



City of Grand Island

Tuesday, May 22, 2012

Council Session

Item E3

Public Hearing on Request to Rezone Property Consisting of 2.86 Acres Located East of Pennsylvania and South of Idaho Avenue and Lot 5-7 of Woodland Park Eleventh Subdivision from R1-Suburban Density Residential to R2-Low Density Residential

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2012

Subject: Rezone Properties located East of Pennsylvania and South of Idaho Avenue from R1 Suburban Residential Zone to R2 Low Density Residential Zone

Item #'s: E-3 & F-1

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

Background

Concerning a request to rezone properties consisting of 2.86 acres located east of Pennsylvania and south of Idaho Avenue and Lots 5-7 of Woodland Park Eleventh Subdivision from R1 Suburban Residential Zone to R2 Low Density Residential.

Discussion

At the regular meeting of the Regional Planning Commission, held May 2, 2012 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this was a request to rezone approximately 2.86 acres of land east of Independence Avenue along Idaho Avenue and south of Vermont Avenue including lots 5 & 6 of Woodland Park 11th Subdivision, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Les Ruge, didn't like the proposed changes, stating he felt the lot sizes would be too small, being backed up to a LLR (Large Lot Residential) zone.

There was no other discussion.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Bredthauer to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 8 members present and 6 voting in favor (Amick, O'Neill, Hayes, Eriksen, Bredthauer and Snodgrass) and 2 voting against (Ruge, Reynolds).

The Planning Director's recommendation to the Planning Commission is also attached to this recommendation from the Planning Commission.

Alternatives

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

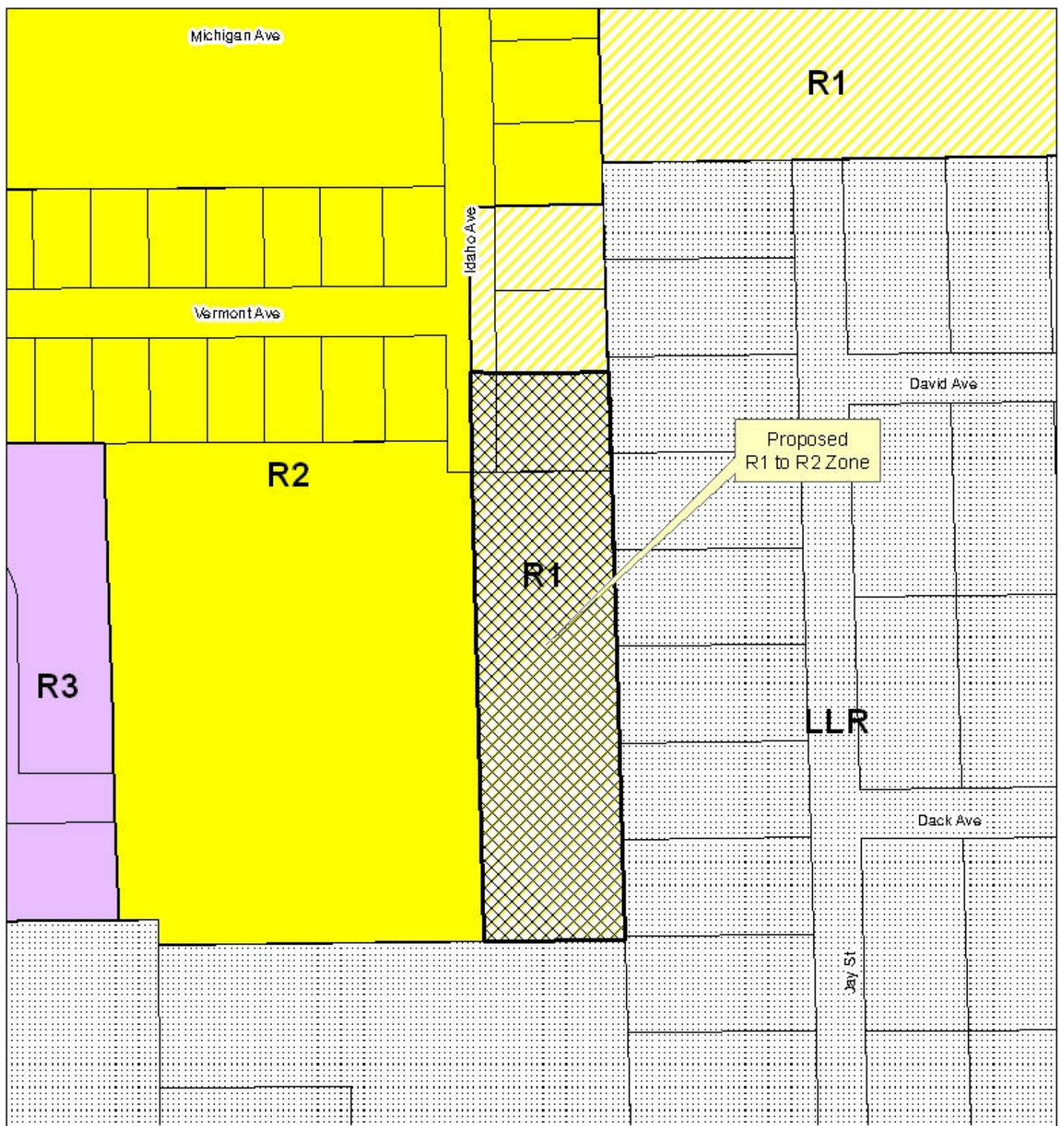
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

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



Sample Motion

Approve the rezone request for property proposed for platting as Woodland Park 12th Subdivision.



Requested Zoning



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

Scale : NONE
C-14-2012GI



GRAND ISLAND PLANNING COMMISSION
1111 1st Ave. S.E. Grand Island, NE 68801
781.633.1234

April 20, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1 Suburban Residential Zone to R2 Low Density Residential, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R1 Suburban Residential Zone to R2 Low Density Residential, located in part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

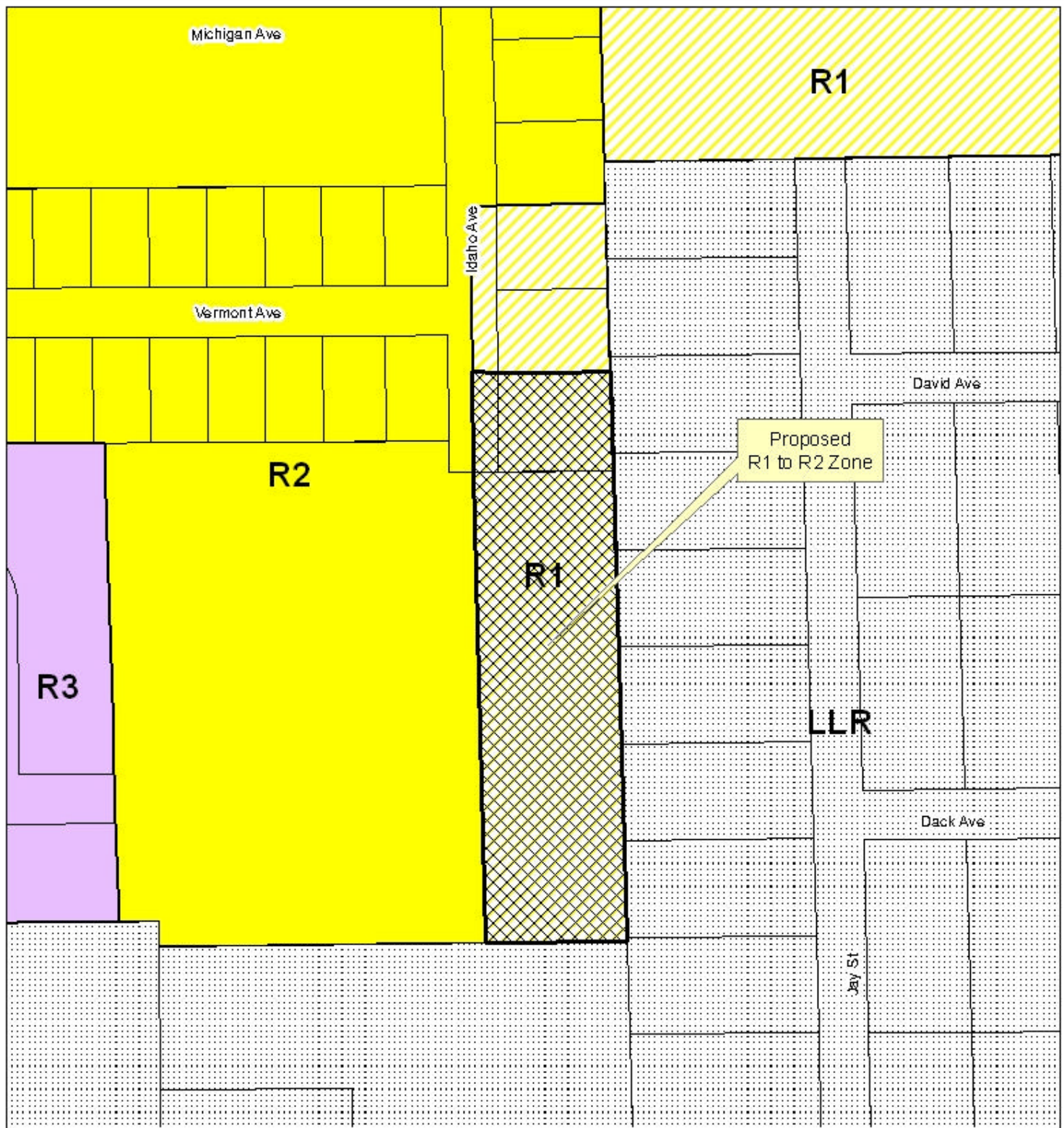
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director



cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Requested Zoning



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

Scale : NONE
C-14-2012GI



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