



# City of Grand Island

Tuesday, May 08, 2007

Council Session

## Item F1

**#9115 - Consideration of Change of Zoning for Land Located at  
1822 and 1824 East 7th Street from M-2 Heavy Manufacturing to  
R-4 High Density Residential (Second Readings)**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 8, 2007

**Subject:** Change of Zoning for Land Located at 1822 and 1824  
Eat 7<sup>th</sup> Street - Second Reading

**Item #'s:** F-1

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

## **Background**

Council held a public hearing at their meeting on April 24, 2007. No members of the public chose to speak at the hearing. This ordinance was approved on first reading at the City Council Meeting on April 24, 2007. Three readings may be waived by council by super majority of the council.

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 7<sup>th</sup> Street at 1822 and 1824 East 7<sup>th</sup> 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 7<sup>th</sup> Street) from M2 Heavy Manufacturing to R4 High Density Residential Zone as recommended.



# Requested Zoning



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

Scale : NONE  
C-16-2007/GI



ORDINANCE NO. 9115

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land consisting of Lot Nine (9), Frank P. Bark's Subdivision and Lots Five (5) and Six (6), Block Three (3), East Park, in the City of Grand Island, Hall County, Nebraska, from M2 Heavy Manufacturing to R4 High Density Residential; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on April 4, 2007, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on May 8, 2007, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from M2 Heavy Manufacturing to R4 High Density Residential:

All of Lot Nine (9), Frank P. Barks' Subdivision, and Lots Five (5) and Six (6) of Block Three (3) of East Park Subdivision, in the City of Grand Island, Hall County, Nebraska.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

ORDINANCE NO. 9115 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: May 8, 2007.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk