



City of Grand Island

Tuesday, April 24, 2007

Council Session

Item E6

**Public Hearing on Change of Zoning for Land Located at 4106
West Stolley Park Road from LLR - Large Lot Residential to B-2
General Business**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 24, 2007

Subject: Change of Zoning for Land Located at 4106 West Stolley Park Road

Item #'s: E-6 & F-2

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

Background

This application proposes to change the zoning on a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E ½ SW ¼ SE ¼), 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 from LLR Large Lot Residential to B2 General Business Zone. This property is located at 4106 West Stolley Park Road just west of U.S. Highway 30 and north of Stolley Park Road.

Discussion

Chief Industries own the property in question and intends to build corporate offices at this location. They have an immediate need for an engineering office. This office would be located at the northwest corner of the property.

The State of Nebraska Department of Roads has expressed interest in relocating U.S. Highway 30 across a portion of this property. That project is not scheduled to begin until at least 2013.

Chief is seeking this rezoning so that they can use their property to provide for their immediate corporate need (a new engineering office) without negatively impacting the proposed plans by NDOR to relocate U.S. Highway 30.

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

Paul Briseno, John Greene and Ray Keeser commented at the public hearing expressing concerns regarding increased traffic, especially construction traffic, on Liberty Lane and Freedom Drive. They stated that these roads are not built to a standard to support more

than the neighborhood traffic. The neighbors were not opposed to Chief placing offices at this location but they were concerned about traffic through their neighborhood.

Bob Eihusen, with Chief, stated that they were unsure where they would access the new building. The closest public street to the new building would be on Liberty Lane. He anticipates between 20 and 30 employees at the building.

Nabity stated that this property does have access to both Liberty Lane and Stolley Park road and that he did not believe that the City could limit access to either road at this time since they are both public streets. Liberty Lane is dedicated up to the Chief property but the improved road does not extend all the way to Chief's property. The road would have to be improved from the end of the black top to Chief's property to provide public access.

Steve Riehle, Grand Island Public Works Director, stated that Liberty Lane and Freedom Drive would not stand up to construction traffic and that Public Works would work with Chief to keep construction vehicles from using those roads.

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

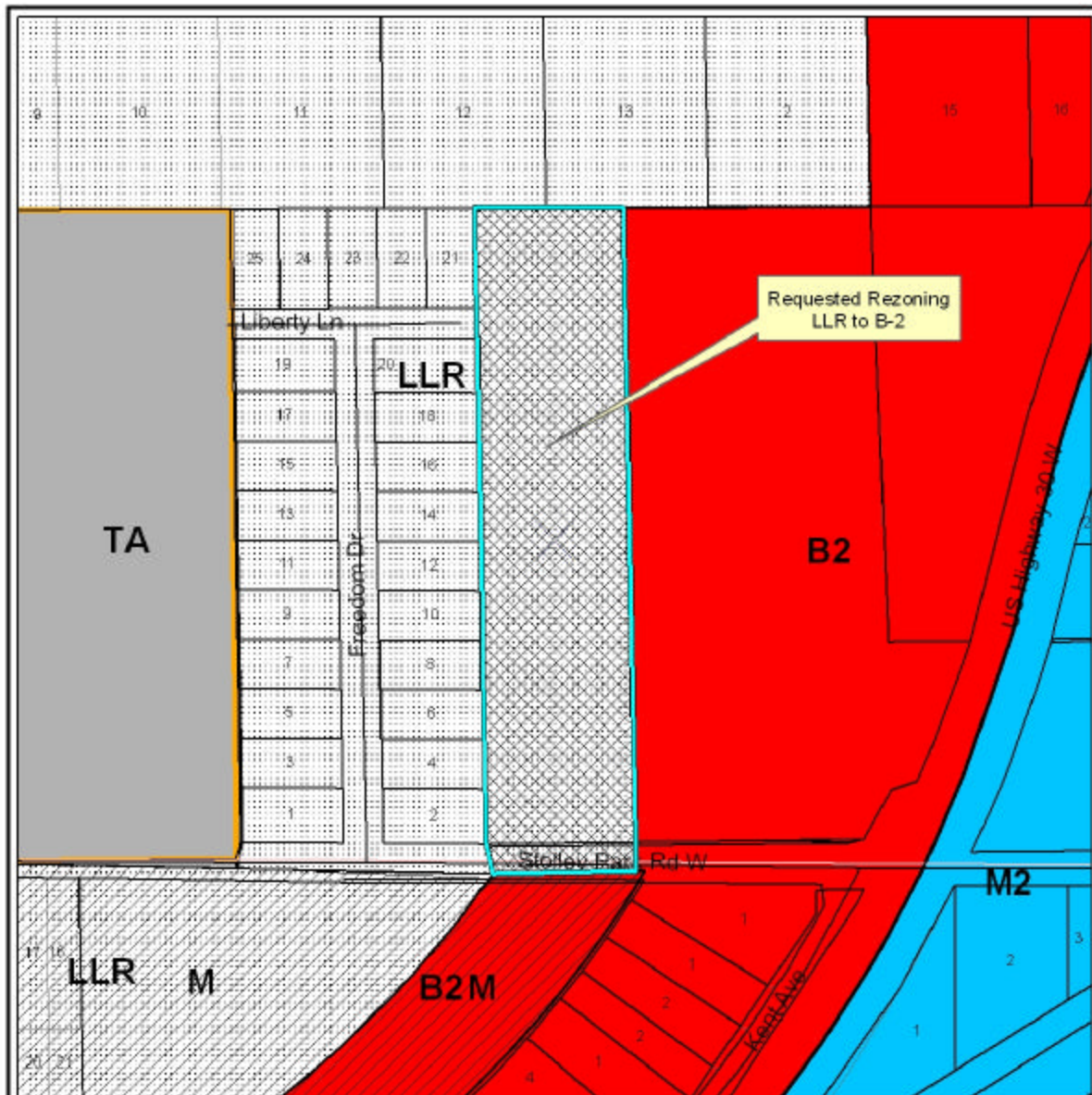
Recommendation

A motion was made by Ruge and seconded by Niemann as presented.

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

Sample Motion

Motion to approve the rezoning for property located in the E1/2 SW1/4 SE1/4 of 23-11N-10 in Grand Island, Hall County, Nebraska from LLR- Large Lot Residential to B2 – General Business Zone as recommended.



Requested Zoning



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

Scale : NONE
C-15-2007GI





Aerial View of Freedom Acres and Chief Property

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:

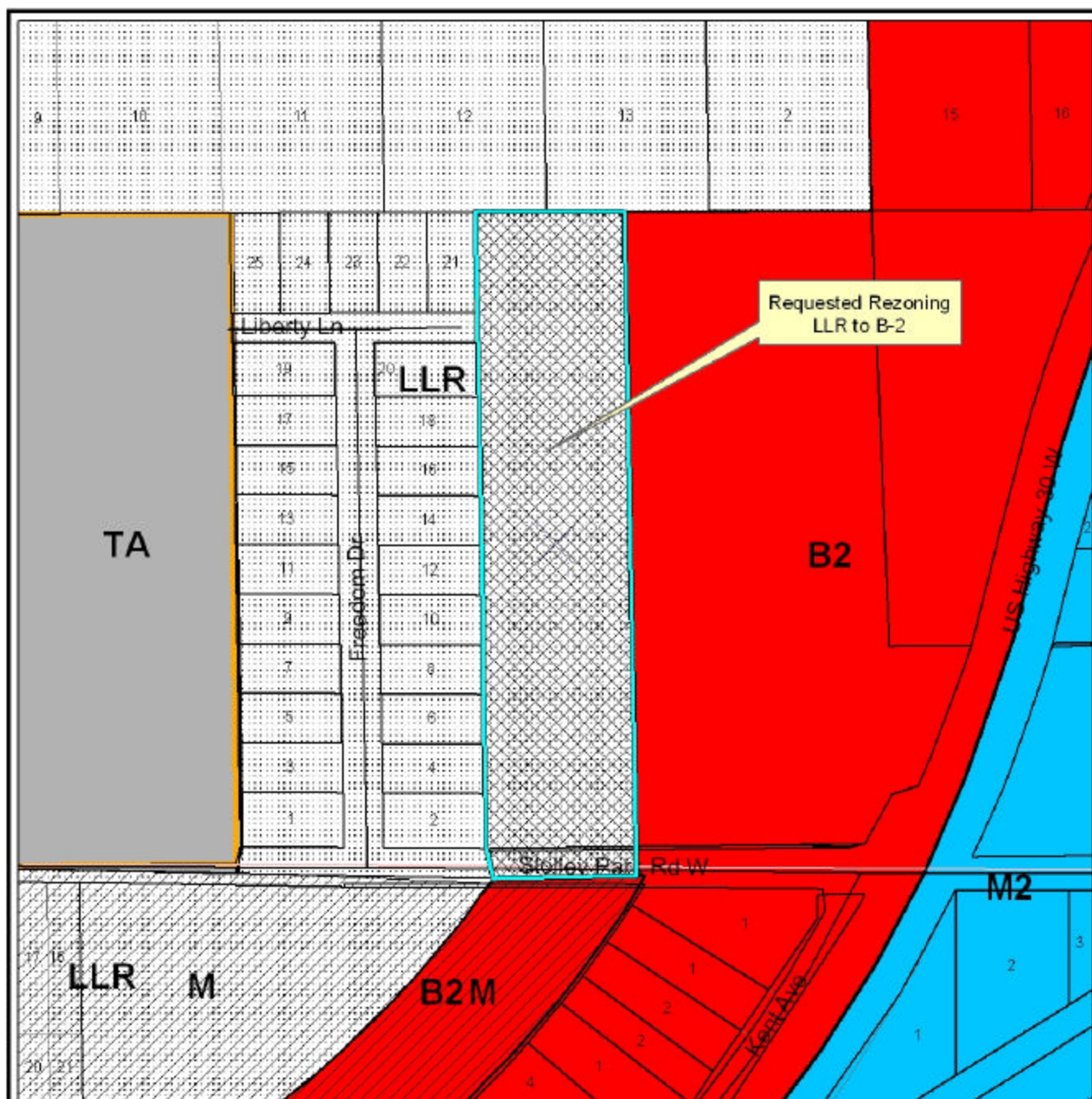
An amendment to the Grand Island Zoning Map from LLR to B2, for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand 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 Nabity, AICP
Planning Director



Requested Zoning



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

Scale : NONE
C-15-2007GI



City of Kent, Ohio
Planning Department
1000 Kent Ave., Kent, Ohio 44240
Phone: 330.922.1234
Fax: 330.922.1235

March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 4106 West Stolley Park Rd
(C-15-2007GI)**

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 LLR – Large Lot Residential to B-2 General Business Zone 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 north 4106 West Stolley Park Road, Grand Island, as shown on the enclosed map.

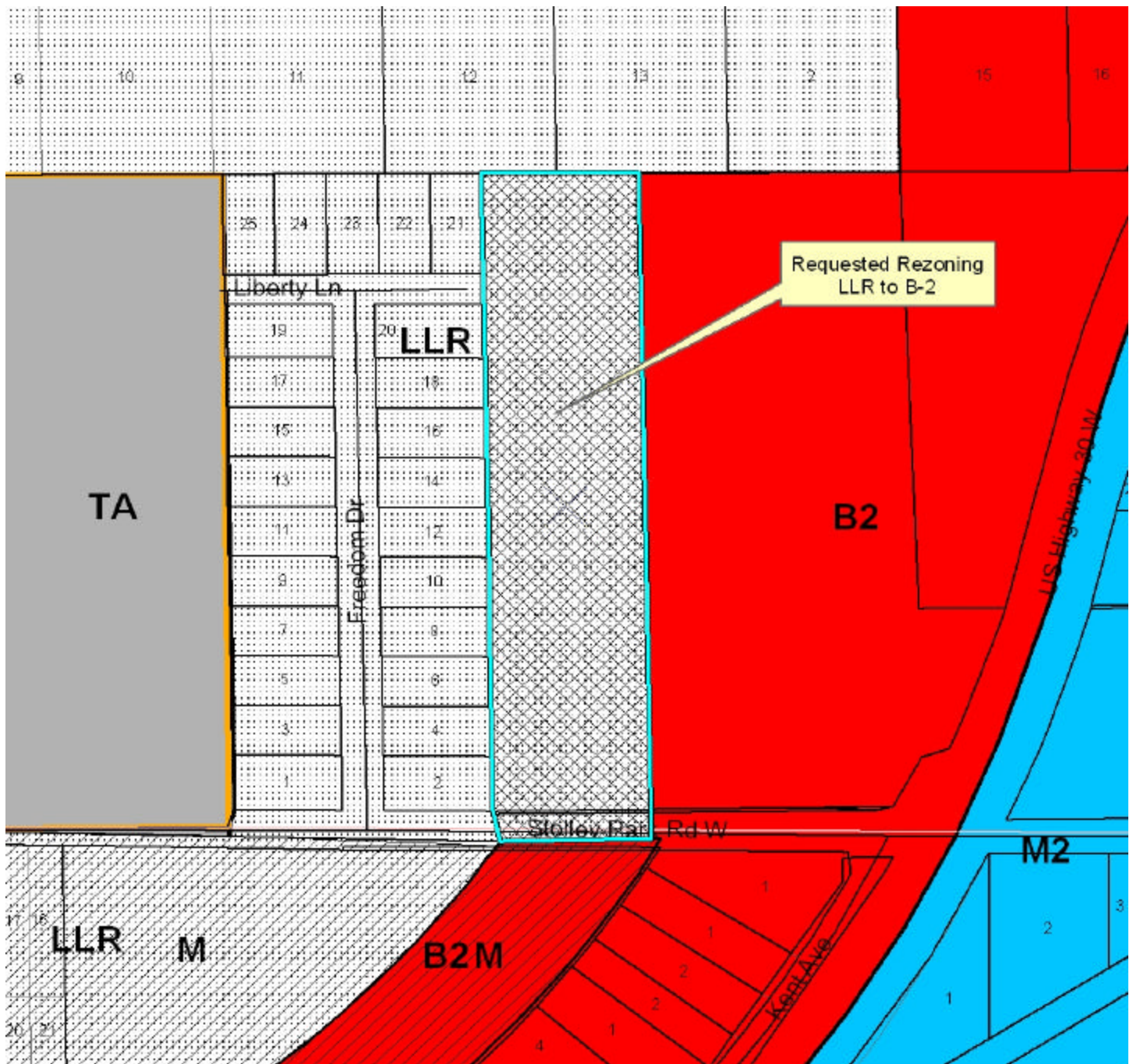
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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-15-2007GI



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



REPLACES THE CITY OF KENT ZONING MAP
ADOPTED BY THE CITY COUNCIL ON MAY 11, 2005
100% REVISIONS TO THE ZONING MAP