



Hall County Regional Planning Commission

Wednesday, June 04, 2008
Regular Meeting

Item F2

Public Hearing - Grand Island Mall Fifteenth

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

SUBJECT: *Change of Zoning for property proposed for platting as Grand Island Mall Fifteenth Subdivision, located South of Capital Avenue, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-16-2008GI)*

PROPOSAL: This proposed development would create and new lot along the east side of the development north of College Street extended and west of Webb road.

OVERVIEW:

Site Analysis

Current zoning designation: CD-Commercial Development Zone no building envelope defined for this site.

Permitted and conditional uses: Commercial office and retail uses

Comprehensive Plan Designation: Commercial development

Existing land uses: Vacant

Adjacent Properties Analysis

Current zoning designations: **North, South, East and West,** CD Commercial Development Zone

Permitted and conditional uses: CD – Commercial office and retail uses.

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

Existing land uses: **North:** Burger King
East: Strip Commercial
West: Shopko
South: Strip Commercial

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. Water is available either in Webb Road from the public main or from the private main supplying the Grand Island Mall either source is acceptable to the city. Sewer is adjacent to the property.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None foreseen*

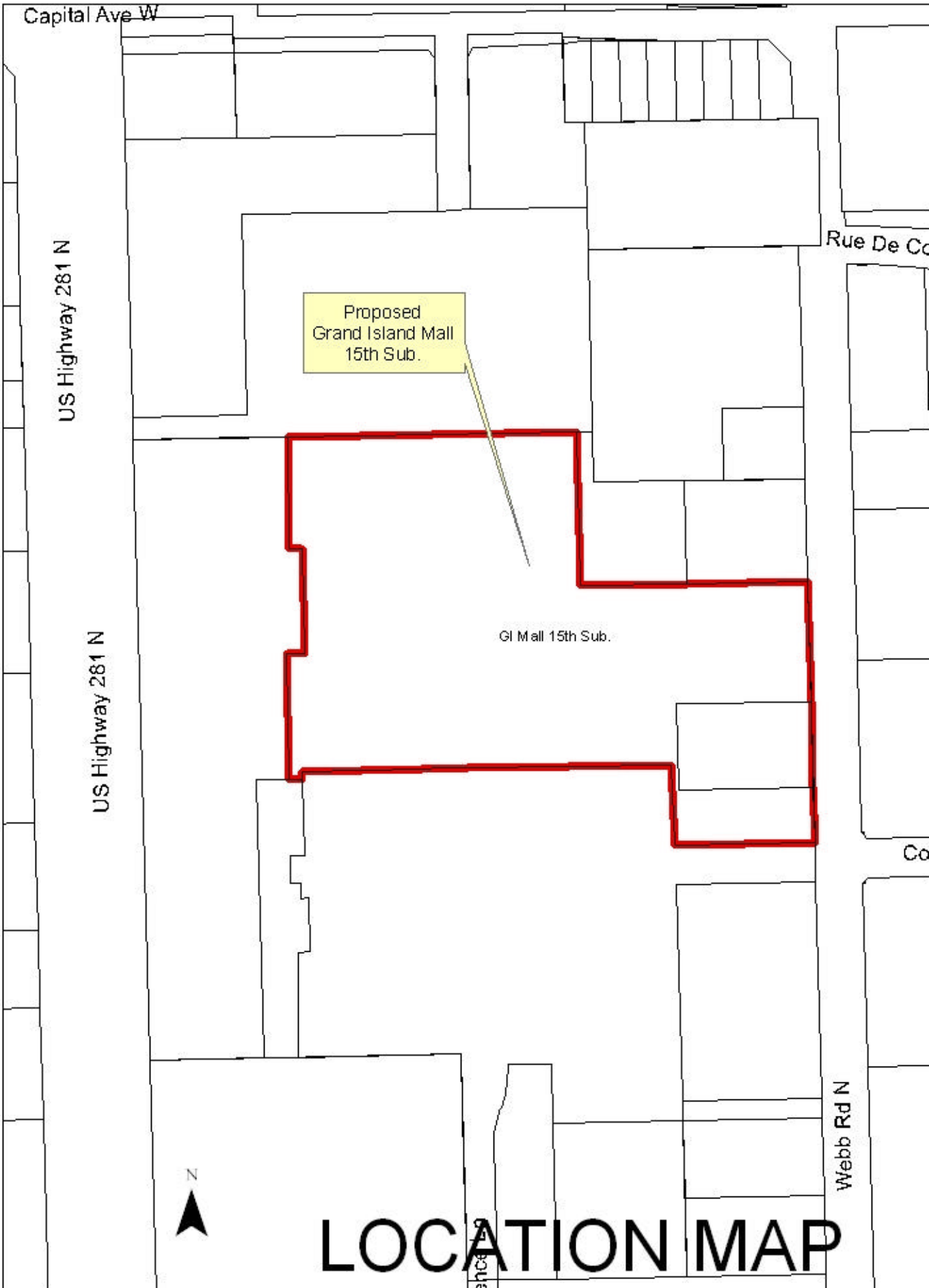
Other Considerations

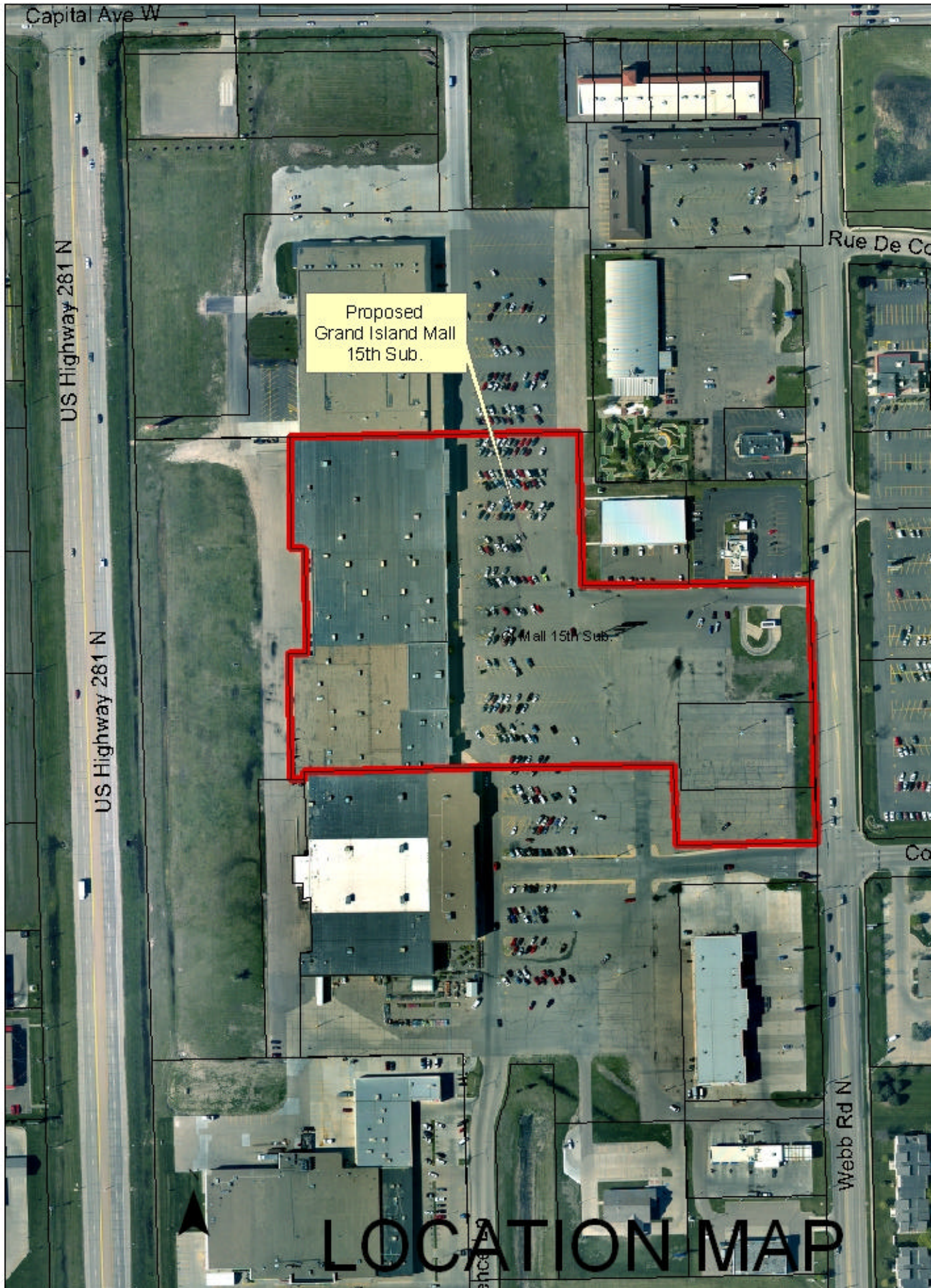
Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. This will not exceed the coverage limitations.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown on the final plat for Grand Island Mall 15th Subdivision.

_____ Chad Naby AICP, Planning Director





Capital Ave W

US Highway 281 N

US Highway 281 N

Rue De Co

Proposed
Grand Island Mall
15th Sub.

Mall 15th Sub.

Webb Rd N

LOCATION MAP