



City of Grand Island

Tuesday, August 28, 2012

Council Session

Item E1

**Public Hearing on Request to Rezone Property Located South of
Capital Avenue Immediately West of the Moore's Creek Drainway
from RO – Residential Office to RD – Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 28, 2012

Subject: To Rezone Properties Located South of Capital Avenue and West of US Hwy 281 from RO – Residential Office to RD – Residential Development Zone

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

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

Background

Concerning a request to rezone properties consisting of 13.79 acres located south of Capital Avenue and west of US Hwy 281 from RO – Residential Office to RD Residential Development Zone.

Discussion

At the regular meeting of the Regional Planning Commission, held August 1, 2012 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby told the board an application has been made to rezone 13.79 acres south of Capital Avenue and west of the Moore's Creek Drainway from RO Residential Office to RD Residential Development Zone. The developers are proposing to building ten, 30 unit three story apartment buildings as shown on the attached plans, along with a club house and pool area. Also included is a Preliminary Plat for Sterling Estates Second Subdivision and a Final Plat for Sterling Estates Second Subdivision.

Bob Batt, explained this project is \$24 million which is privately funded and is being completed in two phases. Batt and his partner have been looking around for ideal investment property and this caught their eye as Grand Island is in need of more housing.

Ruge voiced concerns of the traffic on Capital Ave., with it being two lanes and how congested it would be at certain times of the day.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by McCarty to approve the Rezone from RO – Residential Office Zone to RD – Residential Development Zone. A motion was also made simultaneously to approve the Preliminary Plat and Final Plat for Sterling Estates 2nd Subdivision.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (Amick, Monter, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

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:

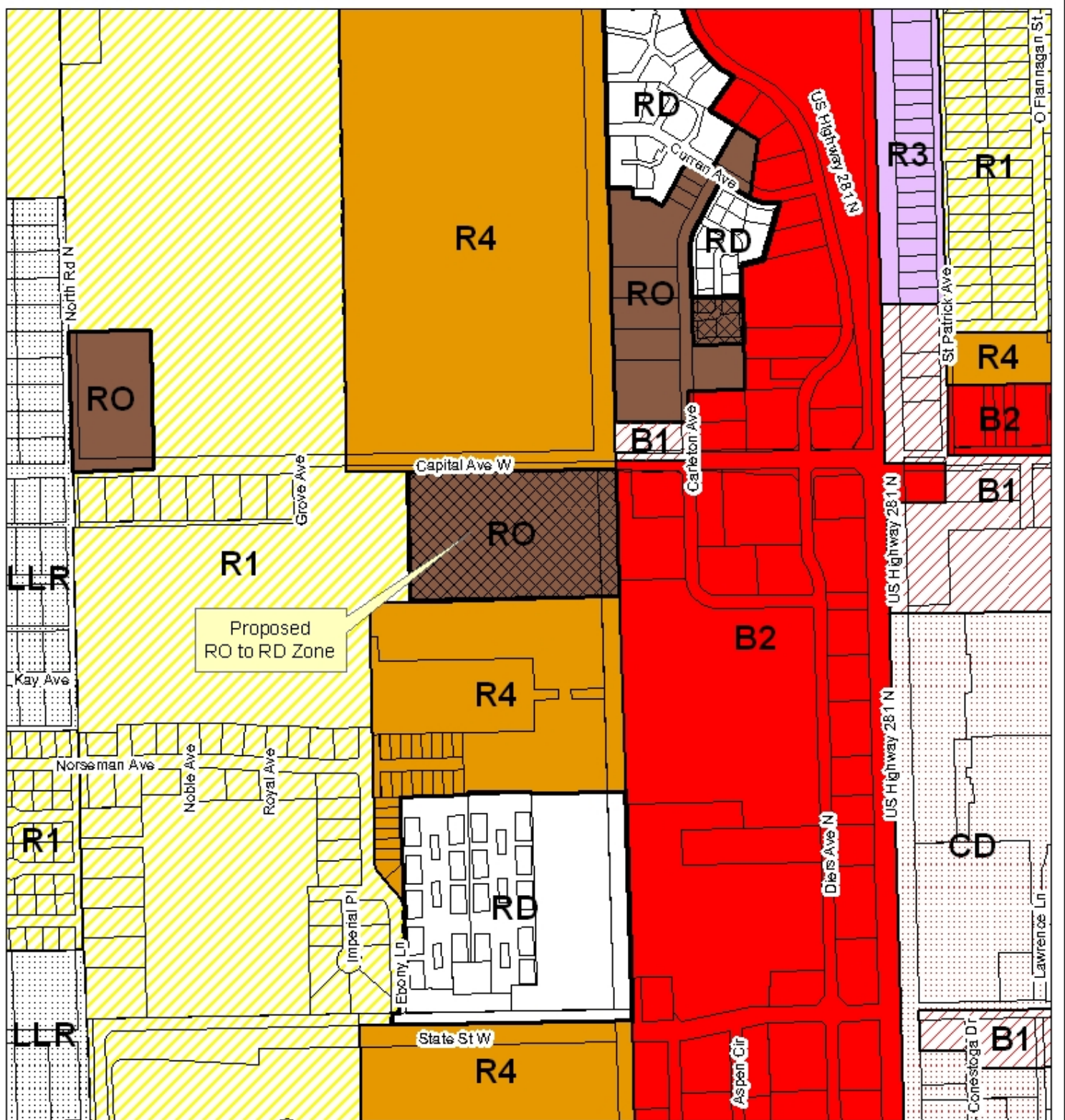
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

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

Sample Motion

Move to approve the rezone request for property platted as 2 Lots of Sterling Estates Second Subdivision.



Requested Zoning



- From RO : Residential Office Zone
- to RD : Residential Development Zone

Scale : NONE

C-24-2012GI



Grand Island Planning Commission
2012-2015
2012-2015
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