



City of Grand Island

Tuesday, July 24, 2007

Council Session

Item E3

**Public Hearing on Change of Zoning for Land Located at 72
Ponderosa Drive from RD Residential Development to Amended
RD Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 24, 2007

Subject: Change of Zoning for Land Located at 72 Ponderosa Drive

Item #'s: E-3 & F-2

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

Background

This is an application requesting an amendment to the Grand Island Zoning Map from RD Residential Development District to Amended RD Residential Development District to permit subdivision of a three acre estate lot into two similar size lots. This property is located on a tract of land comprising all of Block Six (6), Ponderosa Lake Estates Subdivision. This property is located north of Schimmer Drive, and west of U.S. Highway 281, at 72 Ponderosa Drive. A copy of the staff report to the planning commission is attached.

An amendment to the approved development plan for the Ponderosa Estates Subdivision must be approved by Council to allow a second lot to be created by splitting this estate lot. This zoning change approves that amendment and allows the split. Both lots will be served by City Sewer and Water.

The proposed change would be supported by the Grand Island Comprehensive Plan and has been approved by the Ponderosa Lake Home Owners Association.

Discussion

The application requesting an amendment to the Grand Island Zoning Map for Ponderosa Lake Estates Sixth Subdivision from RD Residential Development District to Amended RD Residential Development District was considered by the Regional Planning Commission at the July 11, 2007 meeting. A motion was made by Snodgrass and seconded by Eriksen to recommend approval of this request to amend the RD Residential Development District to Amended RD Residential Development District as presented.

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

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

City Administration recommends that the Council approve the zoning change as presented.

Sample Motion

Motion to approve as recommended.

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 25, 2007

SUBJECT: *Amendment Request C-21-2007GI*

PROPOSAL: To amend the existing Ponderosa Estates RD-Residential Development zone, west of Highway 281, to allow a 3.463 acre estate lot to be split into 2 residential lots each more than 1.6 acres on the west side of the Ponderosa Subdivision.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Single Family Residence
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone South: RD-Residential Development Zone, East: RD-Residential Development Zone West: TA-Transitional Agriculture
<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential South: Low to Medium Density Residential East: Low to Medium Density Residential West: Agricultural
<i>Existing land uses:</i>	North: Single Family Residential South: Single Family Residential East: Single Family Residential West: Agricultural

OVERVIEW:

- The proposed rezoning is the final stage of the Ponderosa Estates Residential Development District.
- This amendment request represents a change to the preliminary plat approval issued in 1991, as part of the Ponderosa Lake Estates RD-Residential Development rezoning of the subject property.
- The original plat approval permitted one lot on this 3.46 acre tract.
- The additional property is not currently being used or maintained in a residential manner. Splitting this lot would encourage more residential type use of the property.
- Sewer and Water are available. Taps will have to be added for both to serve the additional lot.

Positive Implications:

- *Complementary Use:* The additional residential lots will encourage a more finished residential look and feel in this area.

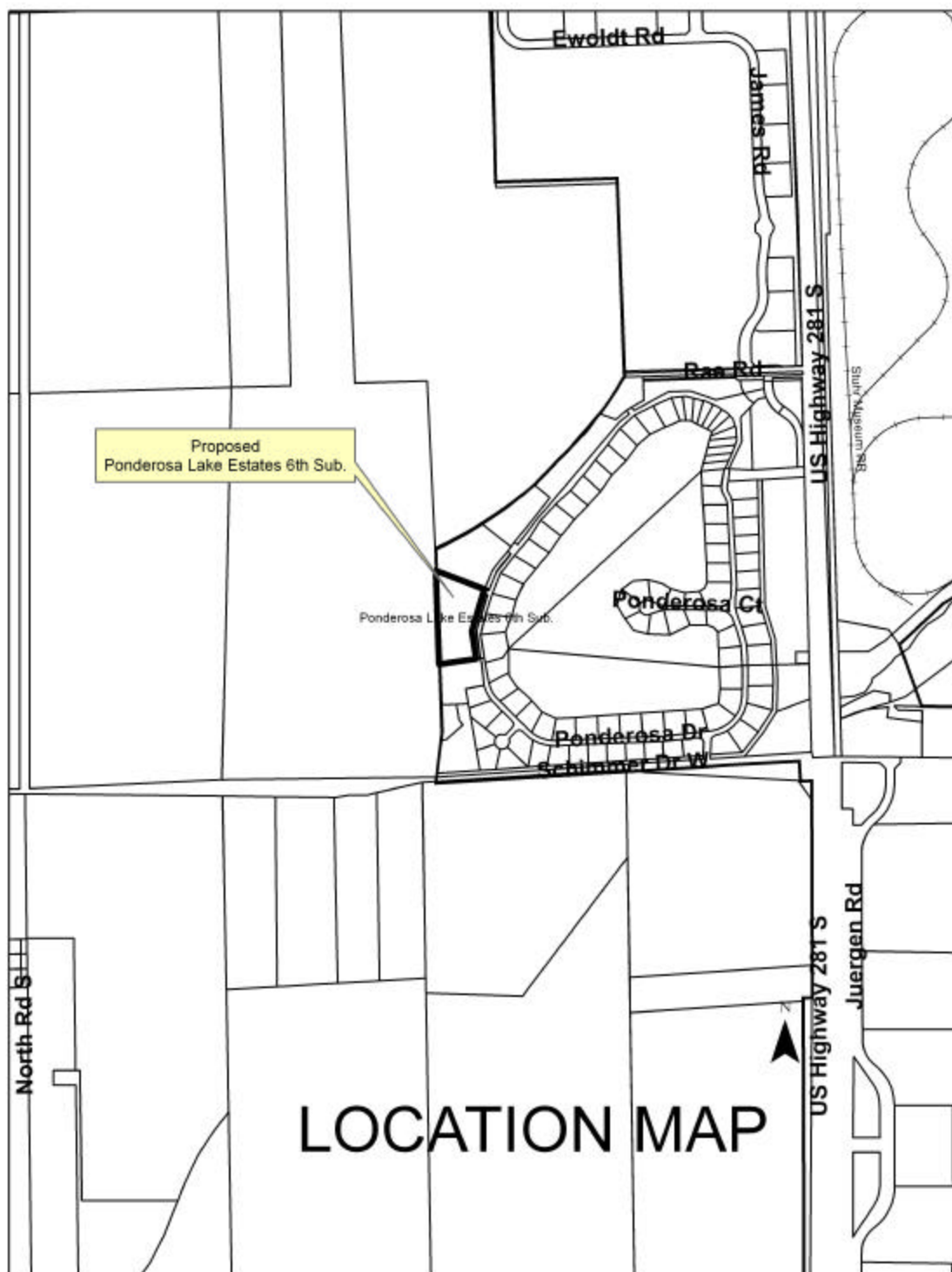
Negative Implications:

- *None*

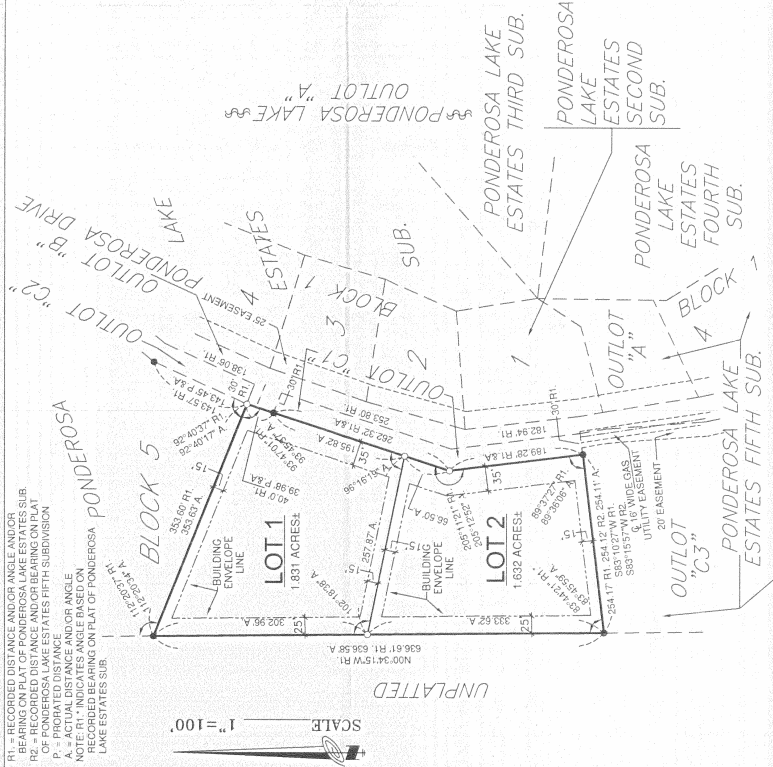
RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Ponderosa Lake Estates Sixth Subdivision to the City of Grand Island.

_____ Chad Nabity AICP, Planning Director







RT = RECORDED DISTANCE AND/OR ANGLE AND/OR BEARING ON PLAT OF PONDEROSA LAKE ESTATES SUB. DIVISION
 P = PROPORTIONATE DISTANCE AND/OR ANGLE AND/OR BEARING ON PLAT OF PONDEROSA LAKE ESTATES FIFTH SUBDIVISION
 A = ACTUAL DISTANCE AND/OR ANGLE AND/OR BEARING ON PLAT OF PONDEROSA LAKE ESTATES SUB. DIVISION
 1" = 100' SCALE
 UNPLATTED

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2007, I completed an accurate survey (made under my supervision) of "PONDEROSA LAKE ESTATES SIXTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision are shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners and other points; that each lot bears its own number and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557
 (SEAL)

LEGAL DESCRIPTION

A tract of land comprising all of Block Six (6), Ponderosa Lake Estates Subdivision in the City of Grand Island, Nebraska, and containing 3.463 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Marsha M. Dunn and Donald L. Dunn, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "PONDEROSA LAKE ESTATES SIXTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and have caused the same to be recorded in the public records of said county, and hereby prohibiting the planting of trees, shrubs, vines, or other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision is more fully described by the description hereon as appears on this plat, is made with the free consent and in accordance with the undivided owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2007.

Marsha M. Dunn
 Donald L. Dunn

ACKNOWLEDGEMENT

State of Nebraska
 County of Hall

On the _____ day of _____, 2007, before me, a Notary Public within and for said County, personally appeared Marsha M. Dunn and Donald L. Dunn, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____

Notary Public
 (SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Denison, Nebraska.

Chairman
 Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2007.

Mayor
 City Clerk
 (SEAL)

PONDEROSA LAKE ESTATES SIXTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA