



Hall County Regional Planning Commission

Wednesday, June 01, 2011
Regular Session

Item F4

Zoning Change

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 1, 2011

SUBJECT: *Zoning Change (C-07-2011GI)*

PROPOSAL: To rezone properties located east of Shady Bend Road and north of Fairacres Lane from R1 Suburban Density Residential to M1 Light Manufacturing

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R1 – Suburban Density Residential
<i>Permitted and conditional uses:</i>	Residential uses at a density of 4 dwelling units per acre with 35% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	Mixed Use Manufacturing. This area is planned to transition between residential uses to the south and commercial/manufacturing uses nearer to U.S. Highway 30.
<i>Existing land uses.</i>	Warehousing, Construction storage, Truck Transport.
<i>Proposed Zoning Designation</i>	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.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	R1 -Suburban Density Residential and TA Transitional Agriculture.
<i>Permitted and conditional uses:</i>	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% R1 — Suburban Density Residential, Residential uses at a density of 4 dwelling units per acre with 35% coverage, recreational uses and agricultural uses. TA – Transitional Agriculture Residential uses are permitted as part of a farming operation. Minimum size for a farm is 20 acres. Green Houses, Nurseries, Veterinary Offices and other similar uses are also allowed in this zone.
<i>Comprehensive Plan Designation:</i>	North: Designated for mixed use manufacturing. East: Designated for low to medium density residential. South: Designated for low to medium density residential. West: Designated for low to medium density residential.
<i>Existing land uses:</i>	North: Farm Ground South: Residential East: Farm Ground West: Residential

EVALUATION:

Positive Implications:

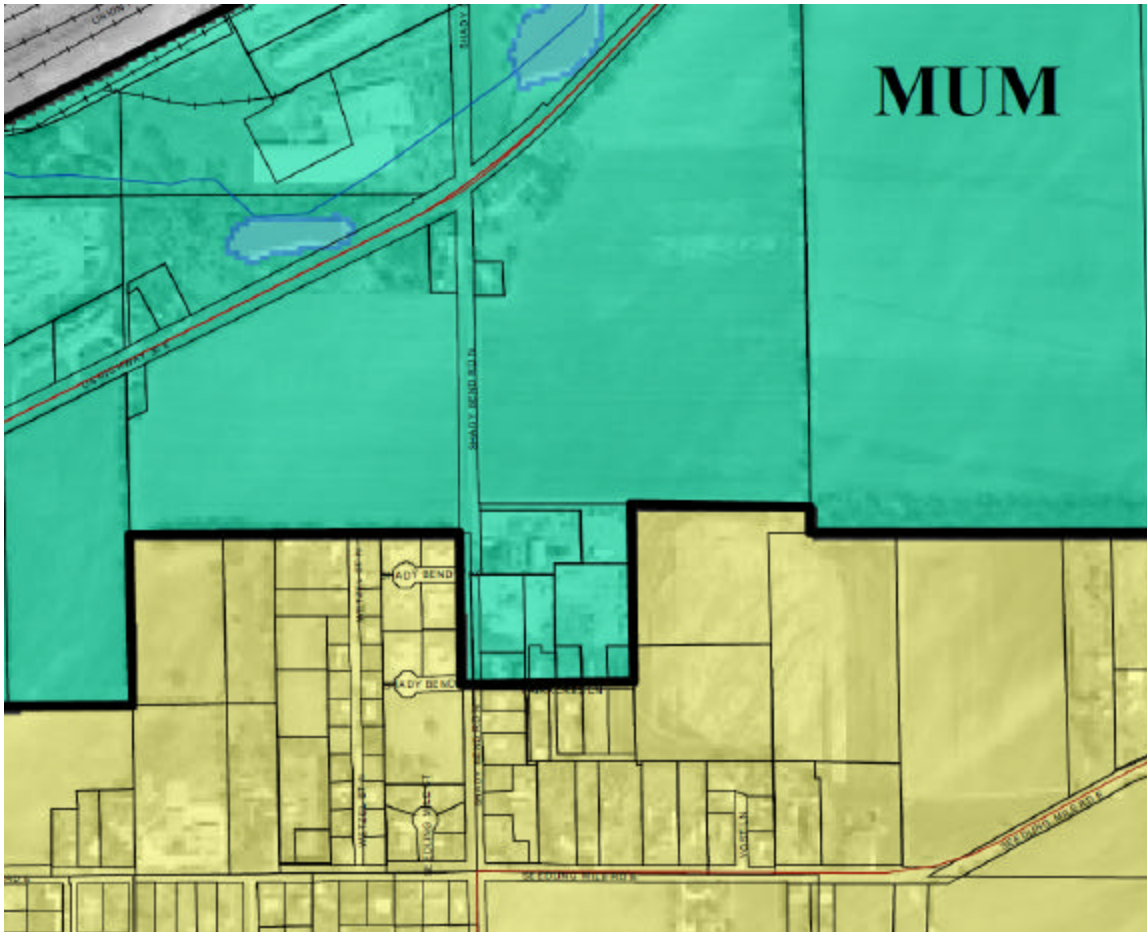
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for mixed use manufacturing uses.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve all of the properties. The change to manufacturing may increase the value of these smaller properties enough to make those extensions affordable.
- *Has historically been used for manufacturing uses:* This property all part of and adjacent to the original Fairacres Dairy Subdivision has been used for warehousing, storage and transportation services for more than 40 years. The proposed change would support the existing manufacturing uses.
- *Good access to transportation systems:* Shady Bend Road is designated as a major arterial for both the City of Grand Island and Hall County and provides good access to both U.S Highways 30 and 34.
- *Significant portion of the property in this area that is used for industrial purpose is included in the application:* The Orphan Grain Train as the primary applicant has worked with the neighboring property owners to submit a request for rezoning that includes the majority of the property used for industrial/manufacturing purposes in this area.
- *Choice of the M1 Designation:* This request will allow the existing uses to continue and expand at this location but will not open the area up to heavier manufacturing uses.

Negative Implications:

- *Approval will allow the existing uses to continue and to expand:* This property is in a transitional area that will be used for a variety of uses ranging from residential to industrial.

Other Considerations

The current designation as residential was likely made to force a change in use. This property has been zoned residential since the early 1970's and the uses have not changed. It is possible that those uses will not change but that the buildings will continue to deteriorate. The transition between residential and other uses will occur somewhere between this property and U.S. Highway 30 to the north whether this change is made or not.

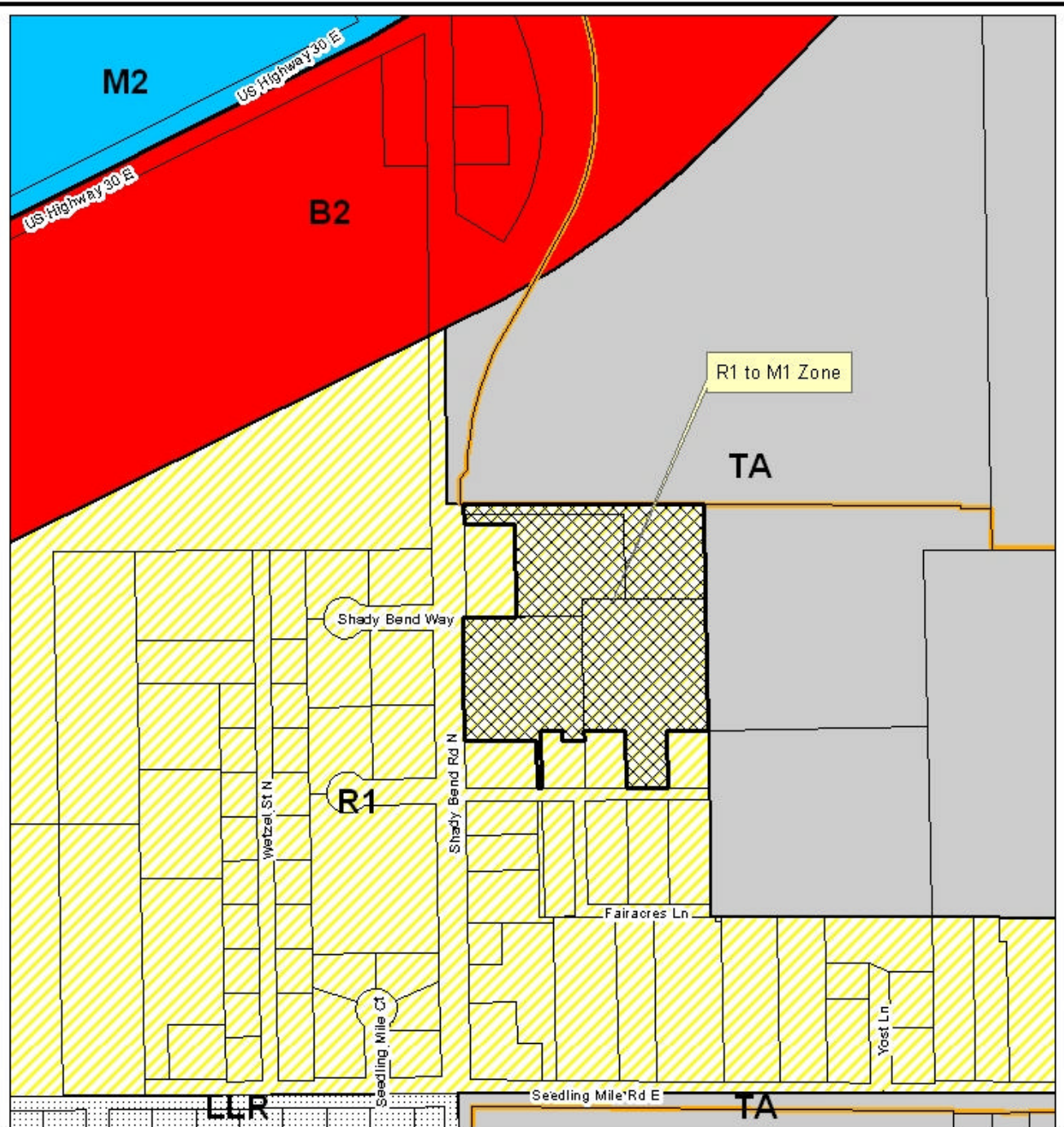


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R1 - Residential Zone to M1- Light Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director





Requested Zoning



Scale : NONE
C-07-2011 GI



-  From R1 : Suburban Residential Zone
-  to M1 : Light Manufacturing Zone

