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# Hall County Regional Planning Commission

Wednesday, December 13, 2006  
Regular Meeting

## Item F2

### Zoning Change C-5-2007GI

*To rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.*

Staff Contact: Chad Nabity

November 29, 2006  
C-5-2007GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday December 13, 2006 concerning the following changes:

An amendment to the Grand Island Zoning Map from TA Transitional Agricultural and AG2 Secondary Agricultural to M2 Heavy Manufacturing, for land located on a tract of land located in part of the West Half (W1/2), in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Hall County, Nebraska and part of the East Half (E1/2) in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6<sup>th</sup> P.M., and the Southwest Quarter (SW1/4) in Section Four (4), Township Ten (10) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Hall County, Nebraska. Generally located east and west sides of Blaine Street between Wildwood Drive and Schimmer Drive, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP  
Planning Director

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 28, 2006

**SUBJECT:** *Zoning Change (C-05-2007GI)*

**PROPOSAL:** To rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**TA** – Transitional Agriculture and **AG2** – Secondary Agriculture.

*Permitted and conditional uses:*

**TA** - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, limited animal agriculture. **AG2** - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, some animal agriculture when associated with a farming operation, some agriculture based industrial uses.

*Comprehensive Plan Designation:*

Designated for future development as a combination of manufacturing and medium density residential to office uses, with the largest portion being manufacturing.

*Existing land uses.*

Agricultural crops

*Proposed Zoning Designation*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage.

##### Adjacent Properties Analysis

*Current zoning designations:*

**North:** **TA**- Transitional Agriculture  
**South, and West:** **TA**- Transitional Agriculture, **AG2**-Secondary Agriculture. **West:** **ME**- Manufacturing Estates Zone

*Permitted and conditional uses:*

**ME** A variety of warehousing, storage (limited chemical and fuel storage), manufacturing and industrial uses on large lots (2.5 Acre minimum) with large setback and landscaped areas and no residential uses. **TA** Agricultural uses including:

raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **AG2-** Agricultural uses including: raising of livestock and some limited confined feeding, raising crops, greenhouses and nurseries, some agriculture related manufacturing facilities and residential uses up to a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

**North:** Designated for manufacturing and low to medium density residential.

**East:** Designated for low to medium density residential,

**South:** Designated for Public Uses and Agriculture

**West:** Designated for Manufacturing.

*Existing land uses:*

**North:** Farm Ground, Farm Houses

**South:** Power Plant (Platte Generating Station)

Farm Ground

**East:** Farm Ground

**West:** Platte Valley Industrial Park

## **EVALUATION:**

### **Positive Implications:**

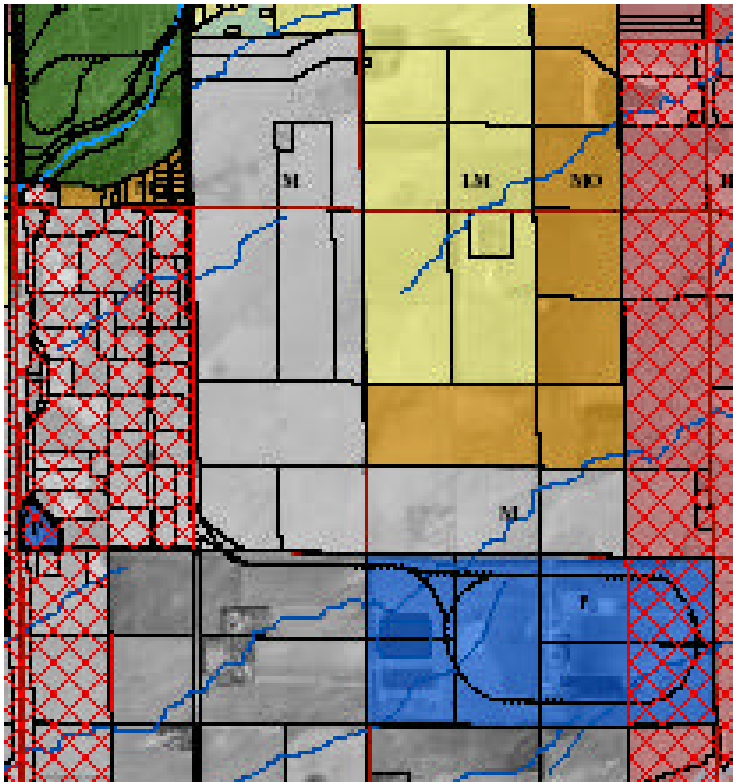
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services can be extended to serve the rezoning area. Sewer and water extensions will be costly but will occur with the development of the property and included with the price of that property.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would provide manufacturing property with less restriction than the ME Zone:* The ME zone is specifically designed to provide entrance features to the community by requiring large lots with the buildings and parking set at least 50 feet from the front property line. The district is also designed to limit heavier uses that might include chemical, fuel and other hazardous material storage. The M2 zone opens this property up to heavier uses that are needed to support development in and around Grand Island.
- *The site is not immediately adjacent to the Gateway Corridor Overlay (GCO) Zones located along U.S. Highway 281 and South Locust Street:* The development that would occur on these sites would not be easily visible from either South Locust or U.S. 281. Properties developed in the GCO zones will provide a buffer along those major entrances between this property and those roads.
- *Prepares the site for economic development prospects:* This rezoning would prepare this site for use by industrial prospects interested in locating in Grand Island.
- *Good access to transportation systems:* This site has good access to South Locust, U.S. 281, US I-80, US Highway 34 and Nebraska Highway 2. A railroad spur to the power plant also crosses the property providing potential access to the Union Pacific Main Line.
- *Monetary Benefit to Applicant and Adjacent property owners:* Would allow the applicant to lease or sell this property. Would also establish the development patterns for surrounding properties that would lean toward manufacturing or commercial development.

### Negative Implications:

- *Changes the Neighborhood:* This will establish that the area between U.S. 281 and South Locust south of Grand Island is intended for industrial development. The scattered residential development (primarily farm residences) may lose market value for residential use due to the proximity of manufacturing uses.
- *Increased Traffic:* Manufacturing development at this location will result in increased traffic volumes on Wildwood, Schimmer, U.S. 281 and South Locust.
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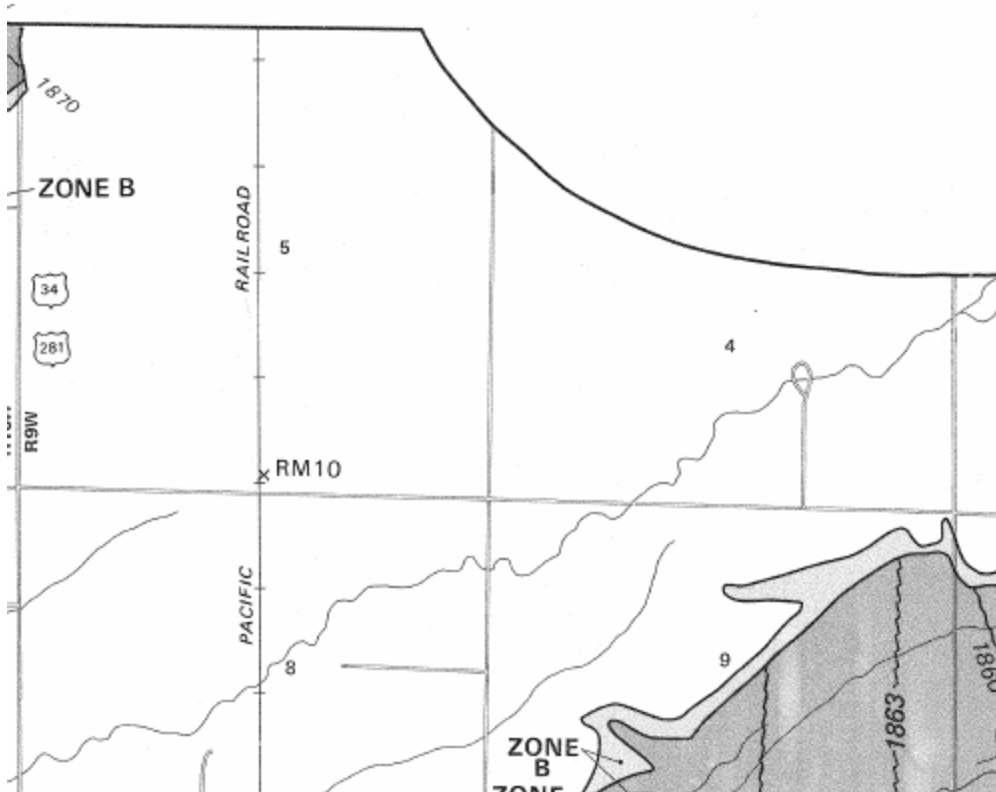
### Other Considerations

The majority of this property is already intended for manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

The transportation systems will support the proposed development. Sewer and water can be extended to serve these properties. None of these properties are located within the gateway corridor zones along U.S. 281 and South Locust. There is no flood plain on the property as shown on the current effective flood maps for the area.

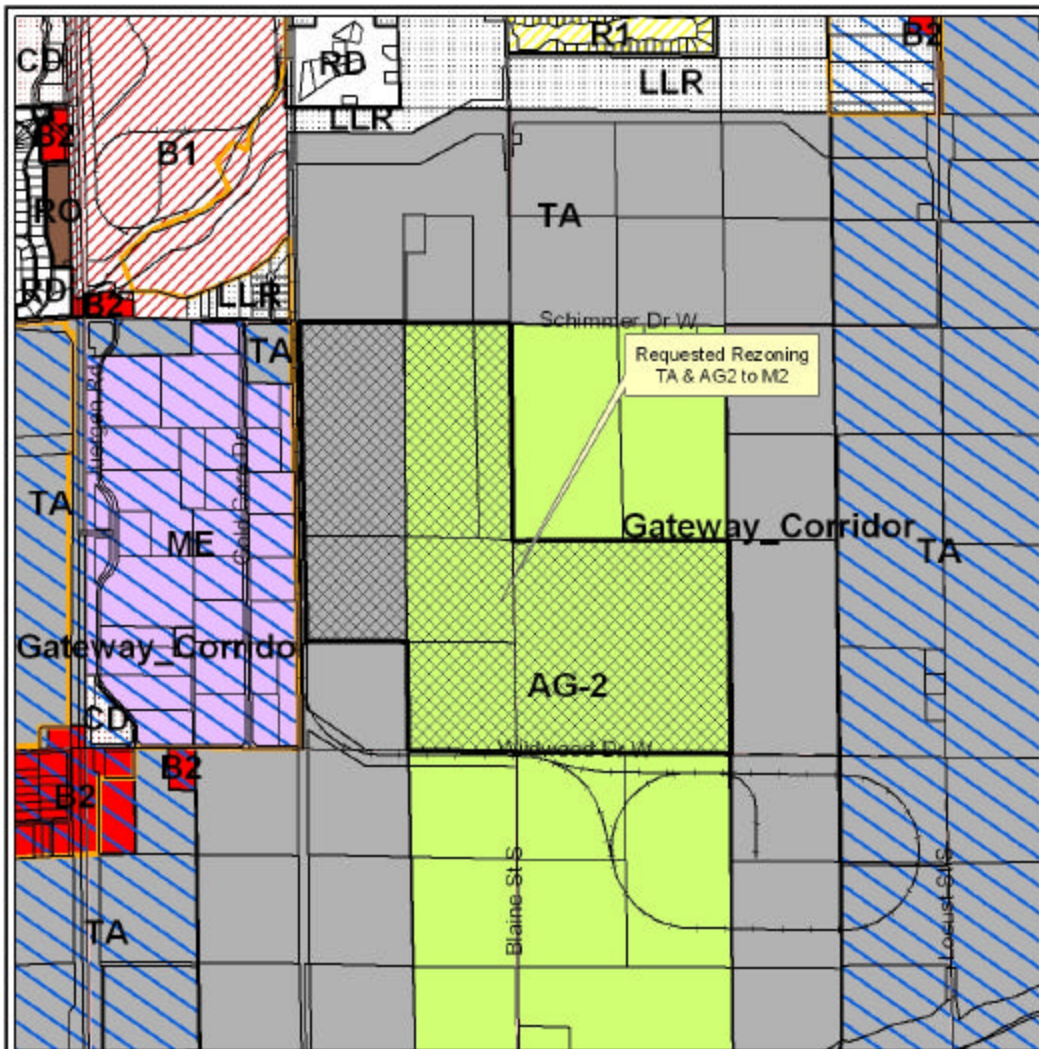


Flood Plain on Property as shown on FIRM 310100-0100 C September 29, 1986

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture and AG2 Secondary Agriculture to M2-Heavy Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Requested Zoning

-  From TA : Transitional Agricultural Zone
-  And AG2 : Secondary Agricultural Zone
-  To M2 : Heavy Manufacturing Zone



Scale : NONE  
C-5-2007GI

