



Hall County Regional Planning Commission

Wednesday, April 04, 2007
Regular Meeting

Item F1

Public Hearing - C-15-2007GI

Concerning a change of zoning for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2SW1/4SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska from LLR large Lot Residential to B2 General Business Zone. This property is located at 4106 West Stolley Park Road. (C-15-2007GI) (Hearing, Discussion, Action.)

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 19, 2007

SUBJECT: *Zoning Change* (C-15-2007GI)

PROPOSAL: To rezone approximately 4.987 acres of land west of Highway 30 and north of Stolley Park Road, from LLR- Large Lot Residential to B2 General Business Zone. This property is owned by Chief Industries Inc.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future development as a combination of mobile home and manufacturing Single Family Home and Pasture

Existing land uses.

Adjacent Properties Analysis

Current zoning designations:

East: B2-General Business

North and West: LLR-Large Lot Residential

South: LLR-M Large Lot Residential with a Mobile Home Park Overlay and **B2-M** General Business with a Mobile Home Park Overlay

Permitted and conditional uses:

B2 Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

B2-M allows the same uses as in the B2 as well as permitting mobile and manufactured housing.

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **LLR-M** allows the same uses as in the LLR as well as permitting mobile and manufactured housing.

Comprehensive Plan Designation:

North: Low to Medium Density Residential

East and South: Designated for manufacturing.

West: Designated for Mobile Homes.

Existing land uses:

North: Pasture

South: Stolley Park Road, Vacant Property
Commercial along Kent Avenue

East: Pasture, Single Family Home

West: Single family homes

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing uses (typically M1 or M2) the B2 zone is more restrictive.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* Chief owns this and the adjacent property to the east with the possibility of the property to the north. This site would work well for corporate offices based on location and accessibility.

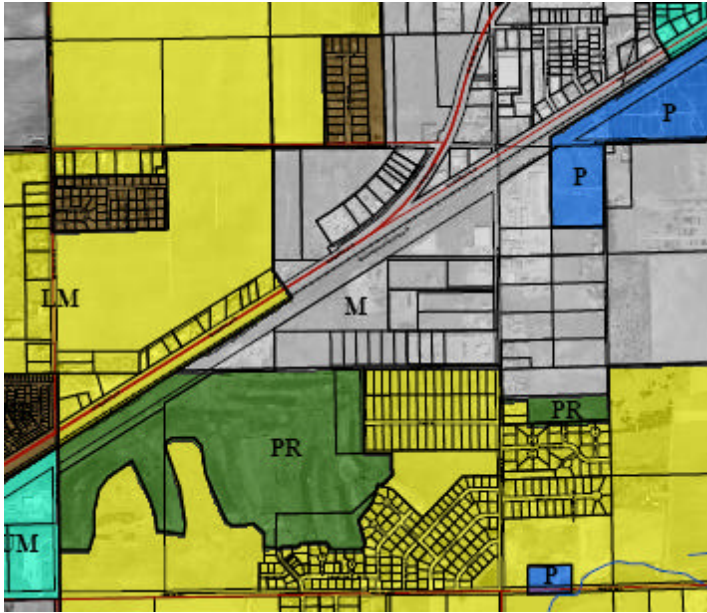
Negative Implications:

- *Changes the Neighborhood:* This property will no longer be farm ground but will be used for commercial purposes.

Other Considerations

The comprehensive plan shows this area as designated for a combination of uses including low to medium density residential, mobile home use and manufacturing. The proposed use for General Business is between low density residential and manufacturing in intensity. This use would provide an appropriate buffer between these uses.

This change is not likely to negatively impact the traffic volumes on Stolley Park Road or Highway 30.

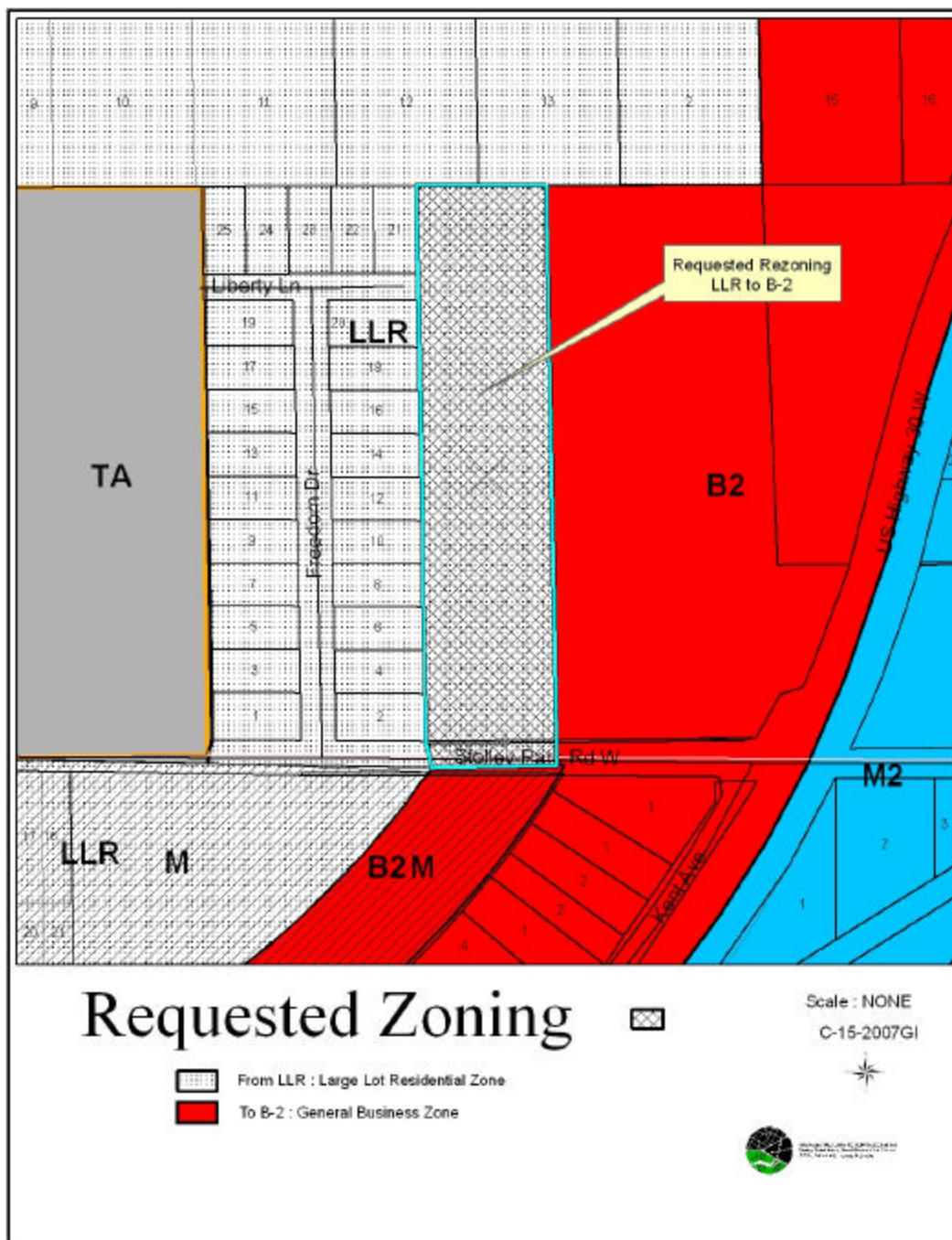


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential B2-General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 4106 West Stolley Park Rd
(C-15-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR – Large Lot Residential to B-2 General Business Zone for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.m., in the City of Grand Island, Hall County, Nebraska. This property is located north 4106 West Stolley Park Road, Grand Island, as shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

