



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item F3

Public Hearing Concerning Rezone Request (C-10-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 18, 2009

SUBJECT: *Zoning Change (C-10-2009G1)*

PROPOSAL: To rezone approximately 32 acres of land west of U.S. Highway 281 Road and south of Stolley Park Road, from TA-Transitional Agriculture to M1-Light Manufacturing. The property is currently owned by Case New Holland and adjacent to their existing facility the change would permit them to expand in this direction.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture.

Permitted and conditional 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.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North and West: M1 – Light Manufacturing

South: B2- General Business

West: B1-Light Business,

Permitted and conditional uses:

M1 – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage **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. **B2**- General Business General service, retail and wholesale commercial uses including outdoor sales and Billboards. Minimum Lot size of 3000 square feet with 100% coverage. **B1**-Light Business, Neighborhood commercial services, offices, limited outdoor sales. Minimum Lot size of 3000 square feet with 75% coverage

Comprehensive Plan Designation:

North and West: Designated for manufacturing.

South and East: Designated for Highway Commercial uses

Existing land uses:

North and West: Case New Holland Manufacturing Plant

South: Vacant Property and Apartments

East: Commercial Property and U.S. Highway 281

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Accessible to Transportation Infrastructure:* The site located adjacent to U.S. Highway 281 has full access to the highway at the southeast corner of the 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 similar manufacturing uses specifically Case New Holland.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Case New Holland

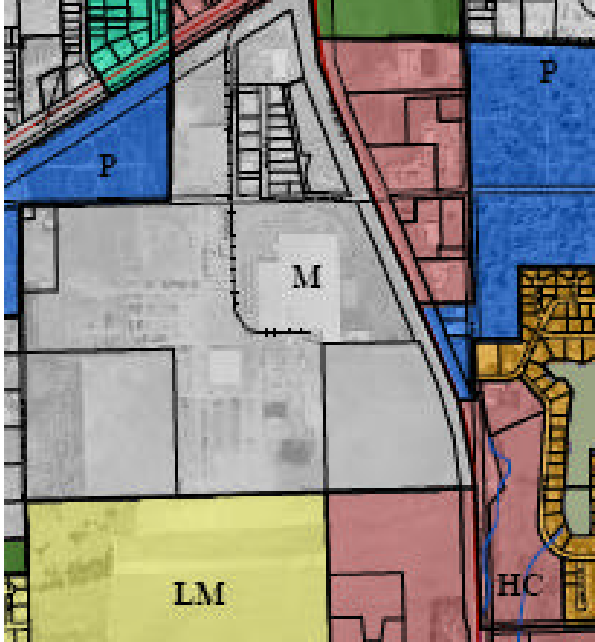
Negative Implications:

- *None Foreseen:*

Other Considerations

This property is adjacent to the existing Case New Holland facility. Expansion of their current facility is limited due to building codes. This change would support and allow continued expansion of Case New Holland at this location.

The comprehensive plan shows this property as designated manufacturing uses. It was anticipated while writing the plan that this would be an appropriate location for the expansion of the Case New Holland plant. The future land use map is shown below.



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 TA-Transitional Agriculture to M1- Light Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

February 16, 2009

Dear Members of the Board:

RE: Rezoning TA to M1 Zone,

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone of a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County, Nebraska.

This Rezone of land proposes changing the Zone from TA - Transitional Agricultural to M1 – Light Manufacturing Zone.

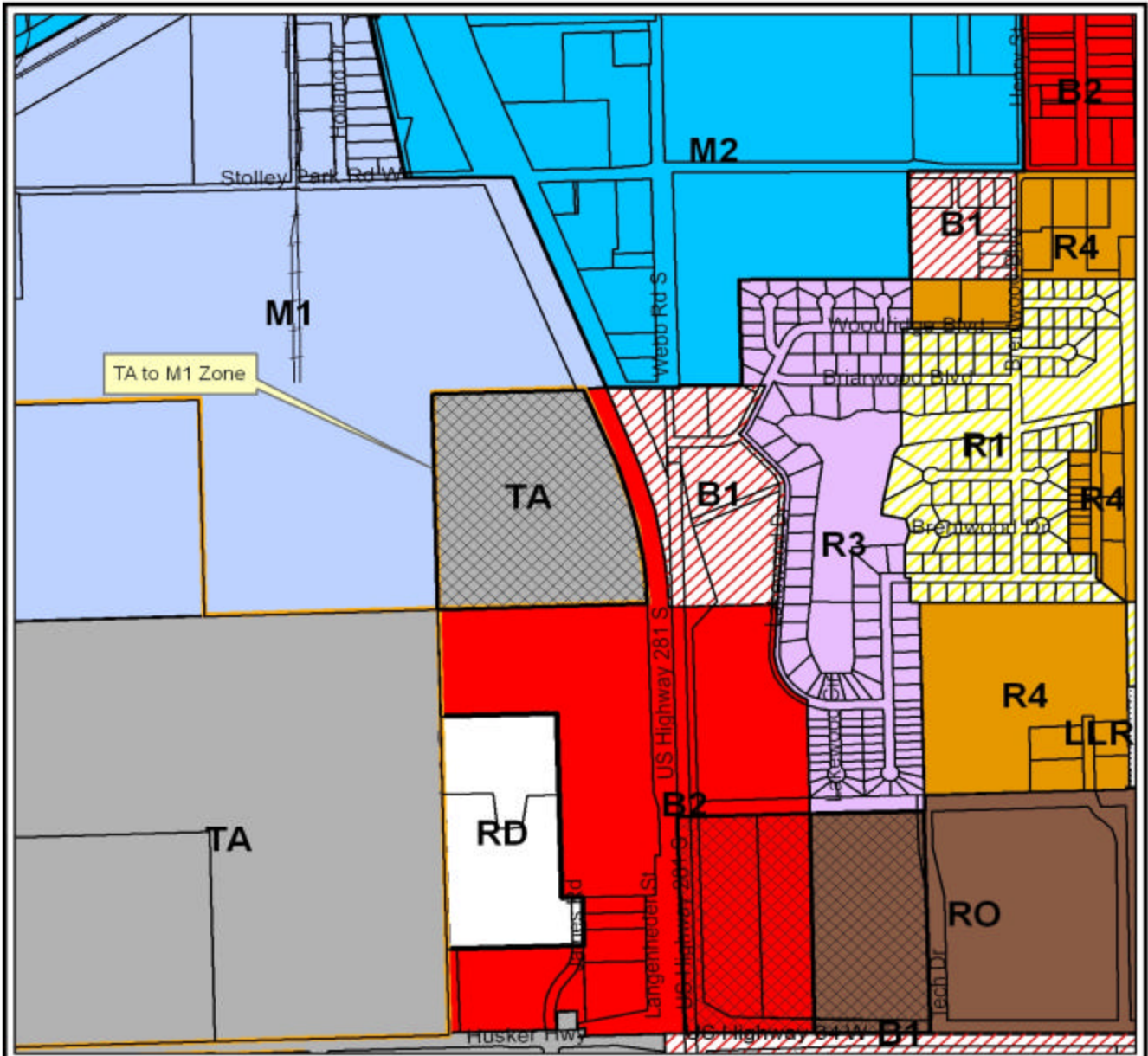
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Olsson Associates

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



Requested Zoning



Scale : NONE

C-10-2009GI



-  From TA : Transitional Agricultural Zone
-  to M1 : Light Manufacturing Zone



THE OFFICIAL PLANNING COMMISSION IS THE
 LOCAL GOVERNMENT, RESPONSIBLE FOR THE
 CARE, GROW AND DEVELOPMENT OF THE CITY.