



City of Grand Island

Tuesday, October 9, 2012

Council Session

Item F2

#9403 - Consideration of Request to Rezone Property Located at 2430 & 2522 Stolley Park Road and 2433 & 2425 Del Mar Avenue – Hornady Subdivision from R2 Low Density Residential to RD Residential Development. (Second and Final Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 9, 2012

Subject: Rezone Properties located North of Stolley Park Road and West of Arthur Street from R2 – Low Density Residential to RD – Residential Development Zone

Item #'s: F-2

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

Background

Concerning a request to rezone properties consisting of 7.822 acres located north of Stolley Park Road and west of Arthur Street from R2 – Low Density Residential to RD Residential Development Zone.

Discussion

At the regular meeting of the Regional Planning Commission, held September 5, 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 7.822 acres located north of Stolley Park Road and west of Arthur Street from R2 – Low Density Residential to RD – Residential Development Zone. The developers are proposing to build twenty townhouse units

Dayle Schutte of 1742 Arthur Street, asked about where sewage from the development would be taken and where stormwater would flow. She noted there have been numerous sewer backups in the neighborhood, primarily after heavy rains, when stormwater infiltrates the sanitary sewer system.

Naby explained the City is working to improve the sanitary sewer lift station that serves there area. Work is being done now and once that is complete this should help resolve the backup problem. Naby also said the City is installing a drainage outlet to the cell at Blaine and Stolley Park. This water will drain water to the Central Community College area then out to the Wood River.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Reynolds to approve the Rezone from R2 – Low Density Residential to RD – Residential Development Zone. A motion was also made simultaneously to approve the Preliminary Plat and Final Plat for Hornady Second Subdivision.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (Amick, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, 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:

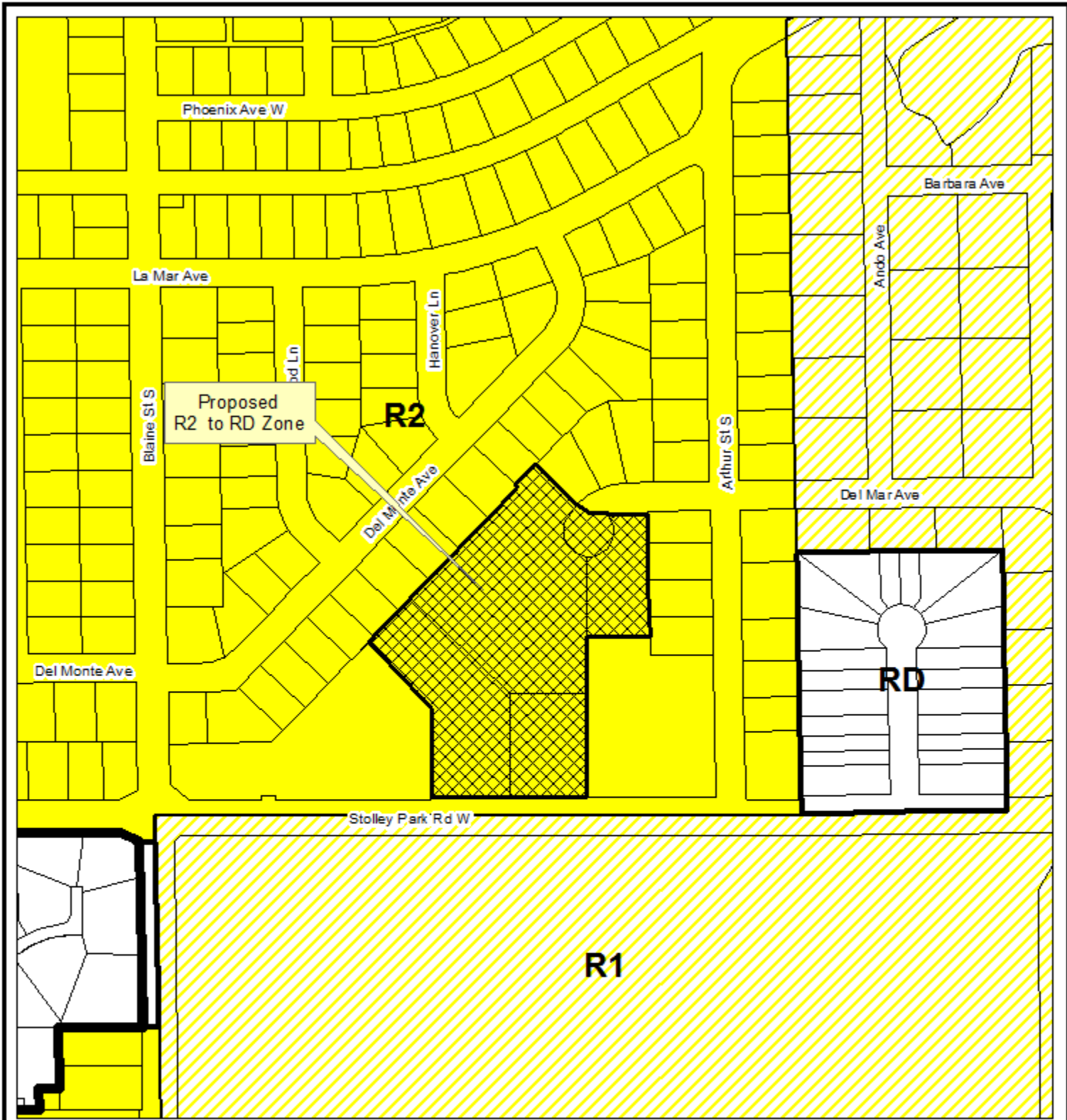
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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 23 Lots of Hornady Second Subdivision.





Requested Zoning



Scale : NONE
C-27-2012GI



-  From R2 : Low Density Residential Zone
-  to RD : Residential Development Zone



ORDINANCE NO. 9403

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising all of Lots Two (2) Three (3), Four (4), and Five (5), of Hornady Subdivision in the City of Grand Island, Hall County, Nebraska, from R2-Low Density Residential Zone to RD-Residential Development Zone; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on September 5, 2012, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on September 25, 2012, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from R2-Low Density Residential Zone to RD-Residential Development Zone:

all of Lots Two (2) Three (3), Four (4), and Five (5), of Hornady Subdivision in the City of Grand Island, Hall County, Nebraska,

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	☐ _____
October 5, 2012	☐ City Attorney

ORDINANCE NO. 9403 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: October 9, 2012.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk