



City of Grand Island

Tuesday, May 21, 2002

Council Session

Item E1

Public Hearing on Request of Raymond O'Connor for Change of Land Use Designation for Property Located in Part of the SW1/4 of the SE1/4 of Section 14, Township 11, Range 10 from AG to R1 and R2.

Raymond O'Connor, has submitted a request to rezone approximately 25 acres of land located North of Old Potash Hwy, and east of Shoemaker Elementary School from AG to R1 and R2. The purpose of the request is to rezone the property to allow residential housing. The Regional Planning Commission, at their meeting of May 1, 2002, with 7 members voting in favor and 1 member abstaining, voted to approve the request. It is appropriate at this time to solicit public comment. The action item is contained under Ordinances.

Staff Contact: chad nabit

May 2, 2002

Honorable Ken Gnad, Mayor
and Members of the Council
City Hall
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties located North of Old Potash Hwy, and East of Shoemaker School from AG to R1 & R2.

At the regular meeting of the Regional Planning Commission, held May 1, 2002 the above item was considered following a public hearing. This application proposes to rezone property comprising of part of the SW ¼ of the SE ¼ of Section 14, Township 11, Range 10. This application proposes to rezone the land from AG Agricultural Zone and R1 Suburban Residential, and R2 Low Density Residential Zone.

Greg Baxter expressed concern with the drainage from this subdivision and if the area could handle the drainage needed for an additional subdivision. Greg owns the land on the east side of North Road that the 1977 drainage plan identifies for a detention cell and open ditch drainage. He told the Planning Commission that there is some debate right now as to if that detention cell will be put in or not. He did agree that the drainage ditch will likely be built across his property but said that he would not be willing to let that happen for 2 or 3 more years. His concerns were not as much with the overall drainage plan as with continued development of subdivisions dependent upon this drainage. These subdivisions are in direct competition with a subdivision being developed by Mr. Baxter a mile to the north.

Steven Riehle, Grand Island Public Works Director and Ron Rockwell, engineer for the developer answered questions about the drainage and dependence of this subdivision on uncompleted sections of the overall drainage plan. Both agreed that if the expected ditch is not in place to accept the drainage that 12" pipes could be installed at the end of the 30" storm sewer to restrict flows and carry the water in the existing ROW to the drainage ditch in place on the north side of Faidley Ave. This would cause the storm drainage system in and along Redwood Drive to function as a holding facility for storm waters.

Charlie Cuypers, Grand Island City Attorney explained that the ditch along Mr. Baxter's property is part of the comprehensive city drainage plan for that is almost 30 years in the making. The City Council, at their meeting on April 23, 2002 gave City staff permission to do what it takes to acquire the land for the detention cell. He also reiterated that the engineers have an alternative plan as temporary solution if the land for the drainage ditch is not acquired.

Following further discussion a motion was made by Ruge 2nd by Miller to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 7 members voting in favor (Obermeier, Haskins, Ruge, Eriksen, O'Neill, Lechner, Miller) and 1 member (Obst) abstaining.

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates