



# City of Grand Island

Tuesday, January 26, 2016

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property located North of Highway 34 and East of South Locust Street from B2-AC - General Business – Arterial Commercial Overlay & TA – Transitional Agricultural to LLR - Large Lot Residential and B2-AC – General Business – Arterial Commercial Overlay (Vanosdall)**

*Council action will take place under Ordinances item F-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** January 26, 2016

**Subject:** Public Hearing on Request to Rezone Property located North of Highway 34 and East of South Locust Street from B2-AC - General Business – Arterial Commercial Overlay & TA – Transitional Agricultural to LLR - Large Lot Residential and B2-AC – General Business – Arterial Commercial Overlay (Wayne Vanosdall)

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

To rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

## Discussion

At the regular meeting of the Regional Planning Commission, held January 6, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this request was to rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Huismann to approve the Rezone request as presented.

The motion carried with 10 members present and all voting in favor (O'Neill, Huismann, Ruge, Maurer, Kjar, Robb, Rainforth, Hoggatt, Sears and Monter) and no member abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

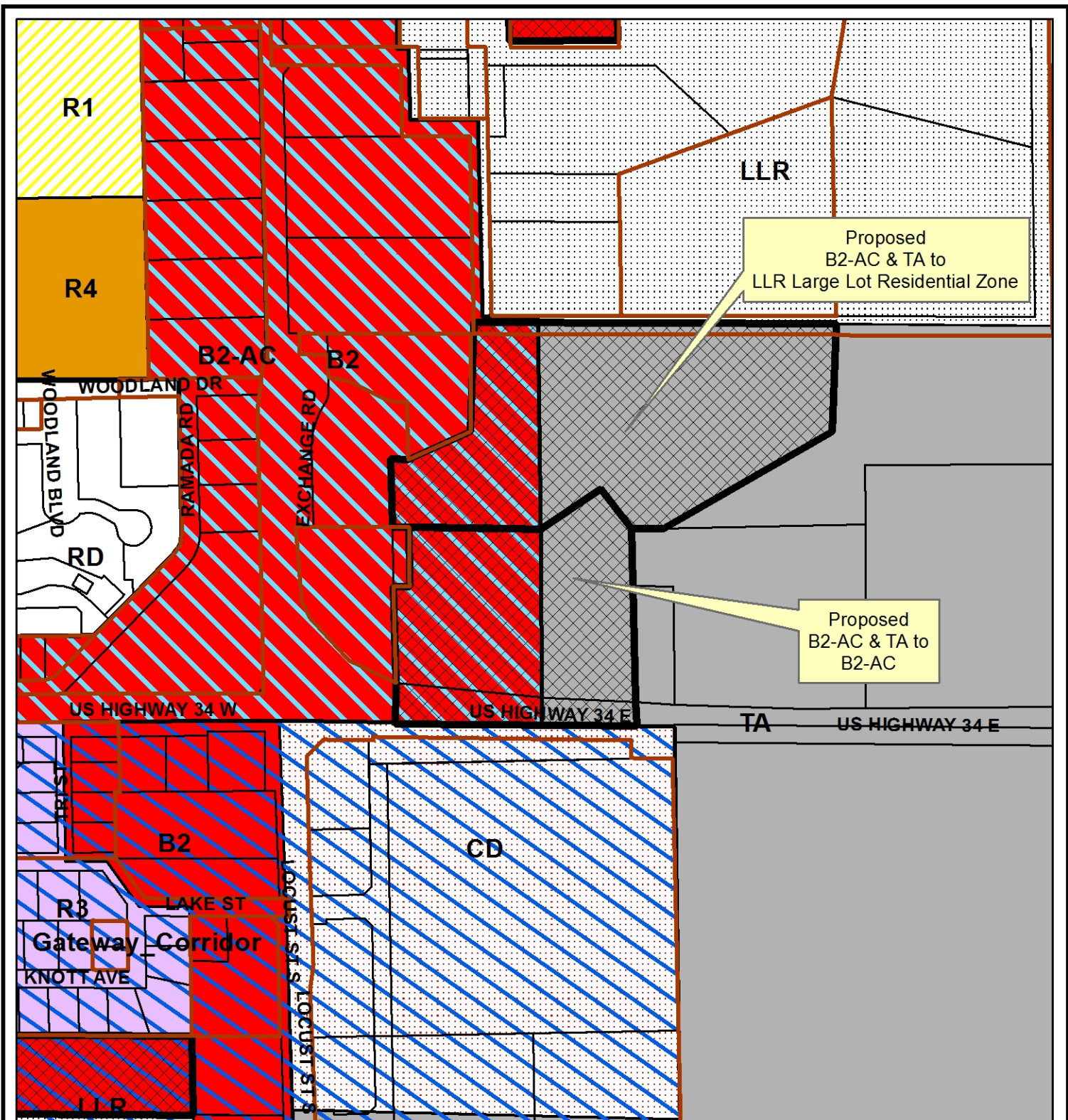
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance and development plan as presented.



# Requested Zoning



Area that is requested for rezoning

(SEE MAP)

Scale : NONE

C-07-2016GI



**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

December 23, 2015

**SUBJECT:** *Zoning Change (C-07-2016GI)*

**PROPOSAL:** To rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**TA** – Transitional Agriculture  
**B2-AC** General Business with and Arterial Commercial Overlay

*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. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust.

*Comprehensive Plan Designation:*

Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

*Existing land uses.*

Vacant (Formerly Ball Field Complex) and Single Family Residence

*Proposed Zoning Designation*

**B2-AC** General Business with and Arterial Commercial Overlay -.

**LLR**-Large Lot Residential - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

### **Adjacent Properties Analysis**

#### *Current zoning designations:*

**North: LLR-** Large Lot Residential and **B2-AC** General Business with an Arterial Commercial Overlay

**East TA-** Transitional Agriculture,

**West: B2-AC** General Business with an Arterial Commercial Overlay

**South: CD-**Commercial Development Zone

#### *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. **LLR** -- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **B2-**Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC-** An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

#### *Comprehensive Plan Designation:*

**North:** Designated for Low to Medium Density Residential.

**West:** Designated for General and Highway Commercial

**East:** Designated for Medium Density Residential to Office

**South:** Designated for Highway Commercial

#### *Existing land uses:*

**North Lake front residential on very large lots**

**South: Walmart**

**East:** Residential and Farm Ground

**West:** Hotels and vacant property owned by CRA (formerly The Desert Rose)

### **EVALUATION:**

#### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.

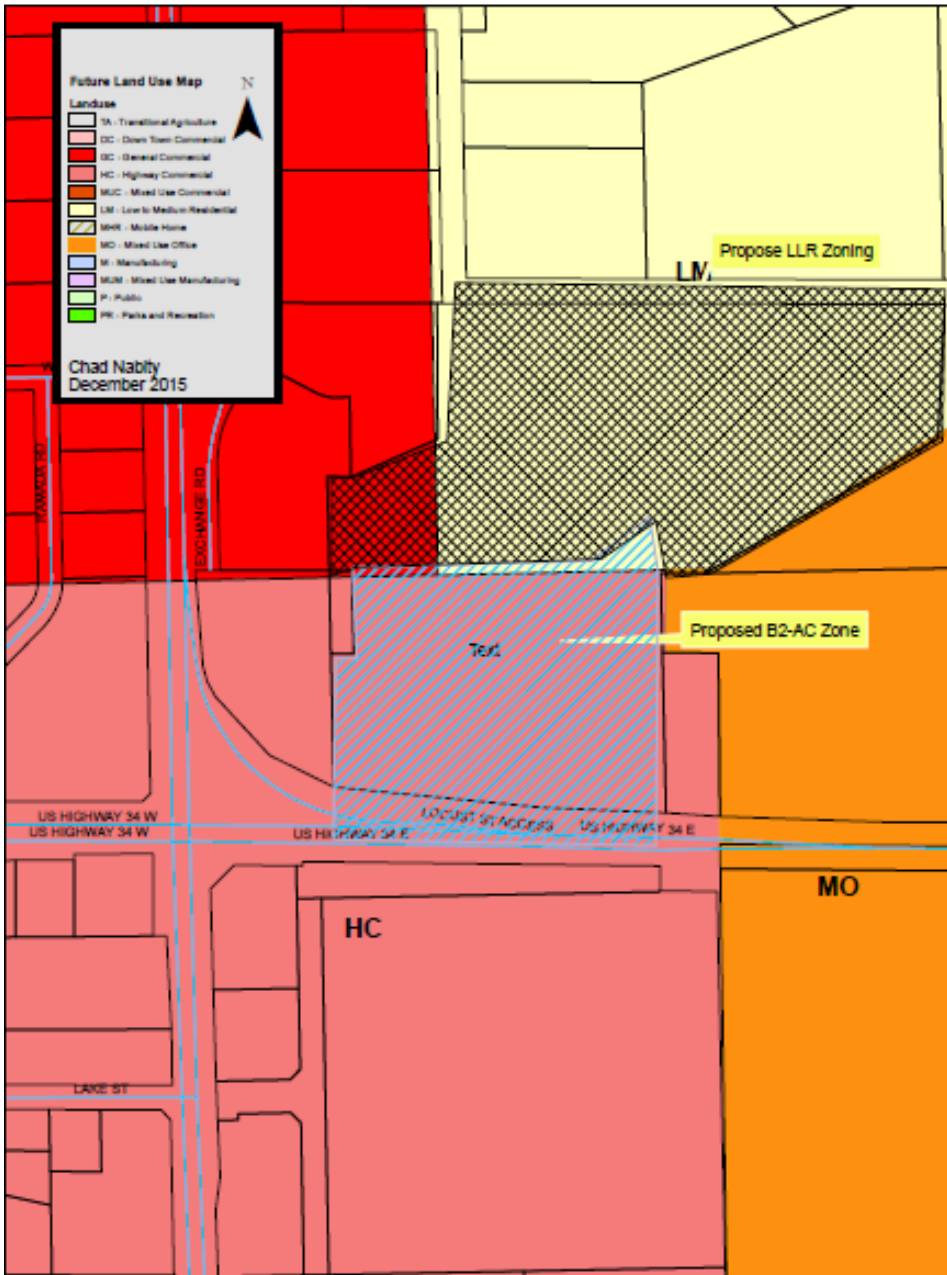
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

**Negative Implications:**

- *None foreseen.*

**Other Considerations**

The this property is already intended for possible commercial and 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

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2-AC General Business with an Arterial Commercial Overlay and TA-Transitional Agriculture to B2-AC General Business with an Arterial Commercial Overlay and LLR Large Lot Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Nability AICP, Planning Director