



# **City of Grand Island**

**Tuesday, May 22, 2007**

**Council Session**

## **Item E1**

**Public Hearing Concerning Change of Zoning for Land Located at  
3425 State Street from CD Commercial Development to Amended  
CD Commercial Development**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 22, 2007

**Subject:** Change of Zoning for Land Located at 3425 State Street

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

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

## **Background**

This application proposes to change the zoning on a tract of land located on Lot 1, Conestoga North Subdivision in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended CD Zone. This property is located at 3425 State Street, Grand Island, Nebraska.

## **Discussion**

This proposed development would increase the building envelopes and allow larger buildings for two buildings on the lot (Balz Sports Bar and El Toro Restaurant) see the attached exhibits. El Toro would be expanded as shown and further expansion within the building envelope would also be allowed if approved. Balz would be allowed to expand within the building envelope at some point in the future. The Balz expansion would likely be a roofed outdoor area similar to the outdoor seating at El Toro.

The building sizes that are proposed are larger than those originally approved on this site. In a Commercial Development Zone (CD) the developer has a great deal of freedom to design the site at the front end. If the plan is approved by Council it can be built exactly as the developer wishes. Once that plan has been accepted any deviations in building size of more than 10% require Council approval.

The developer is asking Council to approve larger building envelopes for two of the buildings on the site.

The Planning Commission held a hearing on this application at their meeting on May 2, 2007. No members of the public spoke in reference to this item.

City Administration recommended approval of these changes.

## **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

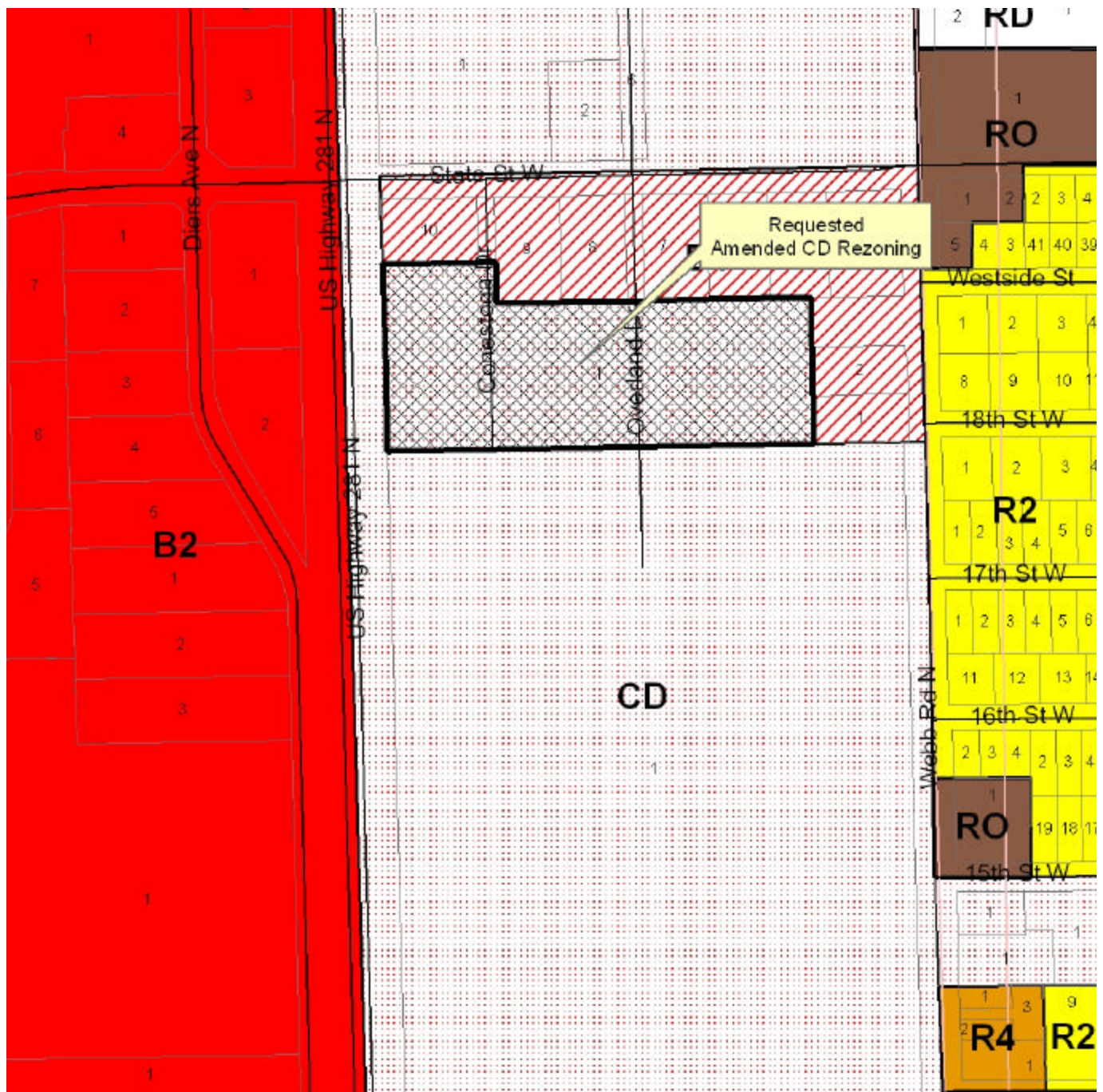
## **Recommendation**

A motion was made by Amick and seconded by Eriksen to approve the amended CD zone and development plan as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Eriksen, Niemann, Hayes, Bredthauer, Snodgrass) voting in favor.

## **Sample Motion**

Motion to approve the amended CD Zone and development plan for Lot 1, Conestoga North Subdivision in Grand Island, Hall County, Nebraska.



# Requested Zoning



Scale : NONE

C-18-2007GI



From CD : Commercial Development Zone



To Amended CD : Commercial Development Zone



CITY OF COUNCIL BLUFFS, IOWA  
City Council Meeting Room 101 City Hall  
Council Bluffs, Iowa 52822





# Requested Zoning



Scale : NONE

C-18-2007GI



From CD : Commercial Development Zone



To Amended CD : Commercial Development Zone



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