



City of Grand Island

Tuesday, May 24, 2005

Council Session

Item E5

**Public Hearing Concerning Amendment to the Grand Island
Zoning Map for Property So. of Seedling Mile Rd between
Wainwright St. and West of Shady Bend Rd from TA-Transitional
Agriculture to LLR-Large Lot Residential and Property being
Platted as Northview**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 24, 2005
Subject: Amendments to Grand Island Zoning Map
Item #'s: E-5 & F-1
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

The City of Grand Island adopted a new zoning map in July 2004. The changes proposed amend the zoning on property south of Seedling Mile Road between Wainwright Street and just west of Shady Bend Road all within the City Limits of Grand Island from TA-Transitional Agriculture to LLR-Large Lot Residential and to amend the zoning on property being platted as Northview Subdivision, west of North Road and south of Highway 2 in Grand Island so that the zoning is consistent with the lot layout as proposed.

Discussion

Properties in southeast Grand Island, south of Seedling Mile Road, should have been changed to LLR-Large Lot Residential with the new zoning map. This was inadvertently left TA-Transitional Agriculture. This change will correct that error.

The zoning changes to the property being platted as Northview Subdivision will shift the zoning boundaries so that they are consistent with the lot lines.

Alternatives

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

1. Approve the changes as presented
2. Modify the changes to meet the wishes of the Council
3. Table the issue

Recommendation

A motion was made by Haskins 2nd by Amick to approve and recommend that the City of Grand Island approve these changes and corrections to the Grand Island Zoning Map and as presented.

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Reynolds, Monter, Eriksen) voting in favor.

Sample Motion

Approve the changes to the Grand Island Zoning Map as presented.

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 25, 2005

SUBJECT: Concerning changes to the Grand Island Zoning Map to correct an error in the map as it was adopted in July of 2004 and to change the zoning districts for the area being platted as Northview Subdivision south of Highway 2 and west of North Road in Grand Island to conform to the proposed lot layout. Staff is recommending the correction and the Regional Planning Commission has asked that the zoning match the proposed lot layout for Northview. (C-24-2005-GI)

PROPOSAL:

Seedling Mile and Wainwright Area

An error was made in official Grand Island Zoning Map as it was adopted in July of 2004. Properties located in the Grand Island City Limits south of Seedling Mile Road and east of Wainwright Street including: Sass Subdivision Lots 1-6, 13-16 and 18-24; Sass 2nd Subdivision Lots 1-12 and 18-36; Dalhke Subdivision Lots 1-3; Terjak Subdivision Lots 1 and 2; and Garden 2nd Subdivision Lots 1 and 2 were shown as zoned TA-Transitional Agriculture. The TA district as it was adopted in July of 2004 is reserved for properties located outside of the Grand Island City Limits. These properties should have been changed to LLR-Large Lot Residential to be consistent with other changes that were made to the Grand Island Zoning Map. Staff recommends that this change be made. A map of the affected properties is included with this report.

Northview Subdivision Area

This property is currently zoned B2-General Business, RO-Residential Office and R1-Suburban Residential. The majority of the property is currently zoned for office and business uses. The proposed layout for this property shows a majority of single family residential lots, some townhouse lots and a few office and commercial lots. The proposed changes would create substantially smaller B2 and RO zoned areas along Highway 2, a moderate sized R2-Low Density Residential area adjacent to North Road and a much larger R1 area for the remainder of the property. These changes will alter the existing zoning boundaries so that they conform to the proposed lot layout.

The original zoning on this property was approved based on the recommendation of JEO Consulting and the 2004 Comprehensive Plan without knowing what the actual layout of the development would look like. These changes are consistent with the Comprehensive Plan and conform to the layout as presented by the developers.

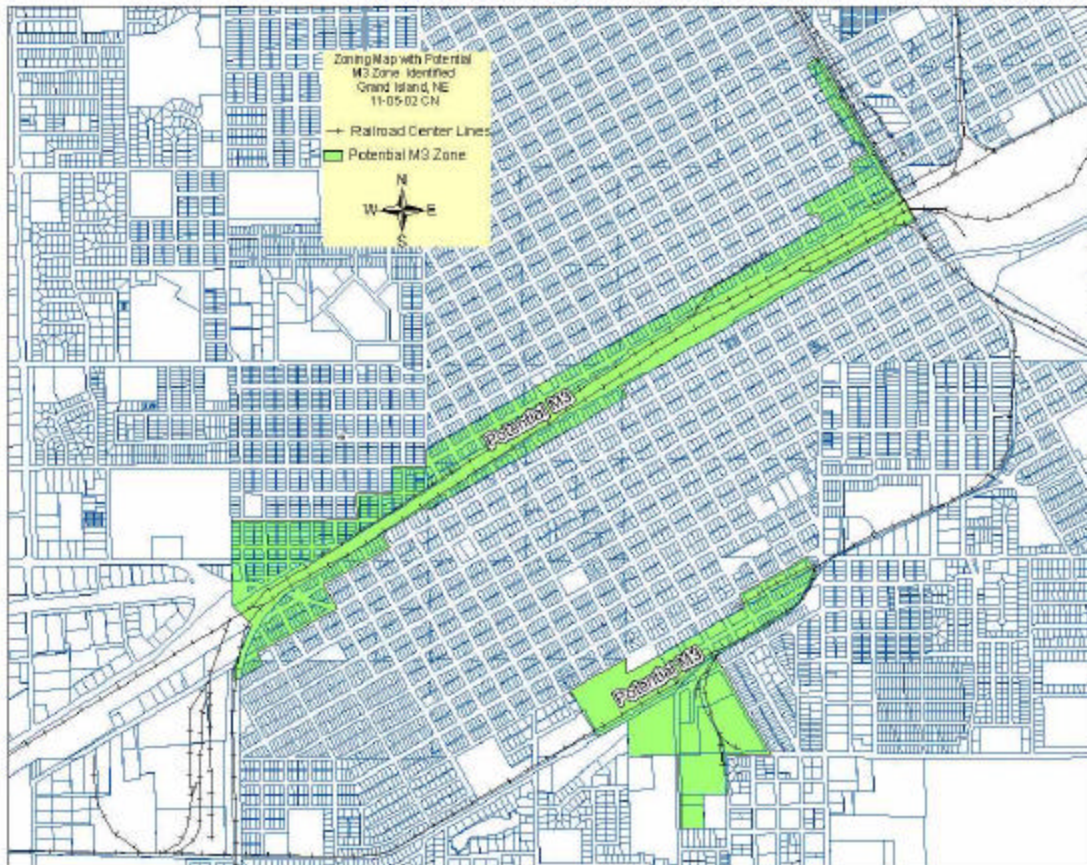
BACKGROUND:

Staff is recommending the correction and the Regional Planning Commission has asked that the zoning match the proposed lot layout for Northview.

RECOMMENDATION:

That the Regional Planning Commission recommend that the City Council of Grand Island adopt these proposed changes to the official Zoning Map for the City of Grand Island as presented.

_____ Chad Nabity AICP, Planning Director



Areas Annexed Effective 8-30-02



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Village
of Alliance, Nebraska

