



Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session

Item F3

Public Hearing - Rezone

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 7, 2011

SUBJECT: *Zoning Change (C-11-2011GI)*

PROPOSAL: To rezone properties located north and west of U.S. Highway 281 and south of Airport Road from AG2 Secondary Agriculture to B2 General Business

OVERVIEW:

Site Analysis

Current zoning designation:

AG2– Secondary Agriculture

Permitted and conditional uses:

AG2 – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone.

Comprehensive Plan Designation:

Mixed Use Commercial. This area is planned to transition between commercial areas adjacent to the adjoining highways and future residential development north of Airport Road.

Existing land uses.

Row Crops and Cell Tower.

Proposed Zoning Designation

B2 – General Business – 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

Current zoning designations:

LLR- Large Lot Residential and **AG2**– Secondary Agriculture.

Permitted and conditional uses:

AG2 – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone. **LLR** - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.

Comprehensive Plan Designation:

North: Designated for Agricultural Uses.

East: Designated for low to medium density residential and public use.

South and West: Designated for low Mixed Use Commercial.

Existing land uses:

North: Farm Ground

South: U.S. Highway 281, Farm Ground

East: U.S. Highway 281

West: Farm Ground

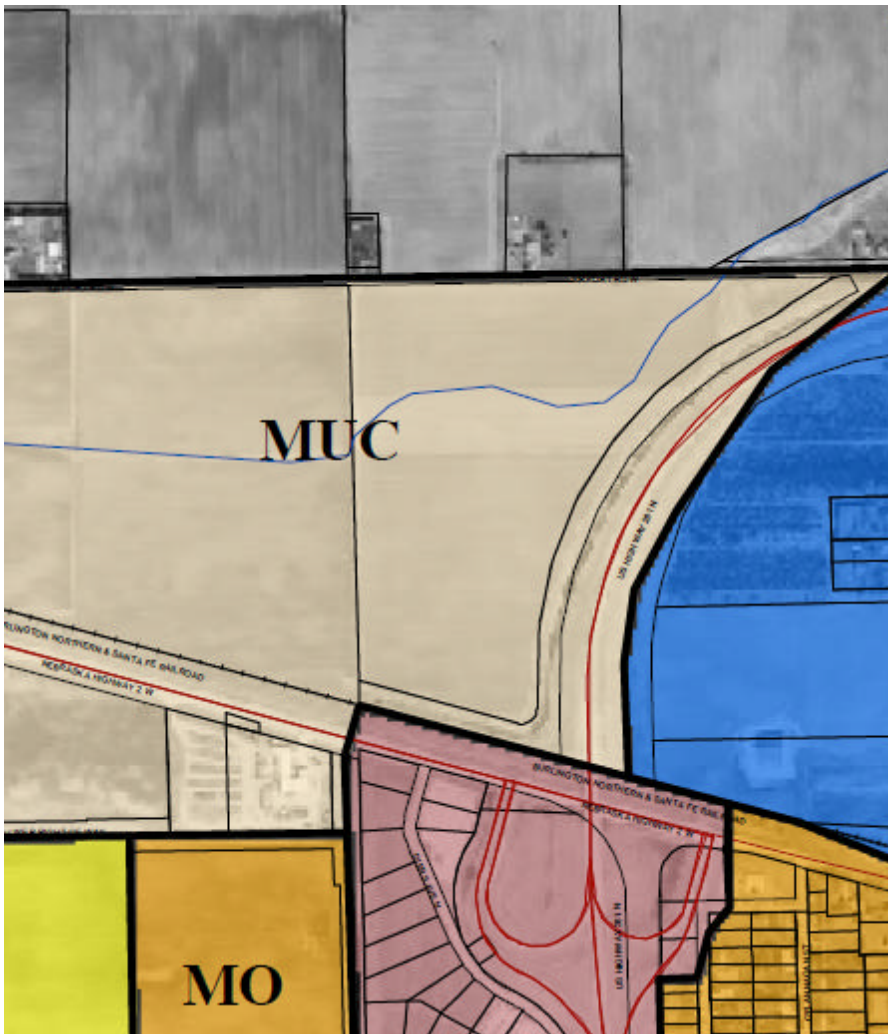
EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use commercial uses.
- *Reasonable access to transportation systems:* The intersection of Airport Road and U.S. Highway 281 is not well designed for a business that would create congestion at the intersection but for a variety of lower impact businesses this site would provide a highly visible location with quick access to U.S. Highway 281 and Nebraska State Highway 2.

Negative Implications:

- *No negative implications foreseen.*

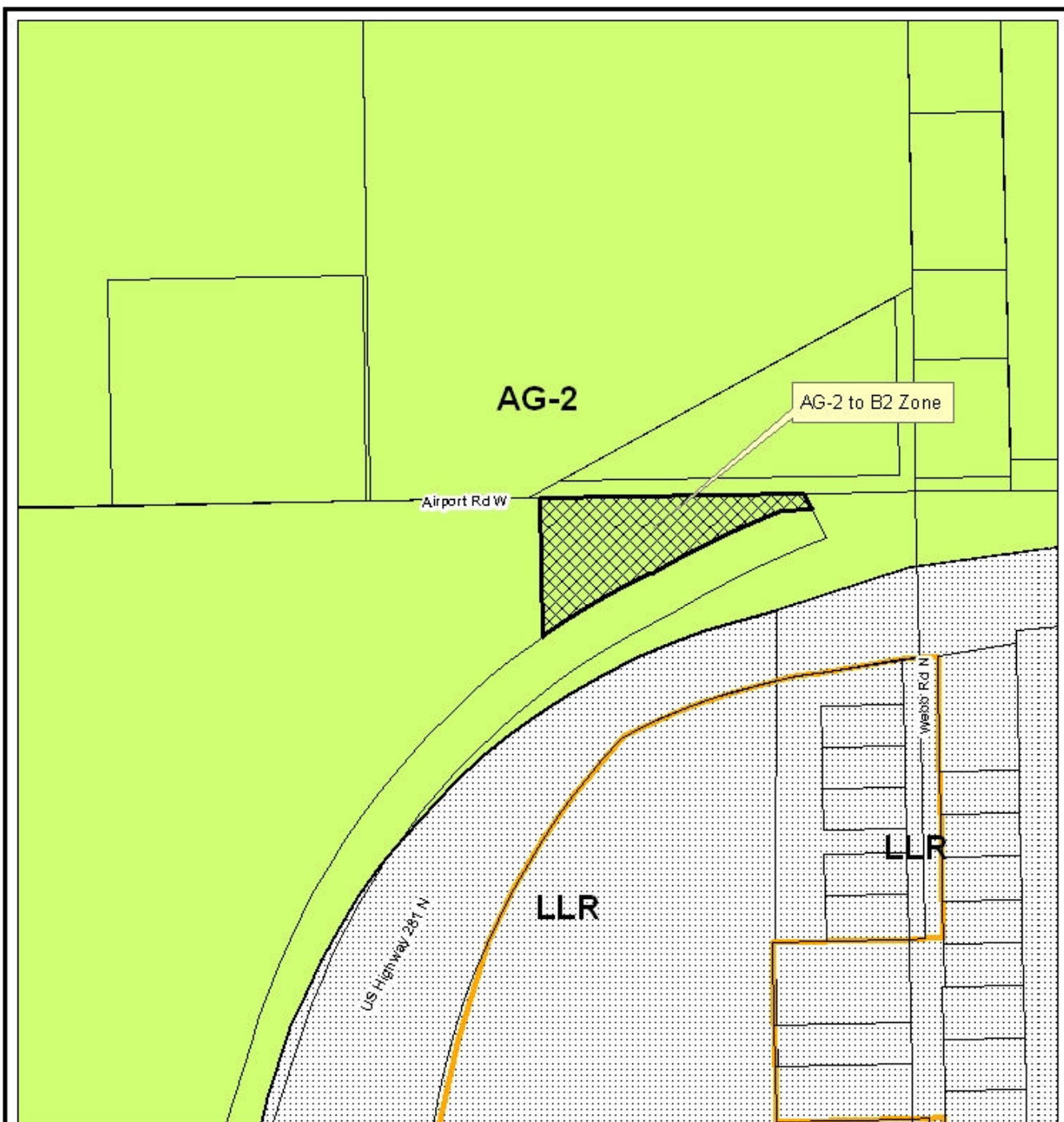


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from AG2 Secondary Agriculture to B2 General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-11-2011 GI



- From AG-2 : Secondary Agricultural Zone
- to B2 : General Business Zone

