



City of Grand Island

Tuesday, March 07, 2006

Special/Council Session

Item E9

**Public Hearing on Change of Zoning for Land Proposed for
Platting as Copper Creek Subdivision Located South of Old Potash
Hwy and East of Englemund Road from TA Transitional Ag to R2
Low Density Residential**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 7, 2006
Subject: Change of Zoning – Copper Creek Subdivision
Item #'s: E-9 & F-2
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This application proposes to change the zoning on a tract of land proposed for platting as Copper Creek Subdivision from TA Transitional Agricultural to R2 Low Density Residential.

Discussion

The developers of the Copper Creek Estates Subdivision are requesting that their property be rezoned from Transitional Agriculture to R2-Low Density Residential to accommodate their development. The preliminary plat Copper Creek Estates was approved by Council on January 10, 2006 and the lots were designed to meet the requirements of the R2 zoning district.

The Future Land Use Map from the Grand Island Comprehensive Plan shows that the Planning Commission and Council anticipated that this property would develop as low to medium density residential. The R2 zoning district is supported by the Future Land Use Map.

The approved preliminary plat for this development limits the accesses from this property to the surrounding arterial streets. This should limit traffic issues along Old Potash Highway and Engelman Road.

Drainage issues were a significant concern of neighboring property owners and people who spoke at the planning commission hearing. Staff has reviewed the photographs and video from after the storm and they show that on Friday May 13, there was very little water on this property but a substantial amount of water on the properties to the east that are not being considered for development at this time. This can be available for review by Council or concerned citizens.

The following discussions occurred at the planning commission meeting:

Commission members asked about the drainage, and city staff said they have worked on it and the preliminary plat was approved contingent upon drainage being in place for each phase before it will be given final approval.

Jim Jonak spoke, his parents live in the farmhouse on this property and he knows there is major drainage issues on this land. He said adding houses to this land will only add to the problems. He also expressed concern with the grain elevator on this property and that building a wall would only amplify the noise.

Roxy Clark spoke expressed concern with there being too much housing in Grand Island now and that the available housing was not being rented, which he said shows the City does not need any more housing.

Robert Baker said they are working directly with Public Works to fix the drainage problem to the City's specifications.

Tom Baxter said Grand Island is well overdue for a subdivision like this, his only concern is that it is in the wrong location because of drainage issues that can not be fixed. He said the water has always been there and will always be there because the land is too flat to drain.

Alternatives

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

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

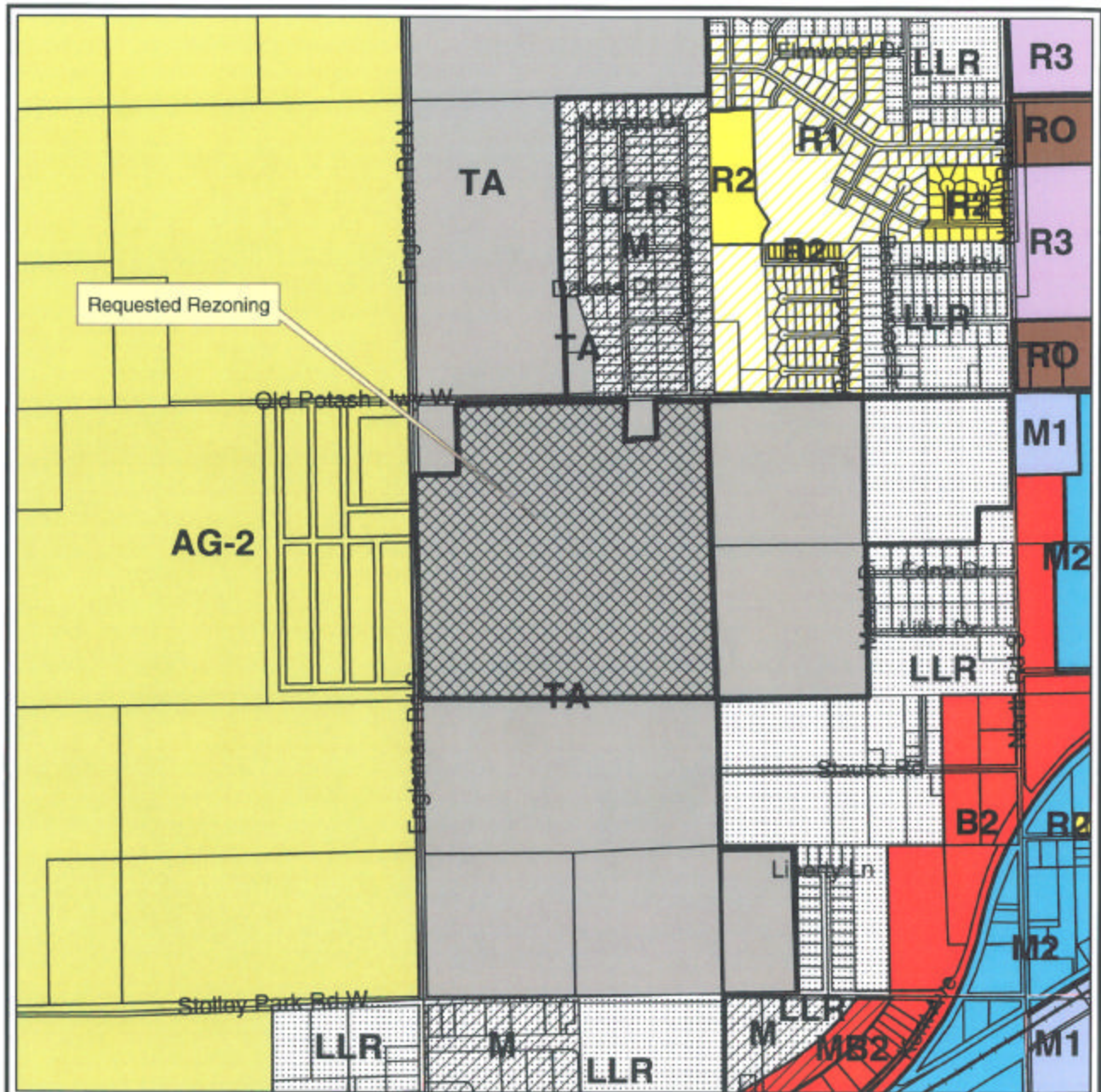
Recommendation

A motion was made by Hayes 2nd by Miller to approve the rezoning as presented.



A roll call vote was taken on the motion to recommend approval with 5 members (O'Neill, Brown, Miller, Ruge, Hayes) voting in favor and 4 members (Amick, Reynolds, Niemann, Eriksen) voting against the motion.

Sample Motion

Approve the rezoning for Copper Creek Subdivision as presented.



Requested Zoning

-  From TA : Transitional Agricultural Zone
-  To R 2 : Low Density Residential Zone



Scale : NONE

C-9-2006GI



THE REGIONAL PLANNING COMMISSION of the County of Santa Clara, Nevada and the Agency for the State of Nevada