



City of Grand Island

Tuesday, February 14, 2006

Council Session

Item E6

**Public Hearing Concerning Amendments to Chapter 33-1 of the
City Code Relative to the Definition of Streets**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 14, 2006

Subject: Changes to Chapter 33 City Code

Item #'s: E-6 & F-6

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This application proposes to amend the Subdivision Ordinance for the City of Grand Island. Amendments to be considered pertain to the Definition of Street. This change is being considered at the request of the developers of LaRue Subdivision.

Street shall include public streets, highways, avenues, boulevards, parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements and right-of-way. Where explicitly authorized by the City Council, private streets may be authorized ~~as part of planned developments~~ *with the subdivision agreement*

Discussion

The current Grand Island regulations only allow for the provision of private streets in Planned Unit Developments (the CD-Commercial Development and RD-Residential Development zones). The developers of LaRue Subdivision are requesting a change to the regulations that would allow the development of private streets by council approval with the subdivision agreement. Council would, as always, have full control over the standards to which such streets could be built.

In this specific case, the request is being made so that federal funds from low income housing tax credits can be used to pay for the street. These funds can be used to fund private streets necessary for the development but they cannot be used to fund public streets. The developers are proposing to build the streets to the standard 37 foot width required by the City and to submit plans for approval similar to what would be done for a public street. After the expiration of the tax credits (15 years), these streets would become public streets.

No members of the public spoke regarding this proposed change at the Planning Commission hearing.

An ordinance with the proposed changes will be considered at this meeting.

Alternatives

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

1. Approve the changes to Chapter 33 as presented
2. Modify the changes to Chapter 33 to meet the wishes of the Council
3. Table the issue

Recommendation

A motion was made by Reynolds 2nd by Miller to approve the Changes to Chapter 33 as presented.

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

Sample Motion

Approve the changes to Chapter 33 of the Grand Island City Code.