



City of Grand Island

Tuesday, June 24, 2003

Council Session

Item E2

Public Hearing on Changes to the Grand Island Zoning Map for Land Proposed for Platting as American Independence Subdivision

Gary Valasek, as the owner is requesting a change of zoning for property located in the SE 1/4 SW 1/4 Section 11, Township 11, Range 10, proposed for platting as American Independence Subdivision. This application proposes to change the zoning from TA Transitional Agricultural to R1 Suburban Residential. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held June 4, 2003 voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. It is appropriate to solicit public comment. The action item is contained under Ordinances.

Staff Contact: Chad Nabity

June 5, 2003

Honorable Jay Vavricek, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties proposed for platting as American Independence Subdivision, located along the proposed Independence Avenue, and north of 13th Street from TA Transitional Agricultural to R1 Suburban Residential.

At the regular meeting of the Regional Planning Commission, held June 4, 2003 the above item was considered following a public hearing. This application proposes to rezone property located in the SE ¼ SW ¼ Section 11, Township 11, Range 10.

Nobody from the public spoke for or against this item.

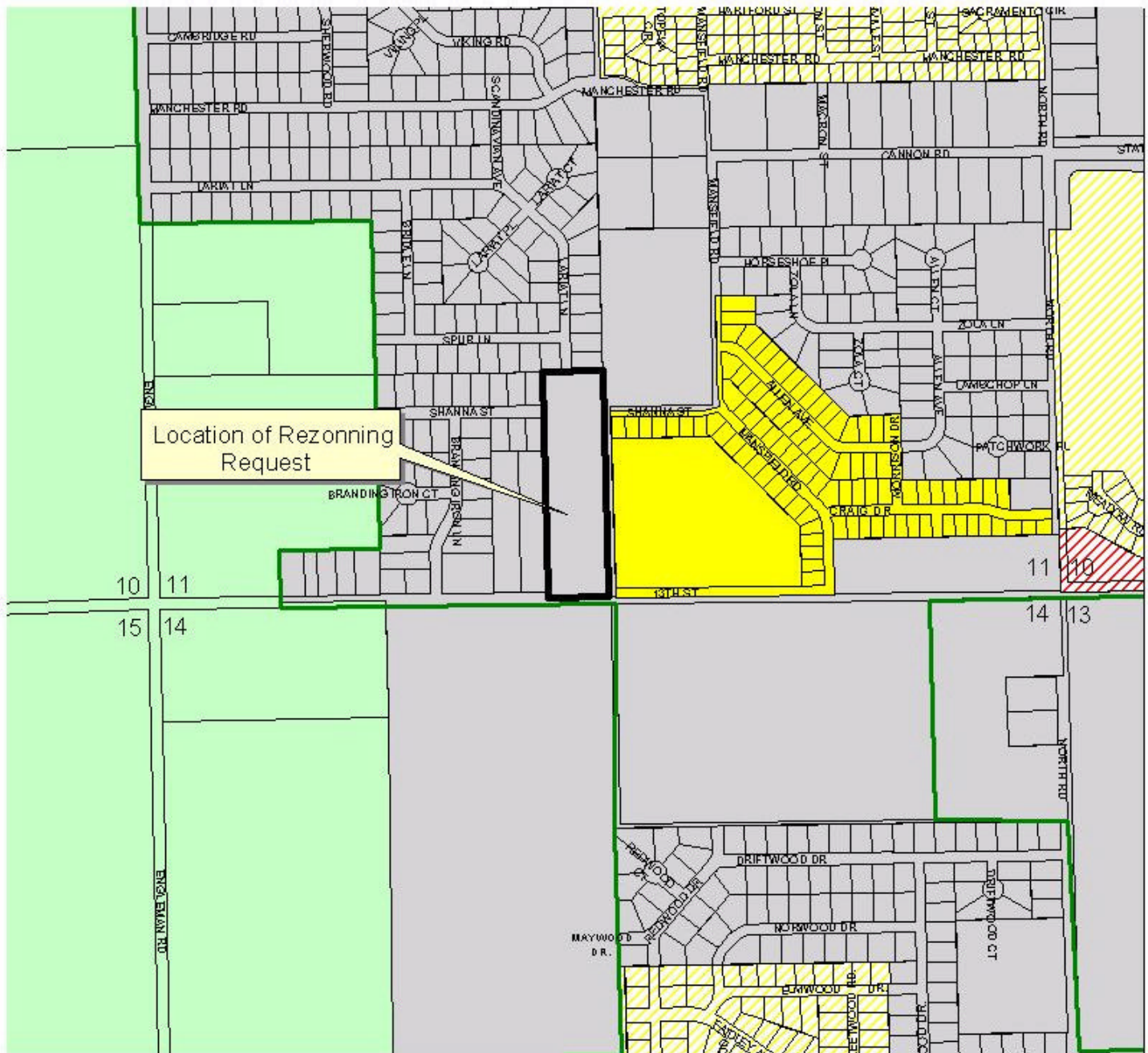
Following further discussion a motion was made by Haskins 2nd by Ruge to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 9 members voting in favor (Amick, Haskins, O'Neill, Hooker, Eriksen, Miller, Obst, Ruge, Wagoner), and 1 member abstaining (Lechner).

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



Requested Zoning

C-9-2003GI



From TA : Transitional Agricultural Zone



To R1 : Suburban Residential Zone



Scale None

Regional Planning Commission
100 East 1st St.
Grand Island NE . 68801
308-385-5444 Ext.210

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 19, 2003

SUBJECT: *Zoning Change (C-09-2003GI)*

PROPOSAL: To rezone approximately 9.2 acres of unplatted ground north of 13th street and adjacent to the proposed Independence avenue extension from TA-Transitional Agriculture to R1-Suburban Residential.

OVERVIEW:

Site Analysis

Current zoning designation:
Permitted and conditional uses:

TA- Transitional Agriculture
TA- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:
Existing land uses.

Low to Medium Density Residential
Vacant Property

Proposed zoning designation:
Permitted and conditional uses:

R1-Suburban Density Residential
R1-Suburban Density Residential Zone, residential uses at a density of 1 unit per 9000 square feet, churches, schools, preschools and daycare centers.

Adjacent Properties Analysis

Current zoning designations:

North, South and West: **TA-**Transitional Agriculture

Permitted and conditional uses:

East: - **R2-**Low Density Residential
TA- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **R2-**Low Density Residential Zone, residential uses at a density of 1 unit per 6000 square feet, churches, schools, preschools and daycare centers.

Comprehensive Plan Designation:

North, South, East and West: Low to Medium Density Residential (R1-R3)

Existing land uses:

North: Residential development 20,000 square foot minimum lot size.
East: Church, Residential Development 6000 square foot minimum lot size
West: Residential development 20,000 square foot minimum lot size.
South: Agriculture

EVALUATION:

Positive Implications:

- *This application is consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment.
- *This property has access to existing municipal infrastructure:* City water and sewer services are available to service the rezoning area.
- *The uses allowed in the R1 district would be consistent with the level of service provided by 13th Street and Independence Avenue:* These roads would be able to support the additional traffic generated by this subdivision.
- *Provides a buffer between larger lots to the west and the smaller lots to the east:* The development of this subdivision will provide a buffer between the larger lots to the west that were developed prior to the availability of sewer and water and the smaller lots to the east developed with sewer and water.
- *This application may result in a monetary benefit to applicant:* As always this change has the potential to benefit the applicant monetarily.

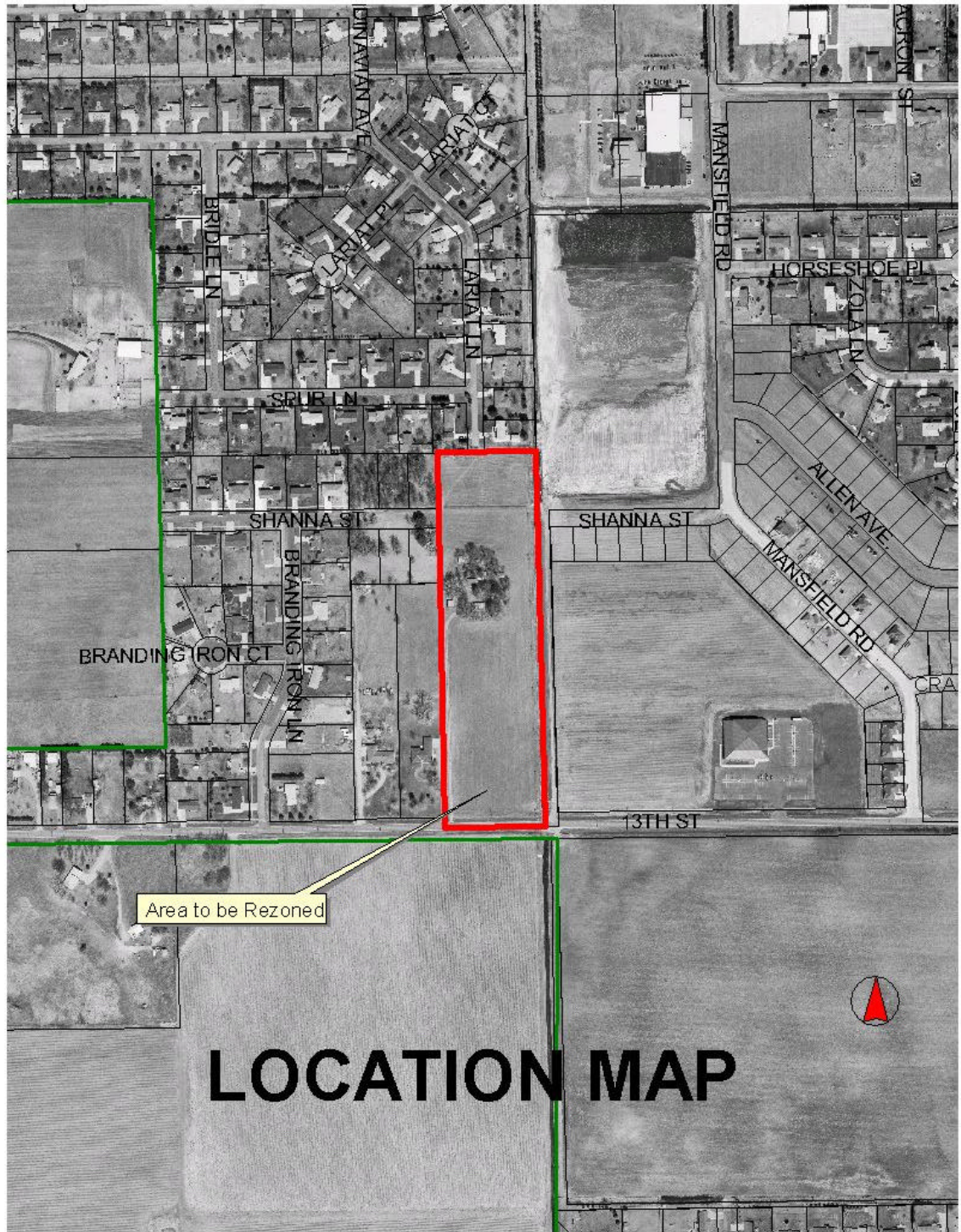
Negative Implications:

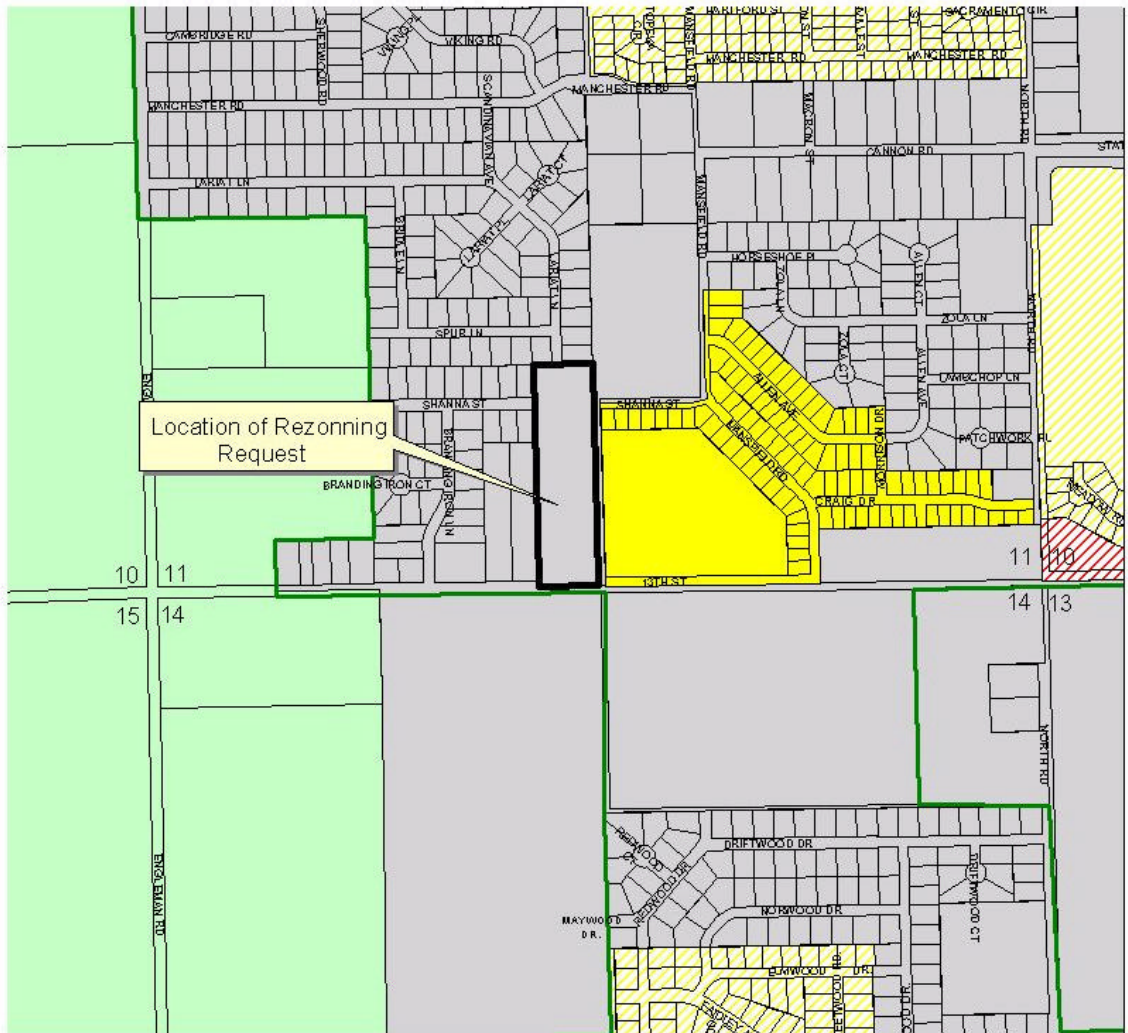
- *No negative consequences foreseen.*

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from TA-Transitional Agriculture to R1-Suburban Residential Zone.

_____ Chad Nabity AICP, Planning Director





Requested Zoning



From TA : Transitional Agricultural Zone



To R1 : Suburban Residential Zone

C-9-2003GI



Scale None

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