, January 28, 2014

Council Session

## Item F-1

**#9468 – Consideration of Request to Rezone Property Located at 815-823 Orleans Drive from RD Residential Development to RO Residential Office**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** January 28, 2014

**Subject:** To Rezone Properties from RD Residential Development Zone to RO Residential Office

**Item #'s:** F-1

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

Concerning an application that has been made to rezone .43 acres along Orleans Drive north of Faidley Avenue and west of St Francis Hospital from RD Residential Development Zone to RO Residential Office Zone.

## Discussion

At the regular meeting of the Regional Planning Commission, held December 4, 2013 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained an application has been made to rezone 0.43 acres along Orleans Drive north of Faidley Avenue and west St. Francis Hospital from RD Residential Development Zone to RO Residential Office. The apartments that were originally built on the site in conformance with the approved development plan have been demolished and the Hospital owns the property and would like to use the existing garages as accessory buildings to the Hospital. Rezoning the property is necessary prior to allowing this use to continue.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Connelly to approve the rezone request by St. Francis to rezone the property from RD – Residential Development Zone to RO Residential Office Zone.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass) and no one voting against.

Council held a public hearing on this application at their meeting on January 14, 2014. No members of the public spoke at the meeting. Following the public hearing Council passed Ordinance #9468 on first reading. Ordinances must be passed on three readings or after a super majority of the Council has authorized waiving the three readings. There were not enough members to waive the three readings at the January 14<sup>th</sup> meeting so this item will be considered on second reading or for second reading and final passage if Council approves waiving the 3 readings at the meeting of January 28, 2014.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

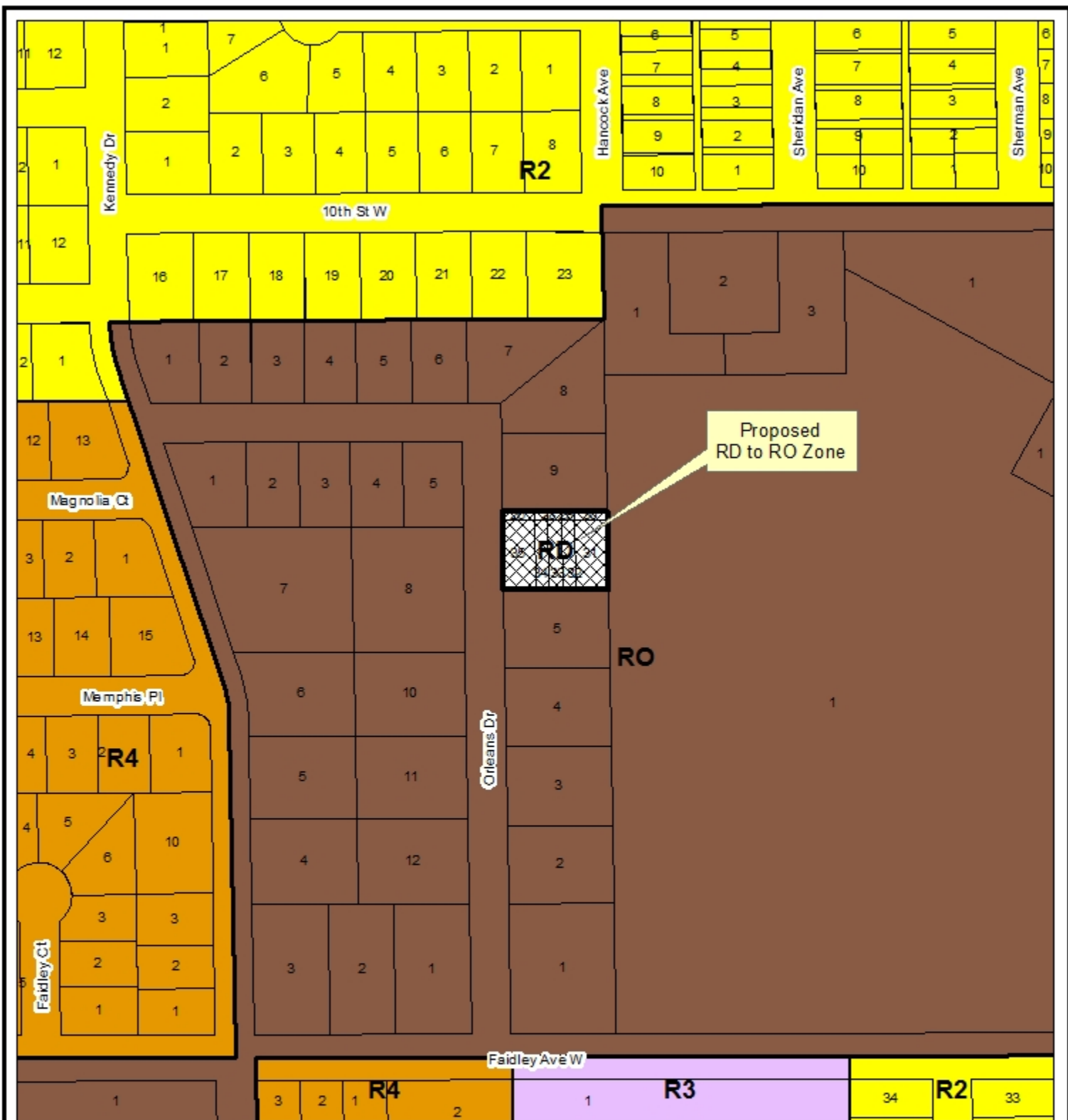
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.



### **Sample Motion**

Move to approve the ordinance to rezone as presented.



# Requested Zoning



-  From RD : Residential Development Zone
-  to RO : Residential Office Zone

Scale : NONE

C-01-2014GI



ORDINANCE NO. 9468

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 Thirty One (31) to Thirty Five (35) inclusive of Lafayette Park Subdivision in the City of Grand Island, Hall County, Nebraska, from RD-Residential Development Zone to RO-Residential Office Zone; directing such zoning change and classification 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 4, 2013, 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, after public hearing on January 14, 2014, the City Council found and determined the change in zoning be approved and made.

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

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from RD-Residential Development Zone to RO-Residential Office Zone:

all of Lots Thirty One (31) to Thirty Five (35) inclusive of Lafayette Park Subdivision in the City of Grand Island, Hall County, Nebraska,

SECTION 2. 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.

|                     |                 |
|---------------------|-----------------|
| Approved as to Form | ☐ _____         |
| January 24, 2014    | ☐ City Attorney |

ORDINANCE NO. 9468 (Cont.)

SECTION 3. 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: January 28, 2014.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk