



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item F4**

### **Rezone Reeder Subdivision - Wood River**

Staff Contact: Chad Nabity

## Agenda Item 8

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 24, 2015

**SUBJECT:** *Zoning Change (C-25-2016WR)*

**PROPOSAL:** To rezone a tract of land to be platted as Reeder Subdivision located east of Pine Street and north of U.S. Highway 30 and west of 130<sup>th</sup> Road from TA-Transitional Agriculture to BG-General Business and R-6 Multifamily Residential in the jurisdiction of the City of Wood River.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses.*

**TA-** Transitional Agriculture District

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

Agriculture

Crop Ground and a single family home

##### Adjacent Properties Analysis

*Current zoning designations:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses:*

**North, South and East: TA-** Transitional Agriculture District

**South: I1-**Light Industrial District and **TA-** Transitional Agriculture District

**West: R6-**Multifamily Residential District, BG General Business District

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

**BG-**Retail Commercial Uses, Office, and Light Fabrication uses.

**R6-**Residential uses on 6000 square foot lots, schools, churches and parks

**North:** Multifamily Residential

**South:** Light Industrial

**East:** Agricultural

**West:** Medium Density Residential

**North:** Agricultural

**East:** Agricultural

**West:** Single Family Residential, Old Gas Company Building

**South:** U.S. Highway 30 and Railroad Tracks

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the Wood River Comprehensive Plan:* This property is planned for commercial and multifamily development.
- *Is adjacent to a similar use in Commercial and Residential Zones:* This property is immediately east of property with similar zoning classifications on the west side of Pine Street. The extension of similar uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Economic Development for Wood River:* This development could have a substantial economic impact on the community of Wood River adding jobs, provision of utilities and valuation to the community.

### **Negative Implications:**

- *Additional traffic:* This development will add traffic at the intersection of Pine and U.S. Highway 30.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from TA-Transitional Agriculture to BG General Business and R6- Multifamily Residential Zone.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



#### **LEGEND**

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER  
ONE-MILE PLANNING JURISDICTION
- REDEVELOPMENT AREA
- HIGHWAY CORRIDOR

From the City of Wood River Comprehensive Plan December 2015

June 21, 2016

Dear Members of the Board:

**Re: Rezone** – Concerning the rezone of a part of the NE ¼ of Section 19, Township 10 N,-Range 11 W of the 6<sup>th</sup> PM, to be platted as Reeder Subdivision in the City of Wood River, Hall County, Nebraska. This property is located north of U.S. Highway 30 between Pine Street and 130<sup>th</sup> Road.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Wood River zoning map from TA Transitional Agriculture to BG General Business Zone and from TA Transitional Agriculture to R6 Medium Density Residential Zone. As shown on the enclosed map.

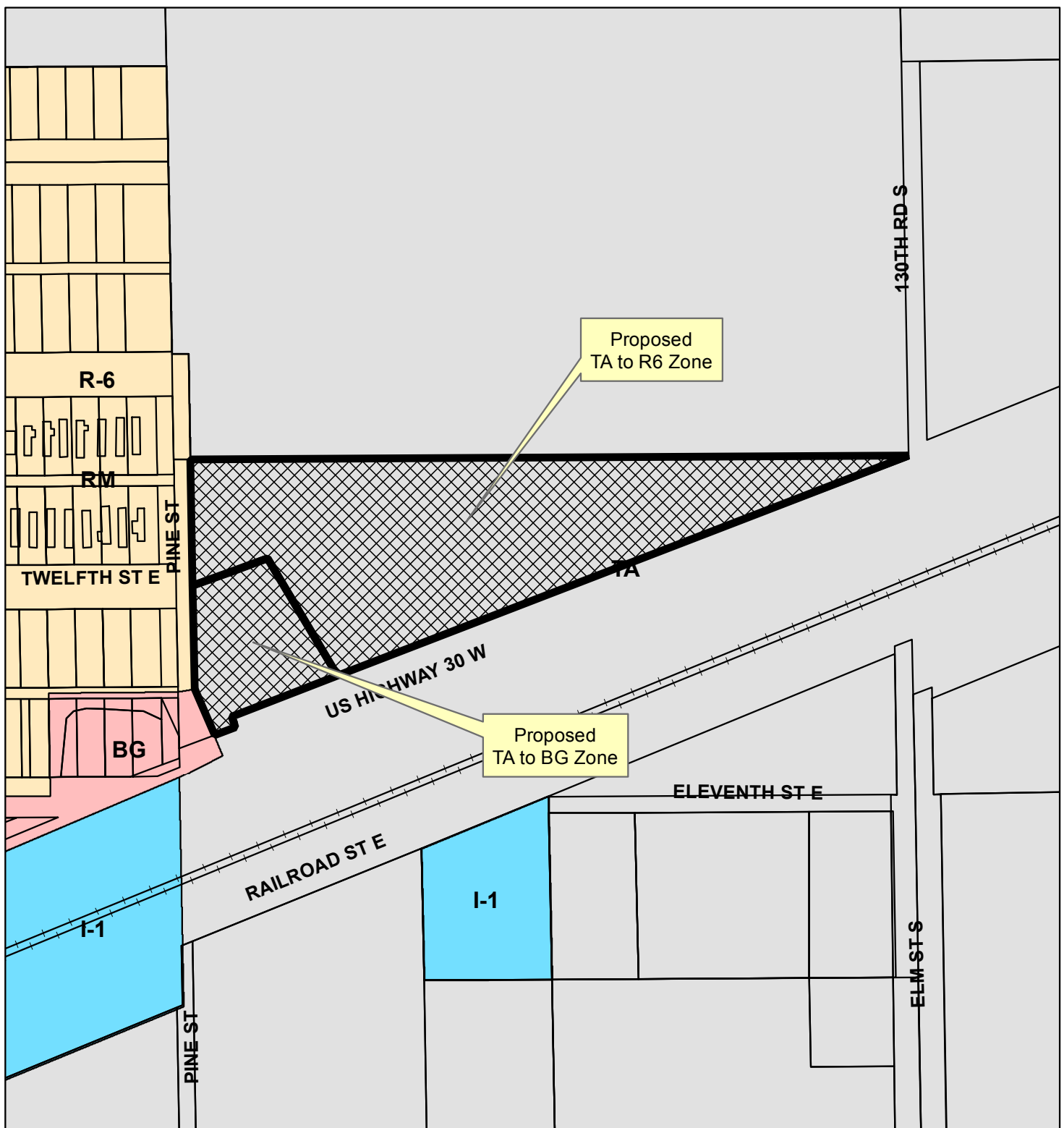
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Wood River City Clerk  
Wood River City Attorney  
City Public Works  
City Building Department  
City Utilities

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



# Proposed Zoning

Scale : NONE

C-25-2016WR



- TA - Transitional Agriculture Zone
- to R-6 Medium Density Residential Zone
- and BG General Business Zone



Area that is requested for rezoning

( SEE MAP )