



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item F1

Public Hearing - C-18-2007GI

Concerning Amended CD Zone for Lot 1, Conestoga North. (C-18-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 24, 2007

SUBJECT: *Change of Zoning for Lot 1 of Grand Island Mall 12th Subdivision, located South of State Street, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-18-2007GI)*

PROPOSAL: This proposed development would increase the building envelopes and allow larger buildings for two buildings on the lot (Ballz Sports Bar and El Toro Restaurant) see the attached exhibits. El Toro would be expanded as shown and further expansion within the building envelope would also be allowed if approved. Ballz would be allowed to expand within the building envelope at some point in the future.

OVERVIEW:

Site Analysis

Current zoning designation: CD-Commercial Development Zone buildings as shown.

Permitted and conditional uses:

Comprehensive Plan Designation: Commercial development

Existing land uses: Existing buildings

Adjacent Properties Analysis

Current zoning designations: **North, East:** B1-Light Business Zone,
South, East CD Commercial Development Zone
West, B2-General Business Zone

Permitted and conditional uses: CD – Commercial office and retail uses. B1-Commercial and retail uses that do not include outside storage or display of merchandise, office uses and residential uses up to a density of 43 units per acre. B2-Commercial and retail uses, office uses, residential uses up to a density of 43 units per acre, some limited manufacturing uses.

Comprehensive Plan Designation: **North, South, East and West:** Designated for commercial development and uses.

Existing land uses: **North:** Small Retail Shops

East: Restaurants

West: U.S. 281, Retail

South: Parking for Conestoga Mall

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.

- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Allows for Changes to the Market:* Changes to the market caused by legislation (smoking ban) may lead to the need for Ballz to expand with an outdoor venue. El Toro has outgrown their existing space and will either need to move or expand on site.

Negative Implications:

- *Parking:* It appears that there is enough parking on the site for the proposed expansions. The parking may not be immediately adjacent to these buildings but would be on the entire property which includes multiple buildings.

Other Considerations

Consideration of this amended CD zone is required due to the change in building sizes. A change of up to 10% can be approved administratively but this change will almost double the size of the El Toro Building.

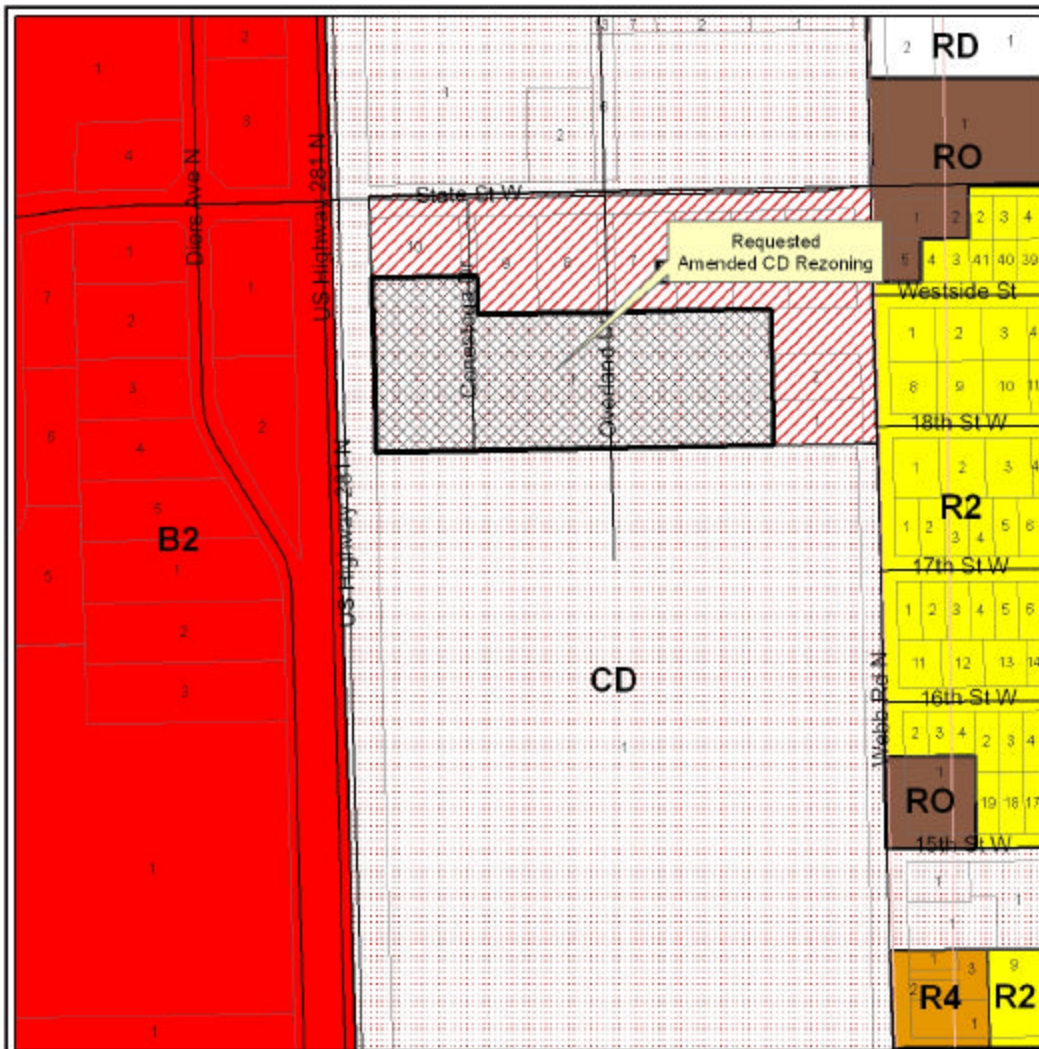
Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. Total coverage of the property is substantially below the 30% allowed even with the additional building area.

No changes will be made to the platted lot 1 of Conestoga North 12th Subdivision.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan.

_____ Chad Nability AICP, Planning Director



Requested Zoning

-  From CD : Commercial Development Zone
-  To Amended CD : Commercial Development Zone

Scale : NONE
C-18-2007GI





Requested Zoning



Scale : NONE
C-18-2007GI

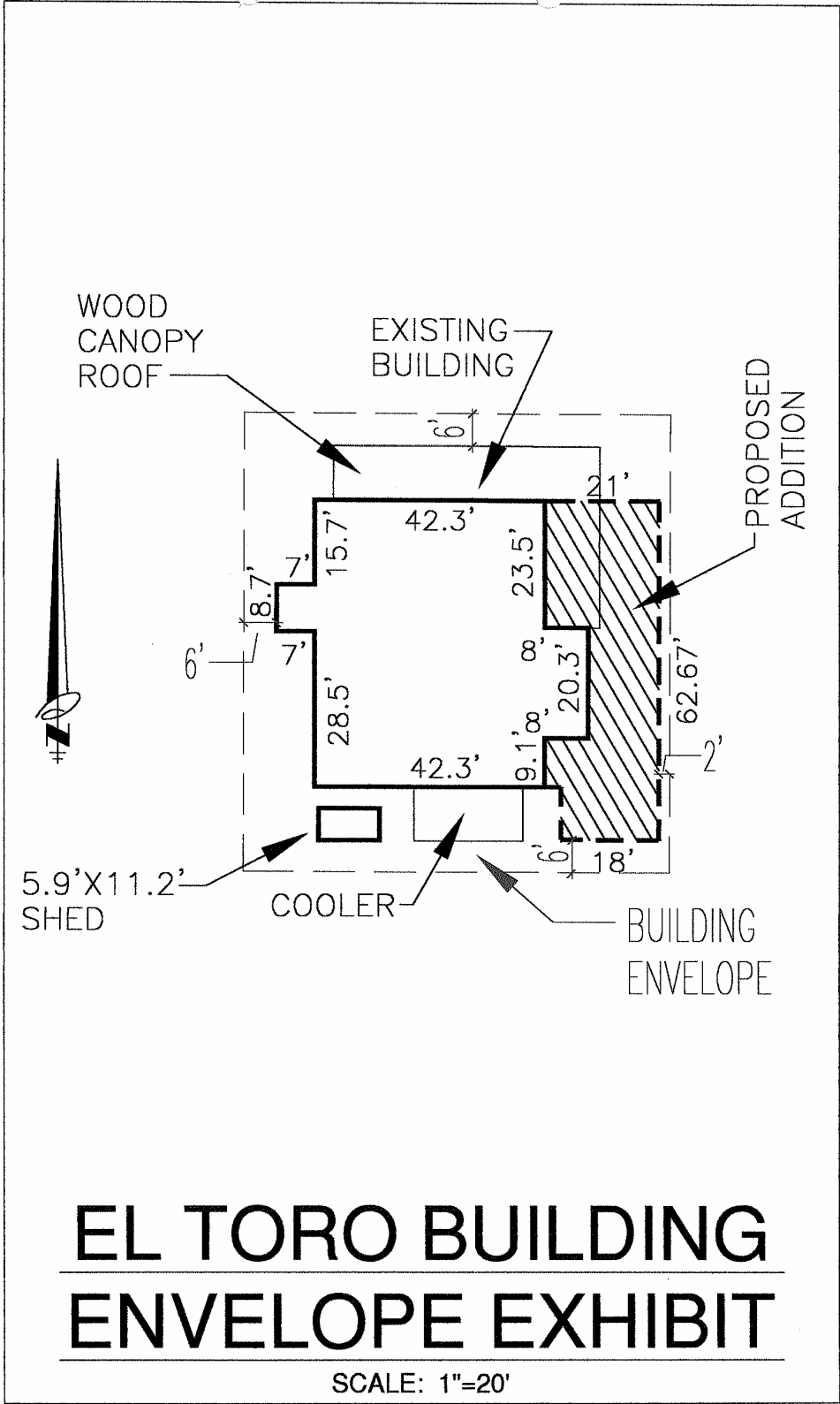


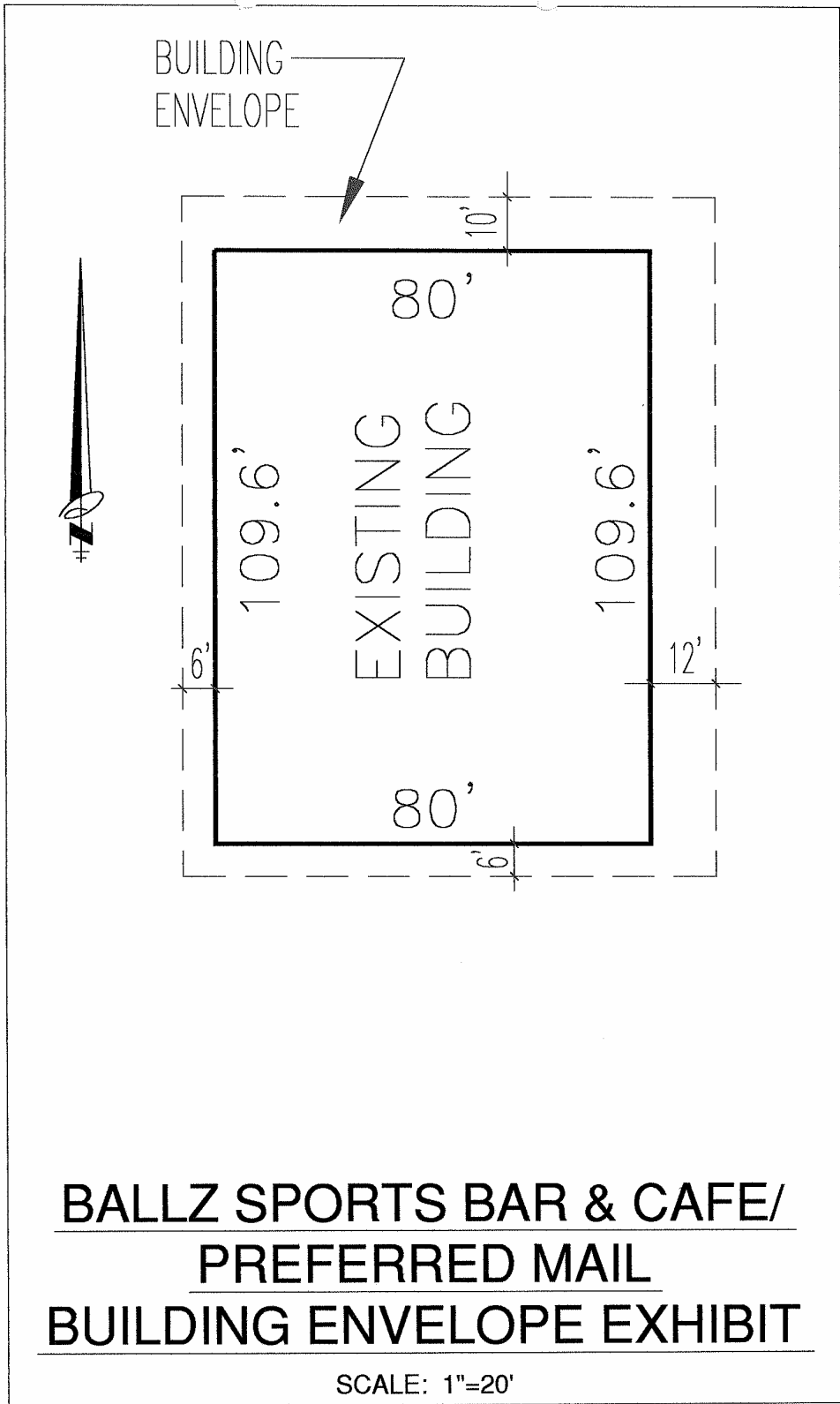
From CD : Commercial Development Zone



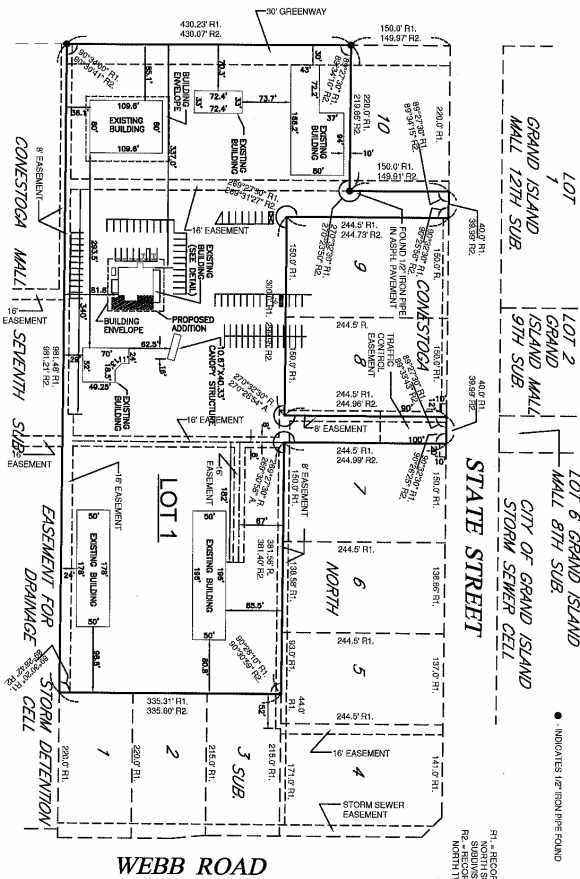
To Amended CD : Commercial Development Zone







U. S. HIGHWAY NO. 281

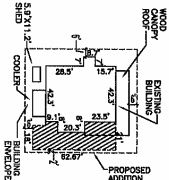


WEBB ROAD

SCALE 1" = 100'

LEGAL DESCRIPTION
 A tract of land comprising all of Lot One (1), Conestoga North Tract Subdivision in the City of Grand Island, Nebraska, said tract containing 0.400 acres, more or less.

EL TORO BLDG. DETAIL



<p>LOT 1 CONESTOGA NORTH TRACT SUBDIVISION GRAND ISLAND, NEBRASKA</p>	
<p>EL TORO BLDG. ADDITION</p>	
<p>BENJAMIN & ASSOCIATES, INC. ENGINEERS & SURVEYORS P. O. BOX 1000 GRAND ISLAND, NEBRASKA 68802-0339</p>	
<p>DATE: 05-14-2007</p>	<p>SCALE: 1" = 100'</p>
<p>PROJECT: EL TORO BLDG. ADDITION</p>	<p>CLIENT: CONESTOGA NORTH TRACT SUBDIVISION</p>

April 10, 2007
C-18-2007GI

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 May 2, 2007 concerning the following changes:

An amendment to the Grand Island Zoning Map from CD Commercial Development to Amended CD, for a tract of land consisting of Lot 1 Conestoga North Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located at 3425 State Street, 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 Nability, AICP
Planning Director