



# City of Grand Island

Tuesday, May 24, 2016

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property located at 2530 and 2540 N. Webb Road from R4 – High Density Residential to B1 – Light Business (Darren and Celeste Bartunek)**

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

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 24, 2016

**Subject:** Rezone from R4 – High Density Residential Zone to B1 – Light Business Zone.

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

## **Background**

An application has been made to rezone property described as tracts of land in the SE ¼ of section 01-11-10 from R4 – High Density Residential Zone to B1 – Light Business Zone.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held May 4, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained a request to change the zoning for tracts of land in the SE ¼ of section 01-11-10 from R4 – High Density Residential Zone to B1 - Light Business Zone. The subject property is located west of Webb Road and north of Capital Avenue.

The proposed rezoning is largely consistent with the comprehensive plan. It is consistent with the proposed new improvements on Capital Avenue and with the existing surrounding uses. The existing houses are permitted in this zoning district and can continue until they transition to commercial uses more appropriate at the intersection of two major roads like Webb and Capital.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Robb to approve the Rezone request as presented.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Robb, Maurer, Kjar, Connick, Rainforth, Hoggatt, 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:

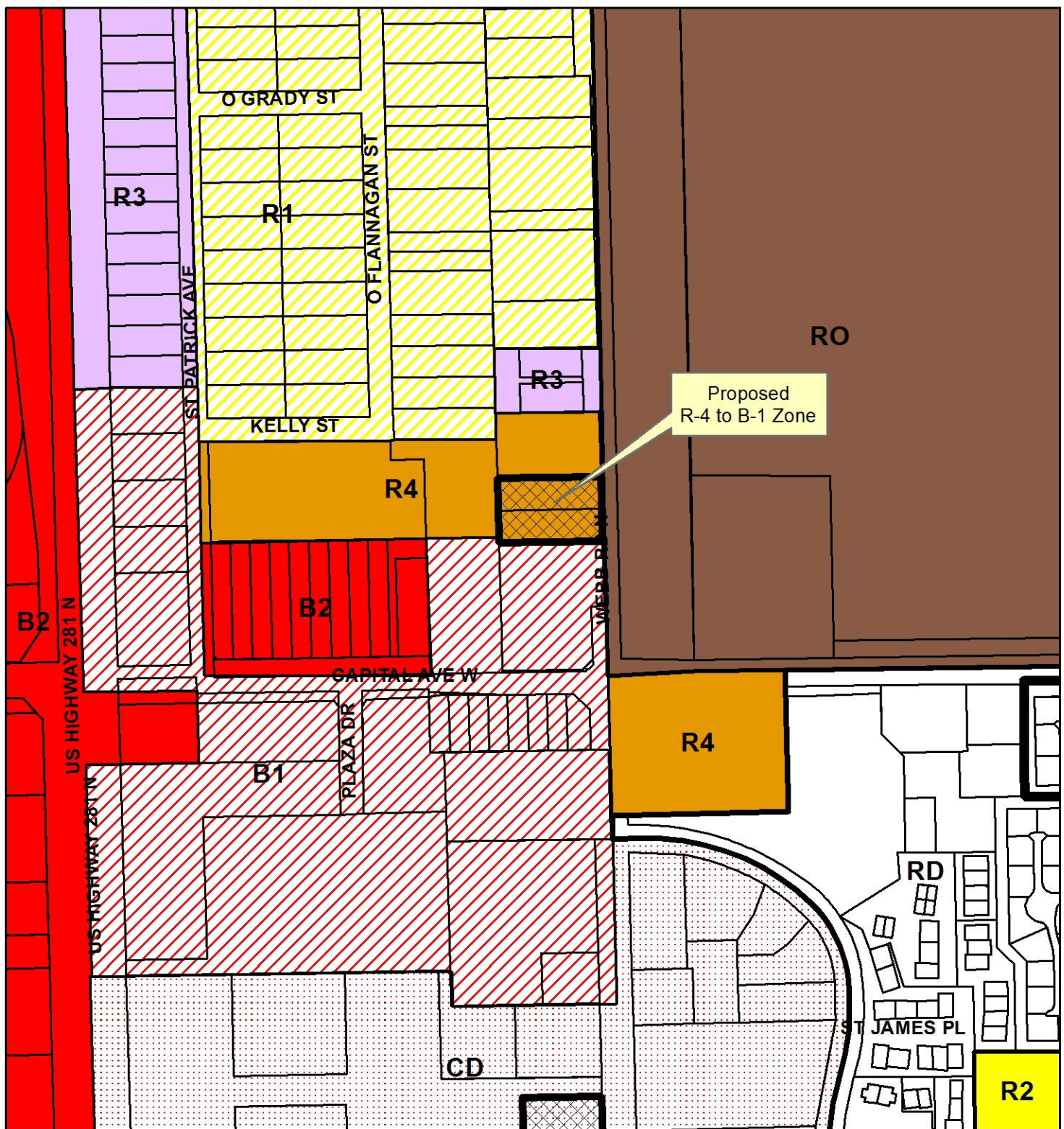
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **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.



# Proposed Zoning

Scale : NONE

C-17-2016G1



- From R-4 : High Density Residential Zone
- to B-1 : Light Business Zone



Area that is requested for rezoning

( SEE MAP )

**Agenda Item 7**

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

April 21, 2016

**SUBJECT:** *Rezoning Request C-17-2016GI*

**PROPOSAL:** To change the zoning for tracts of land in the SE ¼ of section 01-11-10 from R4 – High Density Residential Zone to B1 - Light Business Zone. The subject property is located west of Webb Road and north of Capital Avenue.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* R4-High Density Residential Zone  
*Permitted and conditional uses:* R4: Residential uses with a density of up to 42 units per acre and a variety of non-profit uses  
*Comprehensive Plan Designation:* Medium Density Residential to Office Commercial Designation to the south  
*Existing land uses:* Houses  
*Site constraints:* none

**Adjacent Properties Analysis**

*Current zoning designations:* **North and West:** R4-High Density Residential  
**South:** B1-Light Business,  
**East:** RO-Residential Office  
*Permitted and conditional uses:* RO: Residential and Professional Office uses. Retail uses limited to prescription services. No Billboards  
B1: General Service, retail and commercial uses excluding outdoor sales, Billboards  
R4: Residential uses with a density of up to 42 units per acre and a variety of non-profit uses  
*Comprehensive Plan Designation:* **North and West:** Medium Density Residential to Office  
**South:** Medium Density Residential to Office and Commercial  
**East:** Public

*Existing land uses:*

**North:** Housing and historic commercial uses

**South:** Commercial/Office

**East:** Veteran's Home Property, Trees and Farm ground and Veteran's Cemetery

**West:** Detention Cell and Apartments

**EVALUATION:**

The proposed rezoning is largely consistent with the comprehensive plan. It is consistent with the proposed new improvements on Capital Avenue and with the existing surrounding uses. The existing houses are permitted in this zoning district and can continue until they transition to commercial uses more appropriate at the intersection of two major roads like Webb and Capital.

**Positive Implications:**

- *Compatible with adjacent land uses:* The B1 zone is consistent with the current zoning on surrounding properties.
- *Consistent with the street and traffic patterns:* The proposed change will allow for a transition of commercial uses north of the intersection of Webb Road and Capital Avenue. The proximity of these properties to this intersection makes them suitable for commercial uses.
- *Minimal Impact to Neighboring Properties:* The property to the north has historically been used for quasi-commercial uses and the property to the west is a detention cell owned by the City Of Grand Island.

**Negative Implications:**

- *No negative implications foreseen.*

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from R4 High Density Residential to B1 Light Business as presented.

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

