



City of Grand Island

Tuesday, April 24, 2007

Council Session

Item E5

**Public Hearing on Change of Zoning for Land Located at 1822
and 1824 East 7th Street from M-2 Heavy Manufacturing to R-4
High Density Residential**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 24, 2007

Subject: Change of Zoning for Land Located at 1822 and 1824 East 7th Street

Item #'s: E-5 & F-1

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

Background

This application proposes to rezone approximately 1.357 acres of land consisting of Lot 9, Frank P. Barks' Subdivision and lots 5 and 6, Block 3, East Park, in the City of Grand Island, Hall County, Nebraska from M2 Heavy Manufacturing to R4 High Density Residential Zone. This property is located east of Skypark Road and north of 7th Street at 1822 and 1824 East 7th Street.

Discussion

There are currently 2 single family houses on these properties. The houses have been there at least 80 years. The owner of the property is requesting that the property be rezoned to permit the houses to be rebuilt in the case that they are destroyed. The property immediately to the west of this is zoned for residential purposes.

The Planning Commission held a hearing on this application at their meeting on April 4, 2007.

No members of the public spoke at the public hearing.

Planning Commission members asked if the adjoining lots 5 and 6 of East Park would be considered buildable lots if this rezoning is approved. Nabity answered that they are buildable lots now but not for residential uses only for manufacturing uses. Rezoning them would make them buildable for residential uses.

There was no further discussion of this matter.

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 Reynolds recommend the rezoning as presented.

A roll call vote was taken and the motion passed with 8 members present (Miller, O'Neill, Ruge, Reynolds, Niemann, Hayes, Haskins, Bredthauer) voting in favor.

Sample Motion

Motion to approve the rezoning for property located on Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6, Block 3 East Park Subdivision, in the City of Grand Island, Hall County, Nebraska (1822 and 1824 East 7th Street) from M2 Heavy Manufacturing to R4 High Density Residential Zone as recommended.



Requested Zoning



Scale : NONE
C-16-2007GI



- From M2 : Heavy Manufacturing Zone
- R4 : High Density Residential Zone



March 20, 2007
C-15-2007GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday April 4, 2007 concerning the following changes:

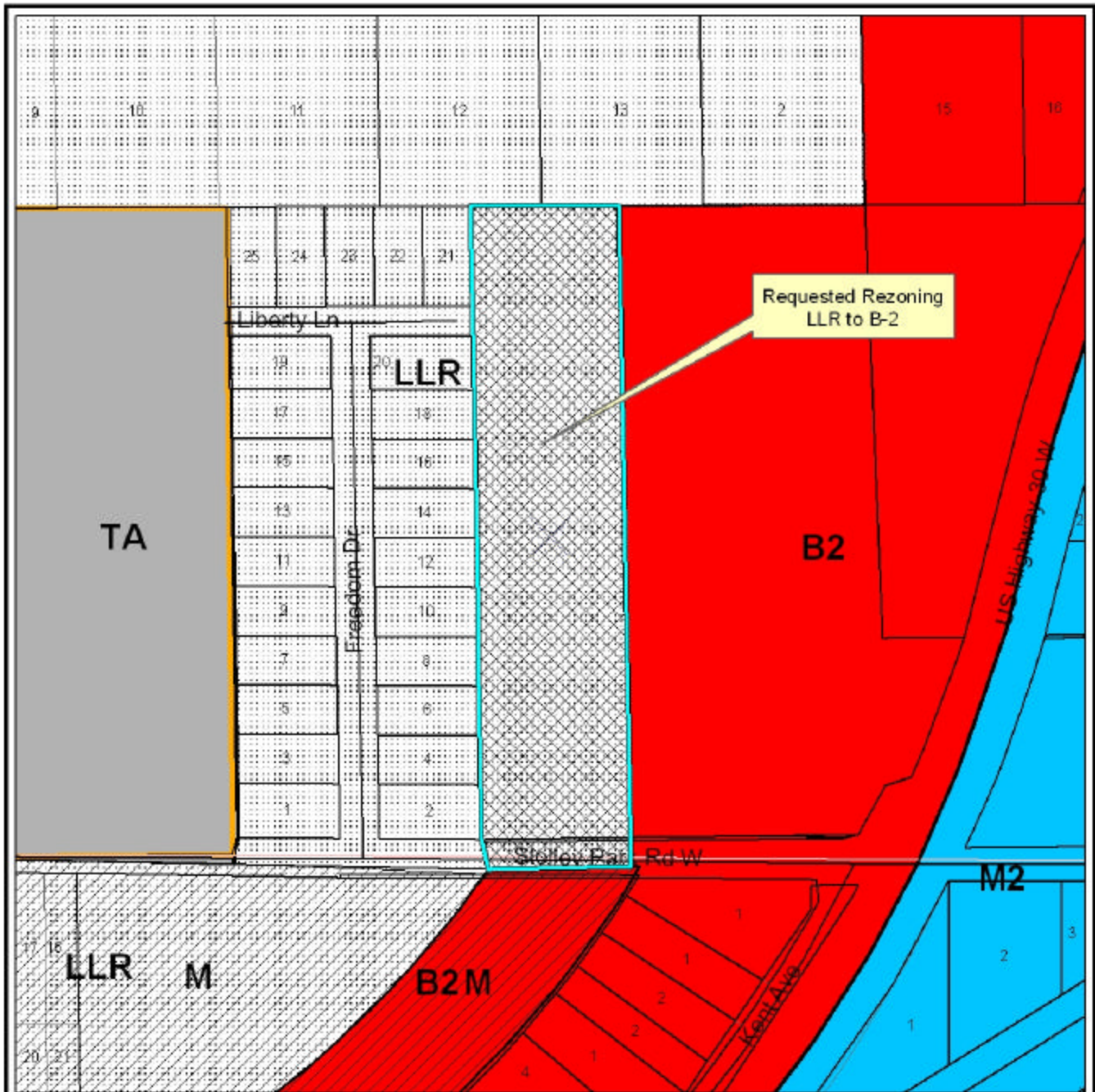
An amendment to the Grand Island Zoning Map from LLR to B2, for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This property is located at 4106 West Stolley Park Road, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nability, AICP
Planning Director





Requested Rezoning
LLR to B-2

Requested Zoning



Scale : NONE
C-15-2007GI

-  From LLR : Large Lot Residential Zone
-  To B-2 : General Business Zone



PLANNING DEPARTMENT
CITY OF KENT, WASHINGTON
1000 1st Avenue, Kent, WA 98020

March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 1822 and 1824 East 7th St.
(C-16-2007G)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from M-2 Heavy Manufacturing Zone to R-4 High Density Residential Zone for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6 of Block 3, East Park Subdivision in the City of Grand Island, Hall County, Nebraska. This property is located at 1822 and 1824 East 7th Street, Grand Island, as shown on the enclosed map.

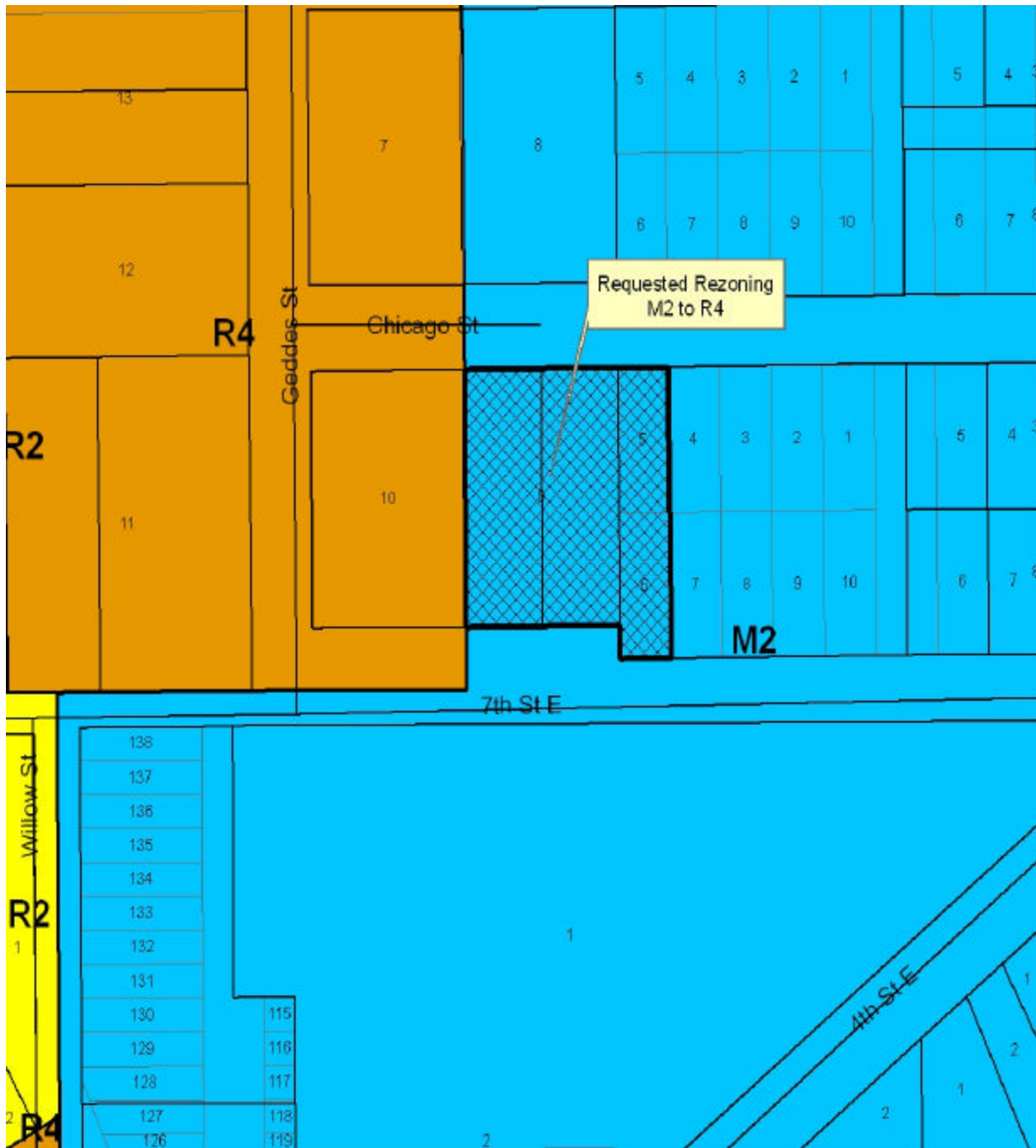
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Requested Zoning



Scale : NONE
C-16-2007GI

- From M2 : Heavy Manufacturing Zone
- R4 : High Density Residential Zone

