



City of Grand Island

Tuesday, July 22, 2003

Council Session

Item E2

Public Hearing on Amendment to the RD Zone Final Development Plan for Pedcor Property

Pedcor Investments, as the owner is requesting an amendment to the RD Zone and Final Development Plan for the property located West of Hwy 281, and North of Hwy 34. This application proposes to amend the Final Development Plan for the Riverbend Apartments to include a small building for the water meter and roofed structure for the mailboxes on the site. The Regional Planning Commission at their regular meeting held July 2, 2003 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Final Development Plan.

Staff Contact: Chad Nabity

July 3, 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 RD Zone Final Development Plan for Pedcor Property located West of Hwy 281, and North of Hwy 34, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held July 2, 2003 the above item was considered following a public hearing. This application proposes to amend the Final Development plan for the Riverbend Apartments to include a small building for the water meter and a roofed structure for the mailboxes on the site..

No members of the public spoke for or against this item.

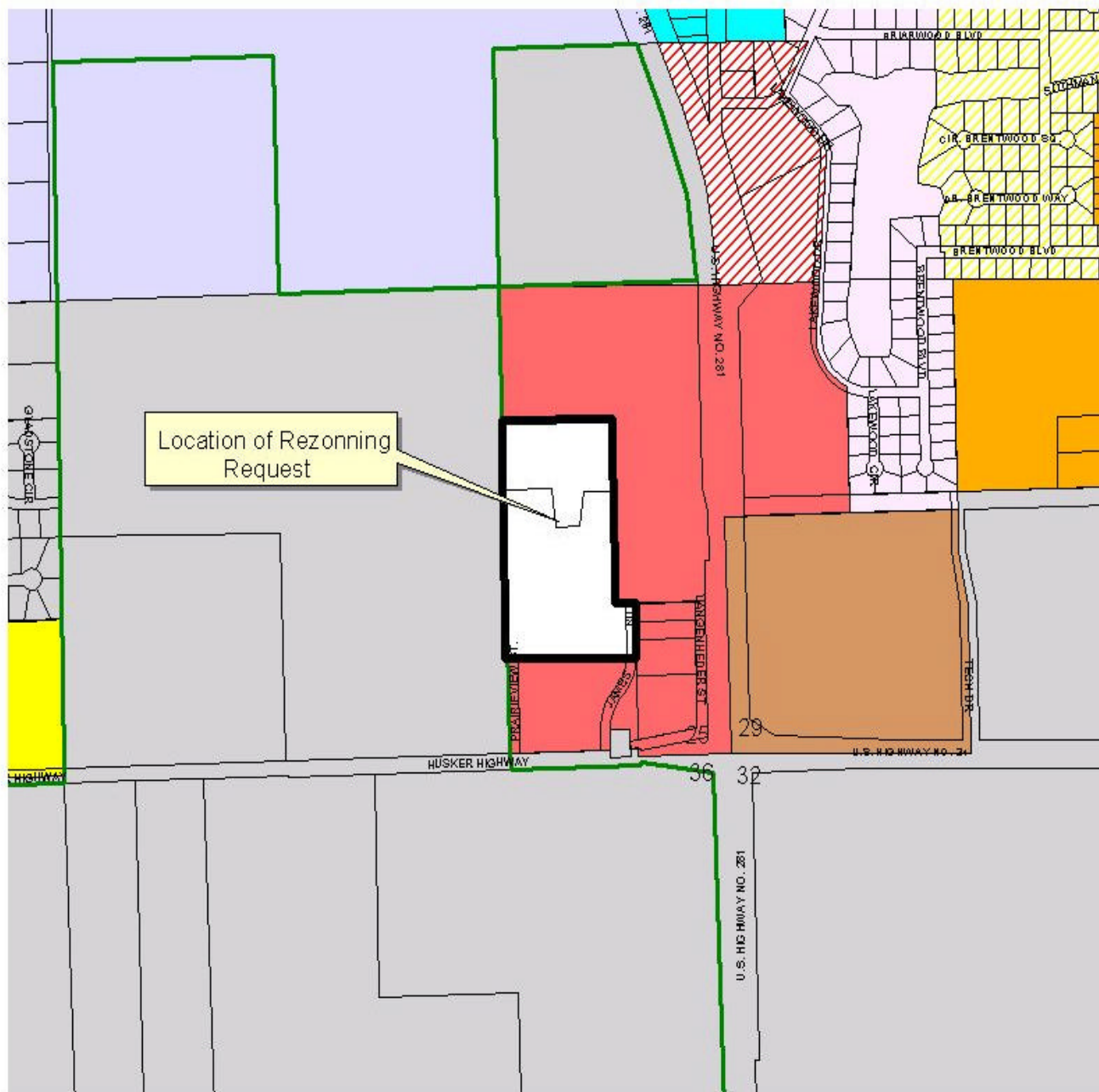
Following further discussion a motion was made by O'Neill 2nd by Hayes to approve and recommend that the City of Grand Island approve this amendment to the RD zone Final Development Plan for Pedcor Property.

A roll call vote was taken and the motion passed by a unanimous vote of the 8 members present (Amick, O'Neill, Hooker, Eriksen, Miller, Obst, Ruge, Hayes).

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
Miller & Associates



Requested Zoning

Amended RD Zone

C-13-2003GI



Scale None

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

Agenda Item # 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 16, 2003

SUBJECT: *Rezoning Request C-13-2003G*

PROPOSAL: To amend the Final Development Plan for a 20.41 acre tract of land in the E ½ of the SE ¼ of 25-11-10. The subject property is located west of Highway 281 and north of Husker Highway. The purpose of this request is to amend the final development plan for the Riverbend Apartments to include a small building for the water meter and a roofed structure for the mailboxes on the site.

OVERVIEW:

Site Analysis

Current zoning designation:

RD-Residential Development Zone

Permitted and conditional uses:

RD: Residential uses at a rate of 1 unit per 1000 square feet (43 units per acre). Churches, schools, country clubs, daycare centers.

Comprehensive Plan Designation:

Medium Density Residential to Office Uses Apartments.

Existing land uses:

None.

Site constraints:

Adjacent Properties Analysis

Current zoning designations:

North: B2-General Business

South: B2-General Business,

East: B2-General Business

West: TA- Transitional Agriculture

Permitted and conditional uses:

TA: Limited agricultural uses, recreational uses and residential development at a density of 2 dwelling units per acre.

B2: General service, retail and wholesale commercial uses including outdoor sales

Comprehensive Plan Designation:

North: Commercial

South: Commercial

East: Commercial

West: Low to Medium Density Residential

Existing land uses:

North: Farm ground, New Holland

South: Farm ground, city lift station

East: Houses, Gas 'N Shop, Offices

West: Farm Ground, Lutheran High School, Low density residential

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. The proposed amendment does not alter the number of dwelling units on the site. This is a minor

amendment to show two additional support structures that were not defined on the original plan.

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 1992 Comprehensive Plan has designated this site for Medium Density Residential to Office uses. Rezoning this property to RD- Residential Development District is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The RD zone with apartments as shown will provide a buffer between the commercial uses planned adjacent to Hwy. 281 and the low to medium density residential uses to the west of this property.

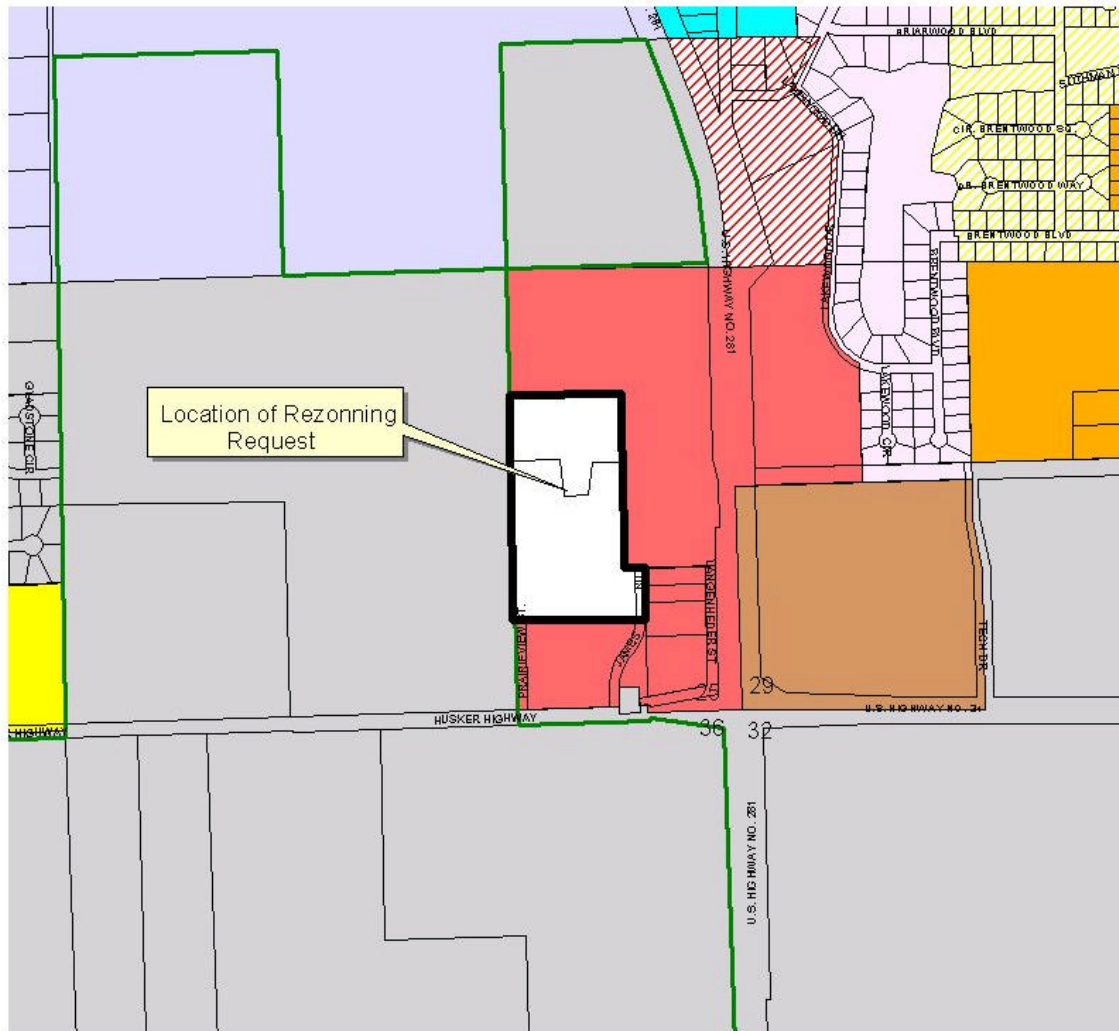
Negative Implications:

- *No negative implications foreseen.*

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** this request to amend the final development plan for the Riverbend Apartments as presented.

_____ Chad Nabity AICP, Planning Director



Requested Zoning

Amended RD Zone

C-13-2003GI



Scale None

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