



Hall County Regional Planning Commission

Wednesday, October 07, 2009

Regular Meeting

Item F3

**Public Hearing - Rezone request concerning Capital Ave and Sky
Park Road**

Insert a narrative here

Staff Contact:

September 18, 2009

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from M2 Heavy Manufacturing Zone to R3 Medium Density Residential Zone in the City of Grand Island (C-01-2010GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from M2 to R3, located west of Sky Park Rd and south of Capital Ave., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on October 7, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rhodes Enterprises, Inc.

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

TA

A - Airport Zone M2

Capital Ave E

M3 to R3 Zone

R4

M2

Sky Park Rd

Requested Zoning



Scale : NONE
C-20-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to R3 : Medium Density Residential Zone



Fort Lauderdale Planning Department
City of Fort Lauderdale, Florida
2020 City and County, Florida

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 7, 2009

SUBJECT: *Zoning Change (C-01-2010GI)*

PROPOSAL: To rezone approximately 3.9 acres of land south of Capital and west of Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 - Heavy Manufacturing Zone to R3 – Medium Density Residential Zone. The applicant intends to build apartment units similar to those immediately to the west of this property at this location. The adjacent property is zoned R4 High Density Residential

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

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.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

1 Single Family Residence, vacant property

Proposed Zoning Designation

R3 — Non-profit uses, recreational uses and residential uses at a density of 14 to 15 dwelling units per acre with 50% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: TA- Transitional Agriculture and **M2-** Heavy Manufacturing

East and South: M2- Heavy Manufacturing

West: R4- High Density Residential

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. Minimum lot size 20 acres. **R4** — Non-profit uses, recreational uses and residential uses at a density of 42 dwelling units per acre with 60% coverage. **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.

Comprehensive Plan Designation: **North and East:** Designated for Manufacturing
South and West: Designated for Low to Medium Density Residential.

Existing land uses: **North:** Farm and farm based residential and the Central Nebraska Regional Airport
South: drainage way, Humane Society
East: Farm ground
West: Apartments similar to those proposed for this development

EVALUATION:

Positive Implications:

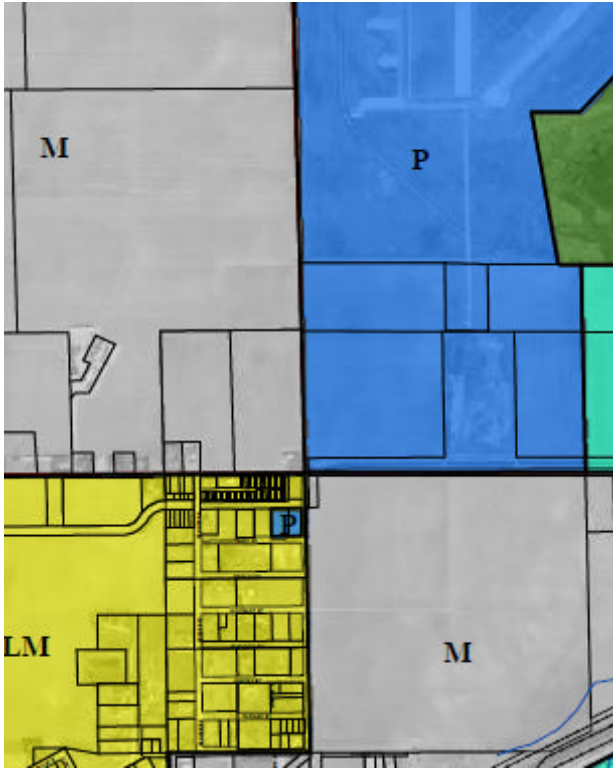
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential (typically LLR to R3 zoning).
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. The proposed development is very similar to the new development to the west.
- *Infrastructure is available to support the development:* Water is available to the site and sewer can be extended to serve these lots.
- *Potential reduction in the number of driveways:* There are 25 lots in this area that front onto Capital Avenue each of these lots could access Capital Avenue with a drive way. The project as proposed would reduce this number to 10 lots sharing 5 driveways.

Negative Implications:

- *Proximity to the Airport:* The airport is located just to the north and east of this property. Airports and residences do not make good neighbors as airports are noisy and occasionally planes crash during takeoffs or landings. The airport does have plans to extend the runway by as much as 1300 feet toward Capital Avenue. This will move the end of the runway closer to the proposed development.
- *May inhibit development of manufacturing uses adjacent to this property:* The property to the east of this is planned for manufacturing uses as is most of the property surrounding the airport. The airport is most consistent manufacturing uses. Airports do not mix well with residential uses.

Other Considerations

The this property is already intended for possible low to medium density residential 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

This property has been in the City Limits of Grand Island for well over 100 years. Sewer and has not been extended to serve the property but will be with this project. The M2 zoning has been in place since at least the mid 1960's. No commercial or manufacturing development has occurred here.

The majority of the development between Sky Park Road and the Burlington Railroad Overpass is residential on both the north and south sides of Capital Avenue. Residential development is anticipated on the south side of Capital Avenue by the Comprehensive Plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R3-Medium Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director