



# City of Grand Island

Tuesday, April 26, 2005

Council Session

## Item E1

**Public Hearing on Amendment to the Grand Island Zoning Map  
for Property Proposed for Platting as Stewart Place Fourth  
Subdivision Located South of Stolley Park Road and West of  
Blaine Street from R2 Low Density Residential to RD Residential  
Development**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** April 26, 2005  
**Subject:** Amendment to Zoning Map  
**Item #'s:** E-1 & F-1  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This development proposes to amend the Grand Island zoning map for property located South of Stolley Park Road, and West of Blaine Street from R2 Low Density Residential to RD Residential Development.

## **Discussion**

In order to permit this development planning commission and the City Council will have to acknowledge and permit some exceptions to the requirements for an RD Residential Development Zone. The RD Zone requires that the developer buffer the perimeter of the development with a 30 landscaped buffer yard. Almost all of the exterior lots of this subdivision have buildings and or patios closer to the outer boundary than 30 feet. These have been identified in the subdivision agreement and staff suggests that the 30 foot buffer be waived due to the built out nature of this development. Council has the authority to waive this requirement. The subdivider and future owners will be prohibited from encroaching any further into the buffer yard.

## **Alternatives Regarding Changes to the Zoning Map**

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

1. Move to leave the zoning map unchanged.
2. Move to approve the zoning change as requested.
3. Refer the issue back to the Planning Commission
4. Postpone the issue to future date
5. Take no action on the issue

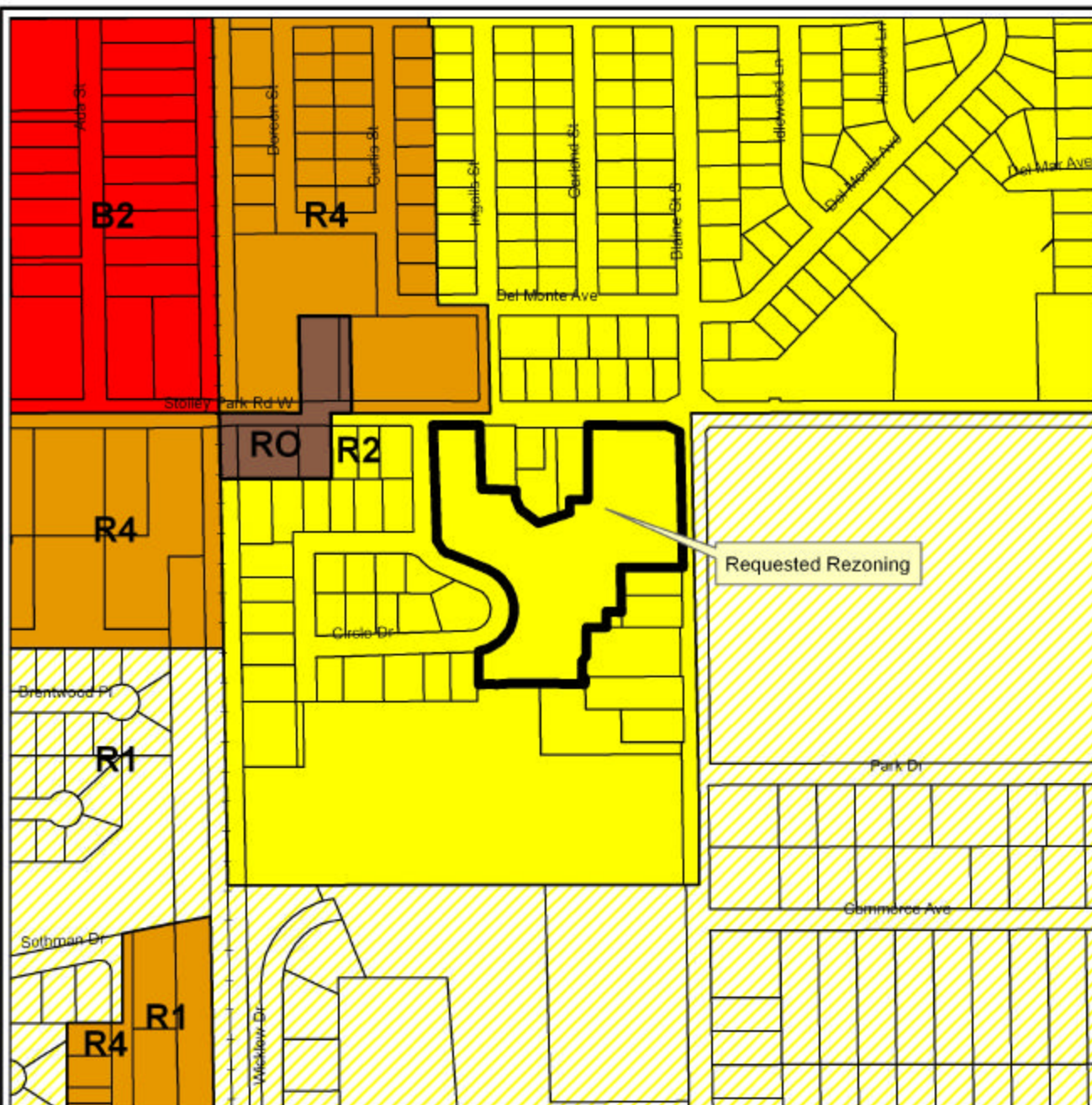
## **Recommendation Regarding Change to the Zoning Map**

A motion was made by Miller and seconded by Ruge to approve and recommend the City Council approve the change in zoning as presented.

A roll call vote was taken and the motion passed with 9 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner) voting in favor.

## **Sample Motion for Change to the Zoning Map**

Move to approve the change to the Zoning Map as presented.



# Requested Zoning

- From R2 : Low Density Residential Zone
- To RD : Residential Development Zone

Scale: 1" = 400'

C-20-2005GI



The Board of Directors of the City of Del Monte, California, has adopted this Resolution on the basis of the information provided by the City Engineer and the City Clerk, and the City Clerk's Office.