



# City of Grand Island

Tuesday, September 26, 2006

Council Session

## Item E5

**Public Hearing on Change of Zoning for a Tract of Land Proposed for Platting as Sterling Estates Subdivision from R1 Suburban Residential and R4 High Density Residential to R1 Suburban Residential, R4 High Density Residential and RO Residential Office**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** September 26, 2006

**Subject:** Change of Zoning for Land Proposed for Platting as Sterling Estates Subdivision

**Item #'s:** E-5 & F-3

**Presenter(s):** Chad Naby AICP, Regional Planning Director

## **Background**

This application proposes to change the zoning district boundaries on a parcel of land located in the Northwest ¼ of Section 12, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Nebraska and to change the zoning of a portion of the same property from R4 High Density Residential to RO Residential Office. The property is located between the Moore's Creek Drainway, North Road, State Street and Capital Avenue in the City of Grand Island.

## **Discussion**

The proposed changes are consistent with the comprehensive plan and modify the zoning district boundaries so they are consistent with the lot and street layout on the approved preliminary plat for Sterling Estates Subdivision.

The change from R4 to RO will increase the intensity of use allowed on the property at the northeast corner of the subdivision. These lots are on a short cul-de-sac that opens onto Capital Avenue. The RO zone at this location is reasonable as the transition is made between the commercial to the east and proposed residential to the west.

The other changes in boundaries between R1 and R4 are just shifts that prevent the zoning districts from splitting the proposed lots.

The Planning Commission held a hearing on this application at their meeting on September 6, 2006.

Members of the public, James Dutton, Sharon Manning and Karen Nagel asked questions concerning access to the development, the location of streets into the subdivision and who would be responsible for paying for the streets. There were no comments the application to rezone the property. Steve Riehle, Chad Nabity and Terry Brown addressed those questions.

### **Alternatives**

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

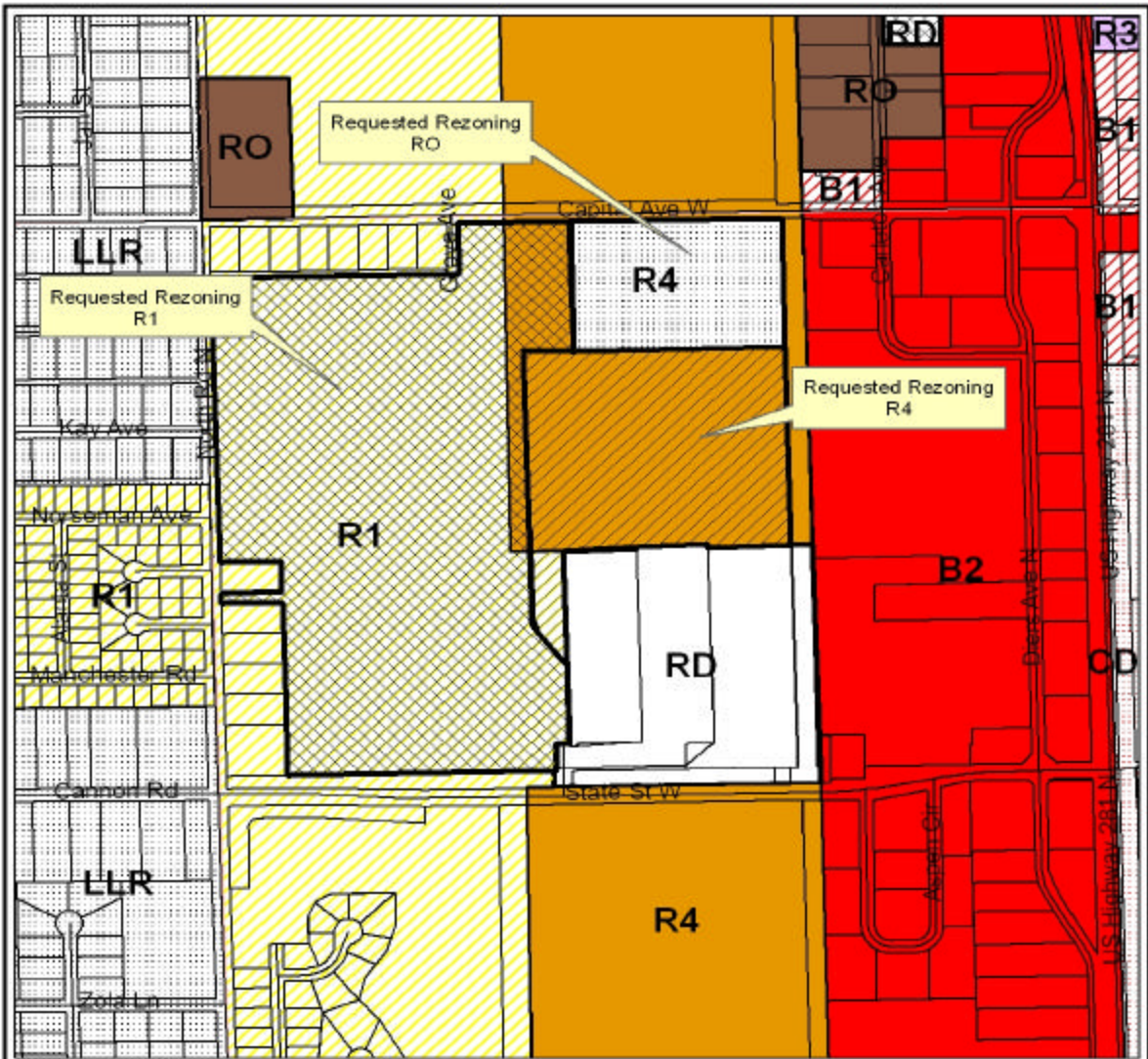
### **Recommendation**

A motion was made by Haskins and seconded by Monter as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Monter, Niemann, Snodgrass, Eriksen, Hayes, Reynolds) voting in favor.






### **Sample Motion**

Motion to approve the rezoning on this site from R1 Suburban Residential and R4 High Density Residential to R1 Suburban Residential, R4 High Density Residential and RO Residential Office zone, as recommended.



# Requested Zoning

Scale : NONE  
C-22-2006GI

-  From R1 : Suburban Residential Zone
-  & R4: High Density Residential Zone
-  To R1 : Suburban Residential Zone
-  To RO : Residential Office Zone
-  To R4 : High Density Residential Zone



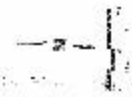
**STERLING ESTATES  
SUBDIVISION  
PRELIMINARY PLAT**  
MARCH 2006

BY: [Illegible]

APPROVED BY: [Illegible]

THIS PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS: [Illegible]

ALL RIGHTS RESERVED BY THE ASSOCIATION OF HOMEOWNERS [Illegible]



DISPON ASSOC APTS  
10000 [Illegible] [Illegible]  
[Illegible] [Illegible] [Illegible]

