



# City of Grand Island

Tuesday, November 28, 2006

Council Session

## Item E1

**Public Hearing on Change of Zoning for a Tract of Land Proposed for Platting as Ponderosa Village Subdivision Located West of Highway 281 and South of Rae Road from RD Residential Development to B2 General Business**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** November 28, 2006  
**Subject:** Change of Zoning  
**Item #'s:** E-1 & F-8  
**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 Ponderosa Village Subdivision from RD Residential Development zone to B2 General Business zone for a tract of land being part of outlots B and C4, Ponderosa Lake Estates Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Hwy. 281 and south of Rae Road.

## Discussion

This would be in general conformance with the City's Comprehensive Land Use Plan. The property on the east side of James Road, as it is currently platted, is designated commercial. This proposal would move James Road to the west creating more space between U.S. Hwy. 281 and the frontage road. The uses would be consistent with the level of service intended for James Road and Rae Road. Both streets will be designed to meet the minimum standards for a commercial street. This would promote greater separation between U.S. Hwy. 281 and the frontage road (James Road). These changes will allow the developers to put more separation between U.S. Hwy. 281 and the frontage road. This should help avoid some of the issues that have been experienced along State Street and 13<sup>th</sup> Street, west of U.S. Hwy. 281, to the north. The developer is proposing to reconfigure the intersection of James Road and Rae Road. This development is consistent with the Ewoldt Subdivision (Ponderosa Pointe Development) approved for the property north of Rae Road by Council last Spring.

## Alternatives

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

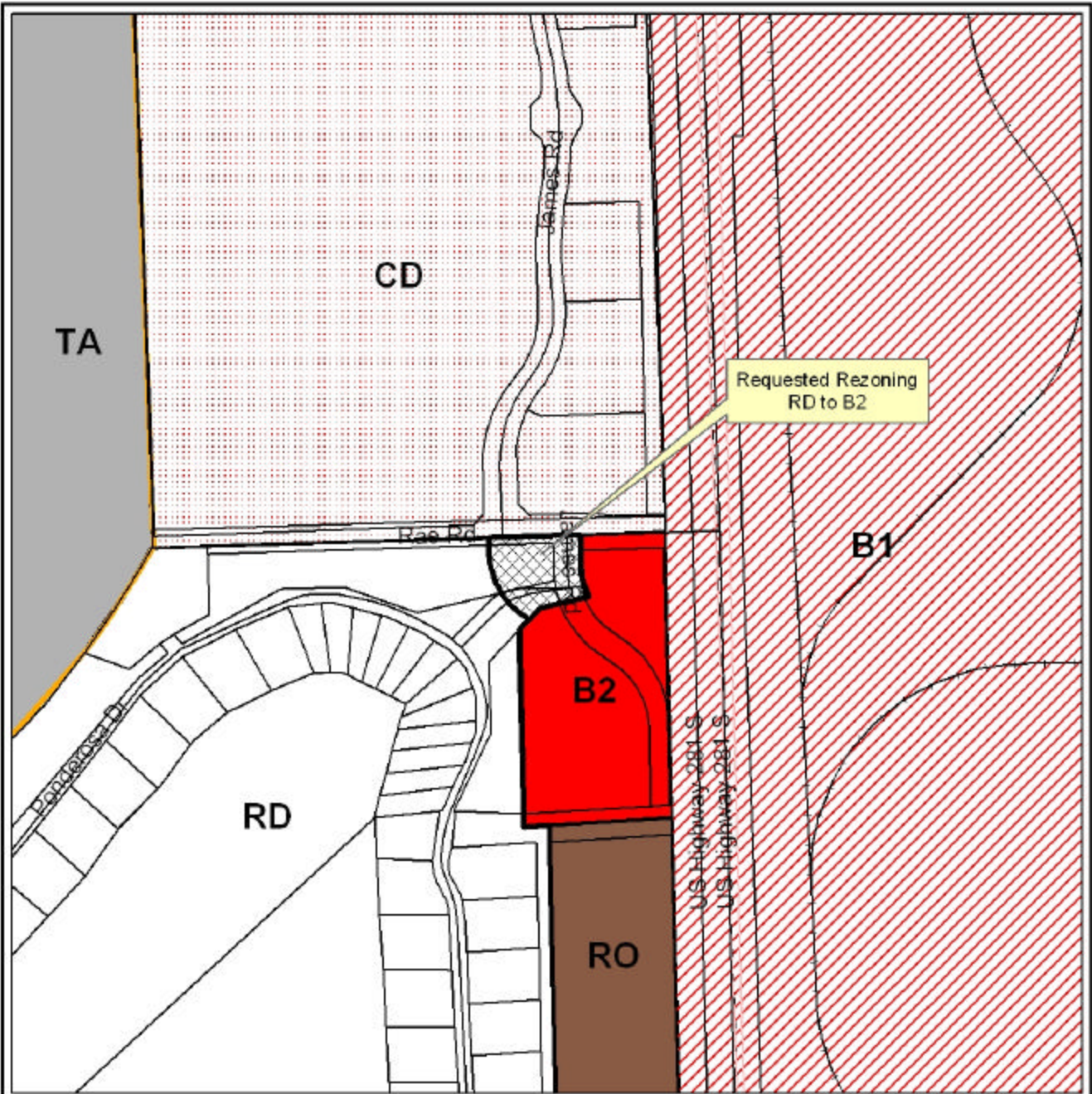
1. Approve the rezoning as presented
2. Modify the rezoning to meet the wishes of the Council
3. Table the issue
4. Deny the request to rezone the property

## **Recommendation**



A motion was made by Haskins 2<sup>nd</sup> by Eriksen to approve the rezoning as presented. A roll call vote was taken and the motion passed with 12 members present (Miller, Amick, O'Neill, Ruge, Hayes, Monter, Haskins, Eriksen, Brown, Niemann, Reynolds, Snodgrass) voting in favor.

## **Sample Motion**

Approve the rezoning for Ponderosa Village Subdivision as presented.



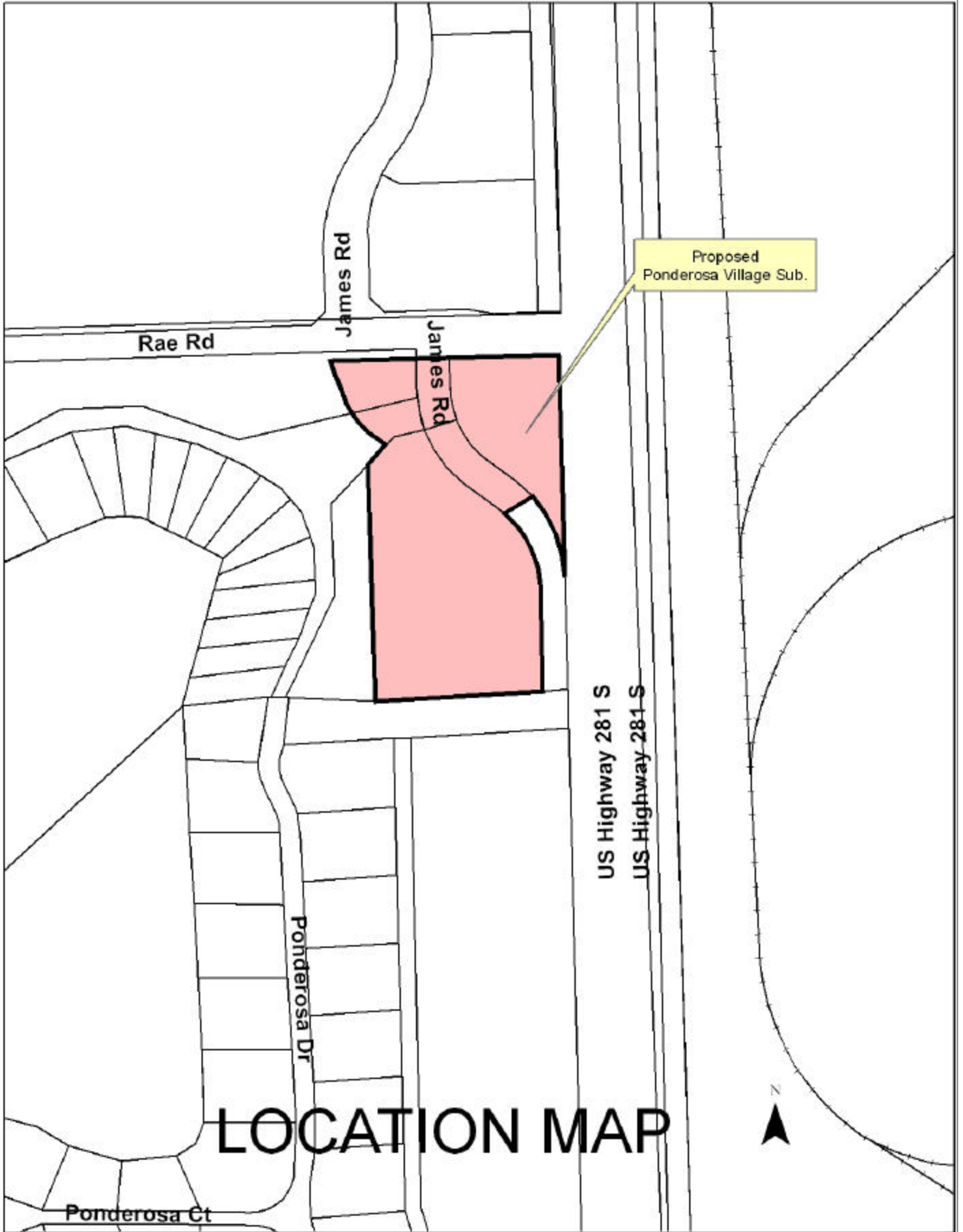
# Requested Zoning

-  From RD : Residential Development Zone
-  To B2 : General Business Zone



Scale : NONE  
C-3-2007GI





Rae Rd

James Rd

James Rd

Proposed  
Ponderosa Village Sub.

US Highway 281 S

US Highway 281 S

Ponderosa Dr

# LOCATION MAP

Ponderosa Ct

