



City of Grand Island

Tuesday, May 22, 2012

Council Session

Item E4

Public Hearing on Request to Rezone Property Consisting of 5.789 Acres located East of New Mexico Avenue and North of Idaho Avenue of Woodland Park Thirteenth 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 New Mexico Avenue and North of Idaho Ave from R1 Suburban Residential Zone to R2 Low Density Residential Zone

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

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

Background

Concerning a request to rezone properties consisting of 5.789 acres located east of New Mexico Avenue and north of Idaho Avenue of Woodland Park Thirteenth Subdivision from R1 Suburban Residential Zone to R2 Low Density Residential Zone.

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 to rezone approximately 5.789 acres of land east of Independence Avenue along New Mexico Avenue, 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.

Chad Essex, 2827 Idaho Avenue, Grand Island spoke of the smaller lots and would this impact resale of his property.

Ruge again spoke against the closing of Idaho Ave to the north and the smaller lots.

Eriksen who used to live on Idaho Ave spoke in favor of the closing to help slow traffic would be a plus in the residential area.

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:

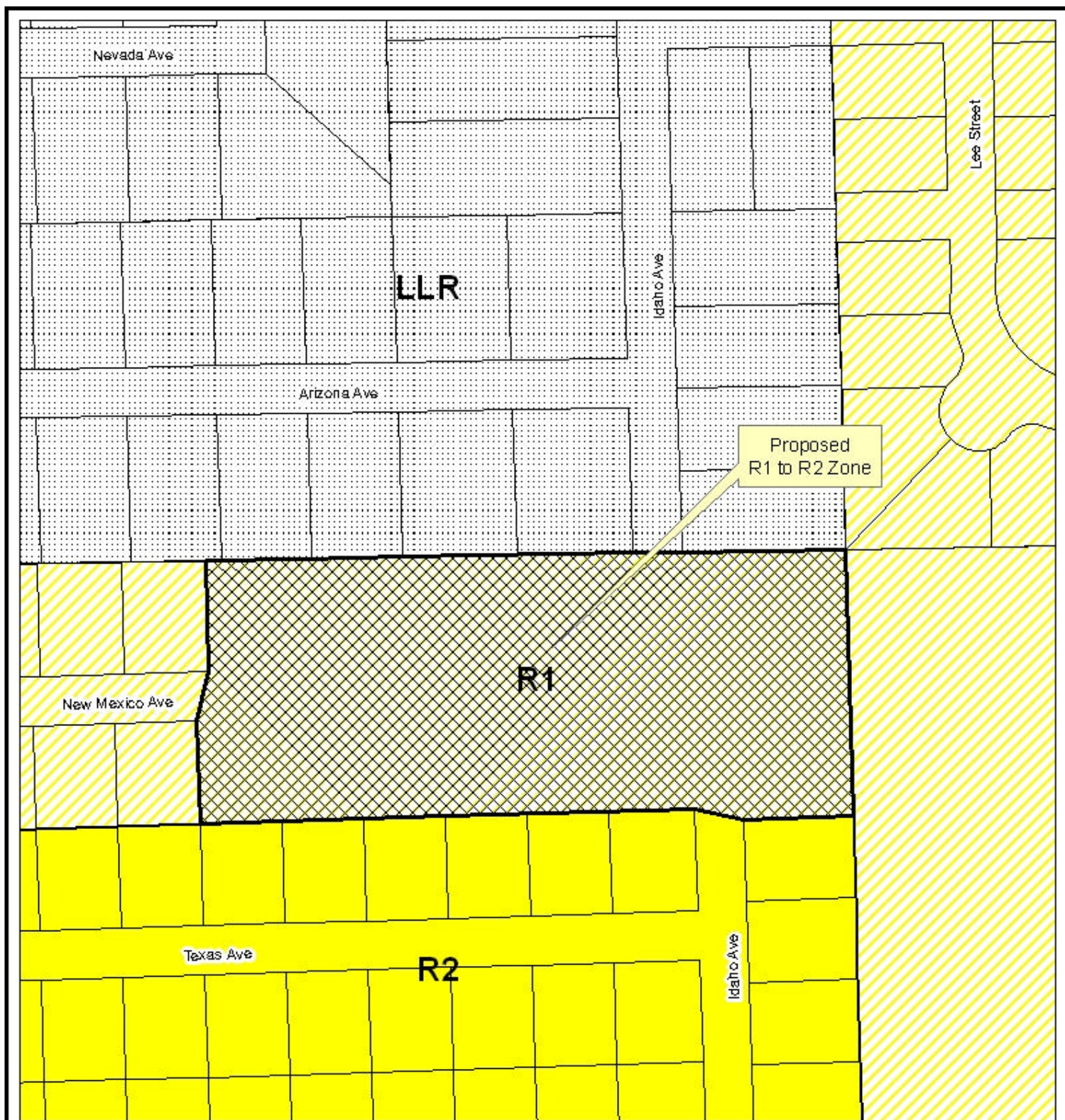
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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 13th Subdivision.



Requested Zoning



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

Scale : NONE

C-15-2012GI



Grand Island Planning Commission
1111 1st Ave. S.E. Grand Island, NE 68801
Phone: 402/338-1234 Fax: 402/338-1235
www.grandislandne.gov

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.

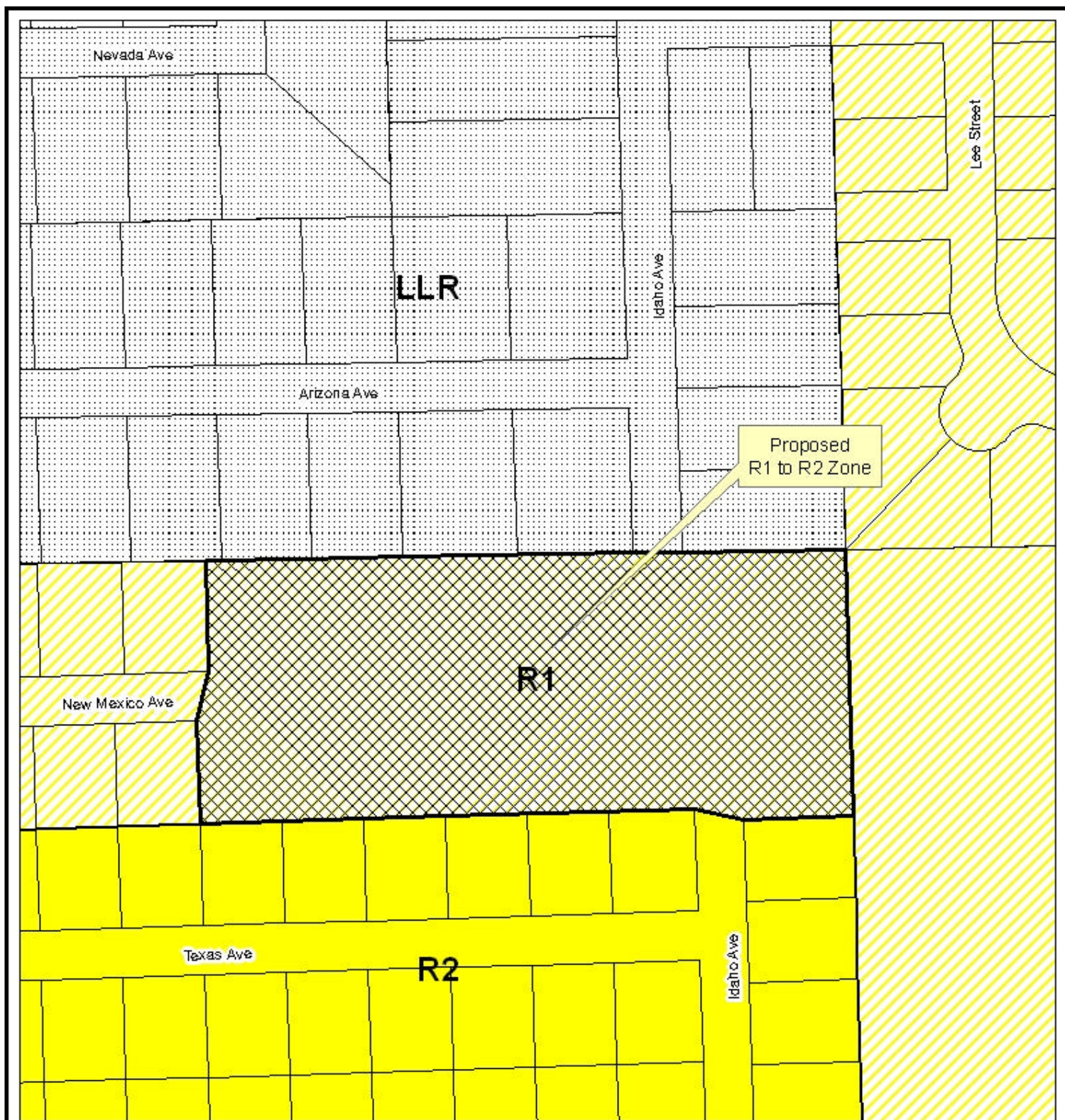
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

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



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-  to R2 : Low Density Residential Zone

Scale : NONE
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