



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item F5

Public Hearing Rezone Request (C-12-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 19, 2009

SUBJECT: *Zoning Change (C-12-2009G1)*

PROPOSAL: To rezone approximately 14.685 acres of land south U.S. Highway 30 at Capital Avenue from B2 General Business to M2 Heavy Manufacturing. The purpose of this rezoning is to permit Aurora Cooperative the ability to move operations from their Lincoln Avenue location in the center of town to the outskirts of town.

OVERVIEW:

Site Analysis

Current zoning designation:

B2 – General Business

Permitted and conditional uses:

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.

Comprehensive Plan Designation:

Designated for future development as a mixed use manufacturing a mixture of commercial and industrial uses.

Existing land uses.

Vacant retail store

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North and West: **M2-** Heavy Manufacturing

South and East: **TA-** Transitional Agriculture, **B2-** General Business

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% 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. Minimum lot size 20 acres. **B2-** General Business General service, retail and wholesale commercial uses including outdoor sales and

Comprehensive Plan Designation: Billboards. Minimum Lot size of 3000 square feet with 100% coverage.
North, East, South, West: Designated for mixed use manufacturing.

Existing land uses: **North and West:** U.S. Highway 30 and Union Pacific Rail Road, Used Car Lot, Vacant Property
South: Farm Ground
East: Farm Ground, Triangle East Industrial Park

EVALUATION:

Positive Implications:

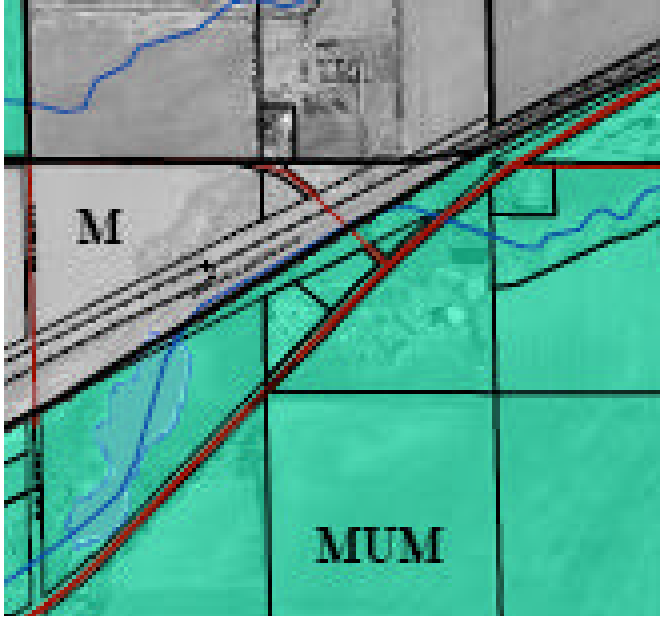
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mixed use manufacturing uses (typically B2 to M2 zoning).
- *Would provide space to move a manufacturing use from the center of town to a more appropriate location:* This would allow the Aurora Coop to move their chemical storage from their current location to one on the outskirts of town.
- *Good access to transportation systems:* This site has good access to U.S. Highway 30 and county roads used to reach nearby farming operations.

Negative Implications:

- *Changes the Neighborhood:* For many years, while this property was used as a garden center it provided an attractive entrance into the community. The change to allow a heavier use may result in a less pleasant entry. A less pleasant entry may also result if the property is left vacant though or if it is used as just a retail establishment by the Coop.
- *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 this property is already intended for possible 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

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2-General Business to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

February 16, 2009

Dear Members of the Board:

RE: Rezoning B2 Zone to M2 Zone,

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request of 4155 East U.S. Highway 30, (located South of Hwy 30), from B2 General Business to M2 Heavy Manufacturing. A tract of land comprising a part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County.

This Rezone of land proposes changing the Zone from B2 – General Business Zone to M2 – Heavy Manufacturing Zone.

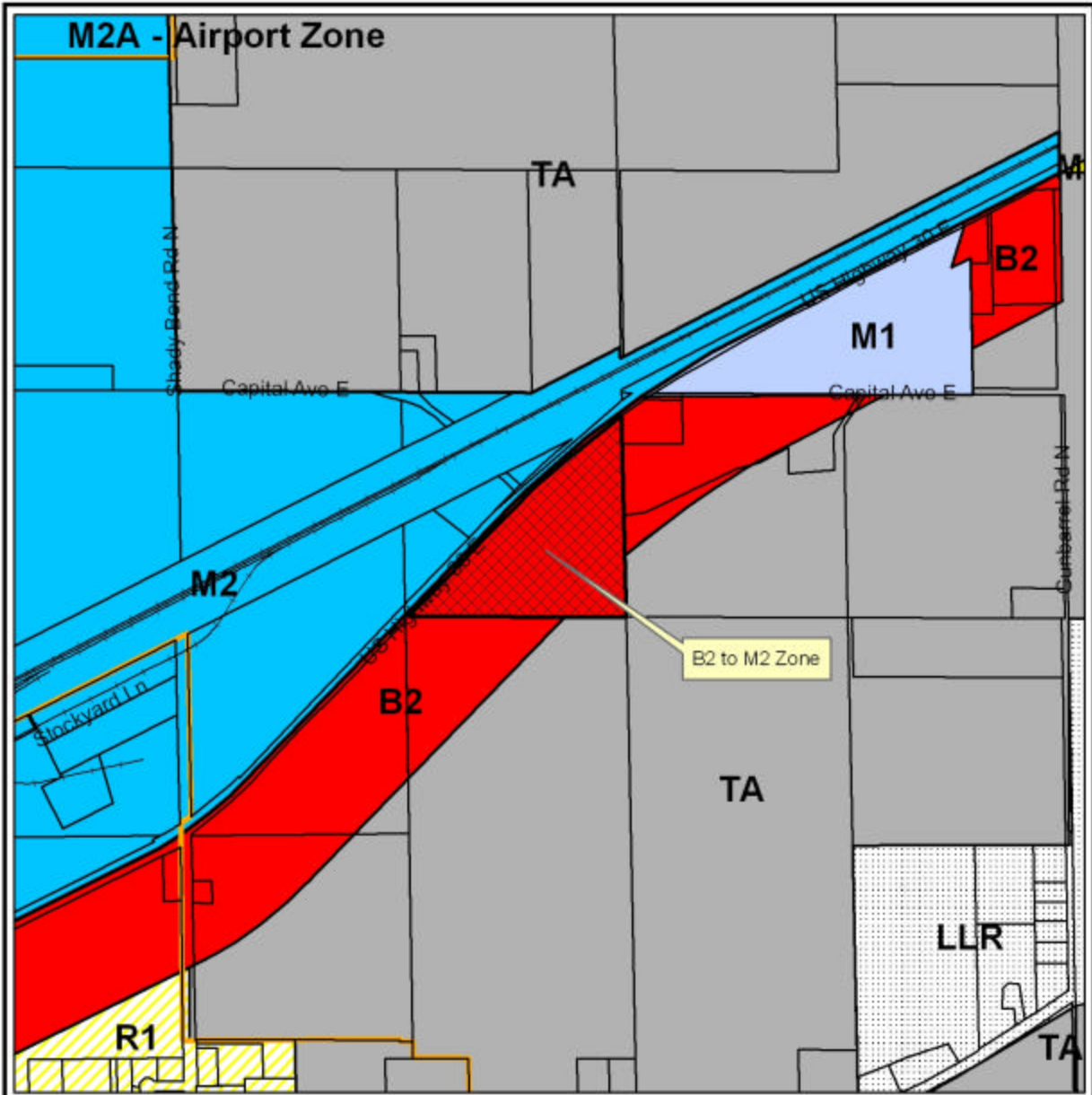
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Katt Surveying

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



Requested Zoning

- From B2 : General Business Zone
- to M2 : Heavy Manufacturing Zone



Scale : NONE
C-12-2009GI

