



City of Grand Island

Tuesday, March 28, 2006

Council Session

Item E3

**Public Hearing on Change of Zoning for Land Proposed for
Platting as Ewoldt Subdivision Located South of Husker Highway
and West of Highway 281 from AG Agricultural to CD
Commercial Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 28, 2006
Subject: Change of Zoning – Ewoldt Subdivision
Item #'s: E-3 & F-2
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This application proposes to change the zoning on a tract of land proposed for platting as Ewoldt Addition from TA Transitional Agricultural to CD Commercial Development Zone.

Discussion

The developers of Ponderosa Pointe (Ewoldt Subdivision) are requesting that the City change the zoning on approximately 100 acres of ground at the southwest corner of Husker Highway and U.S. Highway 281 from Transitional Agriculture to CD Commercial Development Zone.

The Planning Commission held a hearing on this application at their meeting on February 1, 2006.

No members of the public spoke on this issue. The developer and their representatives were at the meeting to answer questions from the Planning Commission.

The Future Land Use Map from the Grand Island Comprehensive plan shows this property as commercial. The proposed uses and rezoning are consistent with the comprehensive plan.

The property will have 2 accesses onto Husker Highway and will access U.S. Highway 281 at the south end of the development on Rae Road. The developers will reconfigure Rae Road from its present configuration and build the streets to City Standards.

All utilities are available to this site.

This is a CD zone the preliminary and final plats for the initial development are included with this application and need to be approved if the rezoning and development plan are approved.

The development plan includes 3 outlots. Outlot A is intended for future development and it is anticipated that the developers will submit an application to amend the development plan specifically for Outlot A sometime in the future. Outlots B and C are reserved as drainage structures and will not be built upon.

Alternatives

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

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

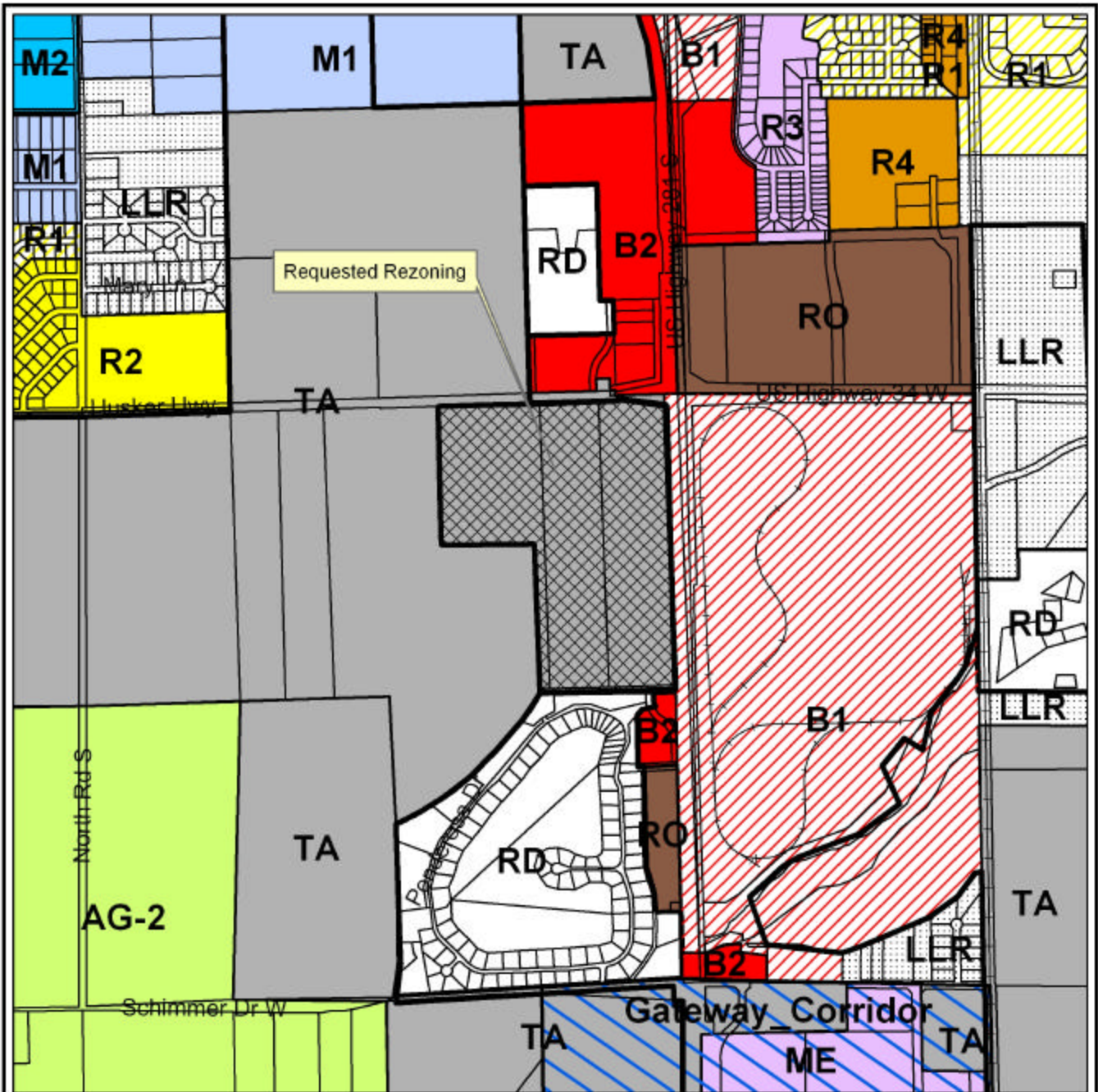
Recommendation

A motion was made by Amick 2nd by Hayes to approve the rezoning 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 rezoning for Ewoldt Addition as presented.



Requested Zoning

Scale : NONE

C-3-2006GI



 From TA : Transitional Agricultural Zone

 To CD : Commercial Development Zone



THE PLANNING, MAPPING COMMISSION of the
CITY OF LINCOLN, NEBRASKA