



# City of Grand Island

Tuesday, May 08, 2007

Council Session

## Item F2

**#9116 - Consideration of Change of Zoning for Land Located at  
4106 West Stolley Park Road from LLR - Large Lot Residential to  
B-2 General Business (Second and Final Readings)**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 8, 2007

**Subject:** Change of Zoning for Land Located at 4106 West Stolley Park Road - Second Reading

**Item #'s:** F-2

**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 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 6<sup>th</sup> 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

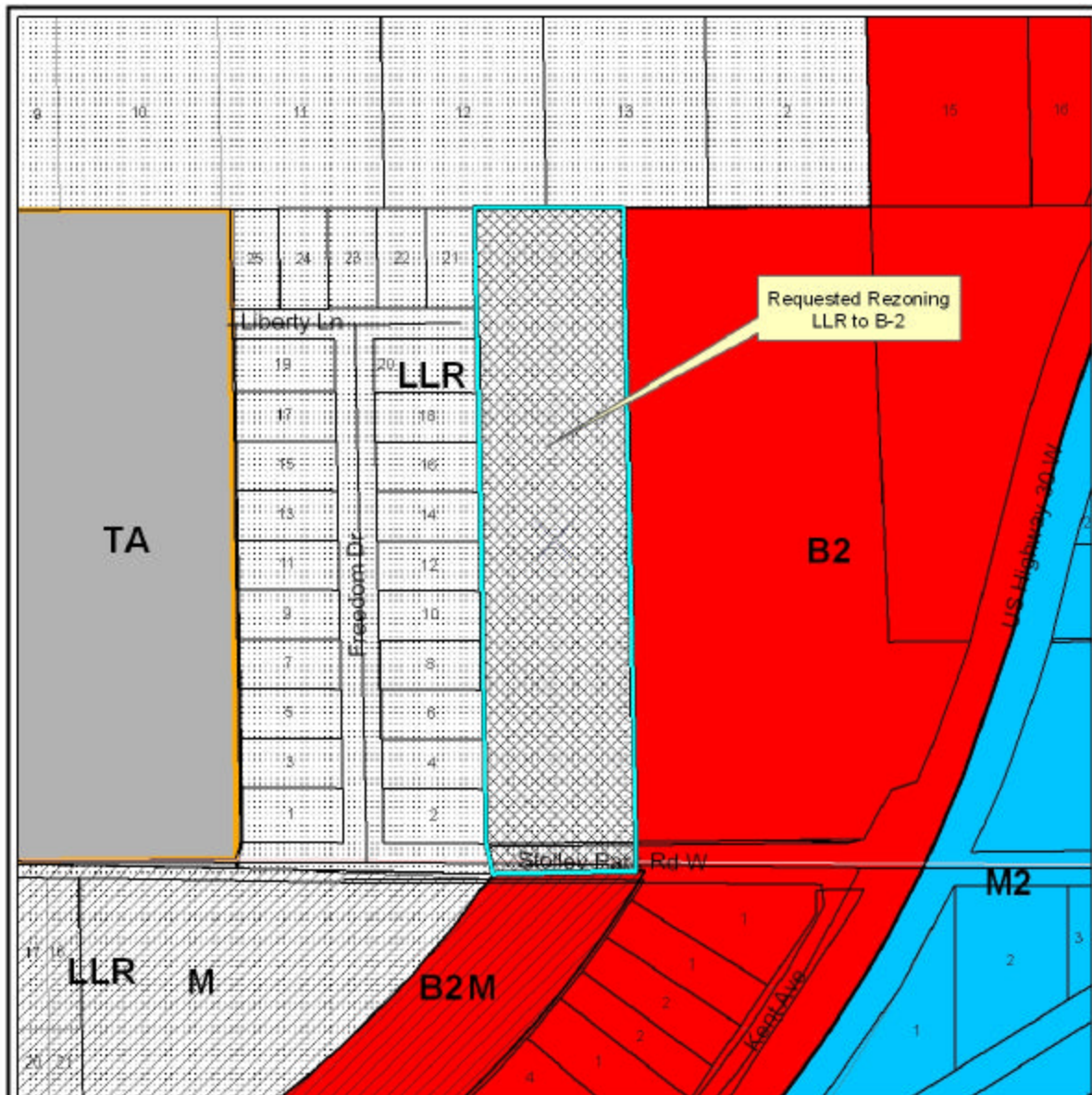
### **Recommendation**

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



PLANNING AND ZONING COMMISSION  
UNINCORPORATED AND BOUNDARY TOWNSHIP  
OFFICE OF ZONING



Aerial View of Freedom Acres and Chief Property

ORDINANCE NO. 9116

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 comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW¼ SE¼), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, from LLR – Large Lot Residential to B2 General Business; 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 LLR – Large Lot Residential to B2 General Business:

A part of the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW¼ SE¼), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska.

ORDINANCE NO. 9116 (Cont.)

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.

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