



City of Grand Island

Tuesday, March 24, 2015

Council Session

Item E-2

Public Hearing on Request to Rezone Property Located North of State Street and East of US Highway 281 from CD Commercial Development to Amended CD Commercial Development (EIG Grand Island, LLC)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 24, 2015

Subject: To Rezone Properties from CD Commercial Development to Amended Commercial Development Zone

Item #'s: E-2 & F-4

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

Background

A request to change zoning for property described as Lot 1 Grand Island Mall 16th, also known as 3416, 3420, 3430 and 3436 W State Street, Grand Island NE, from CD Commercial Development to Amended CD Commercial Development Zone.

This proposed development would allow 1 additional building at the south end of lot 2 just east of the driveway. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 30% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is under 24%, well below the maximum coverage.

Discussion

At the regular meeting of the Regional Planning Commission, held March 4, 2015 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby explained the rezone request and noted this was consistent with the comprehensive plan.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and to approve the rezone. Motion was seconded by Heckman to approve the Rezone from CD – Commercial Redevelopment Zone to Amended CD – Commercial Redevelopment Zone.

A roll call vote was taken and the motion passed with 8 members present and 8 voting in favor (Bredthauer, O'Neill, Ruge, Maurer, Robb, Heckman, Haskins and Huisman) and no member abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

