



# City of Grand Island

Tuesday, August 23, 2016

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property Proposed for Platting as Lots 1, 2 & 3 & Outlots 1 & 2 and half the Adjacent ROW of Prairie Commons Subdivision located So. of Husker Hwy & West of US Hwy 281 from TA – Transitional Agricultural to CD – Commercial Development (Prataria Ventures, LLC)**

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

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** August 23, 2016  
**Subject:** Rezone from TA to CD Zone  
**Presenter(s):** Chad Nabyt AICP, Regional Planning Director

## Background

An application requesting a change of zoning for land proposed for platting as Lots 1, 2 and 3 and Outlots 1 and 2 and half of the adjacent right-of ways of Prairie Commons Subdivision from TA Transitional Agricultural to CD Commercial Development. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

## Discussion

At the regular meeting of the Regional Planning Commission, held August 10, 2016 the above item was considered following a public hearing.

Concerning a change of zoning for land proposed for platting as Lots 1, 2 and 3 and Outlots 1 and 2 and half of the adjacent right-of ways of Prairie Commons Subdivision from TA Transitional Agricultural to CD Commercial Development. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

O'Neill opened the Public Hearing for all of the zoning changes concerned with this request and the Planning Commission made separate recommendations.

To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial Development Zone and **B2** General Business and **RO** Residential Office. The rezoning applications have been submitted with revised preliminary and final plats for a new subdivision named Prairie Commons Subdivision. A request to vacate Ewoldt Subdivision has also been received by the City. The preliminary plat for Prairie Commons Subdivision identifies 17 lots and 3 outlots and the initial final plat is for 7 lots and 3 outlots. The location of the proposed zoning changes is attached.

This property was platted as Ewoldt Subdivision and rezoned to CD Commercial Development Zone and annexed in 2006 in anticipation of development. In 2008, after 18 months without any activity on the development it was rezoned from CD back to TA per City Code.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Apfel to approve the rezone as presented.

Monter stated for the record she is employed by a subsidiary of Chief Industries and would normally abstain but she was needed for quorum and she would be voting for the rezoning request.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) 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:

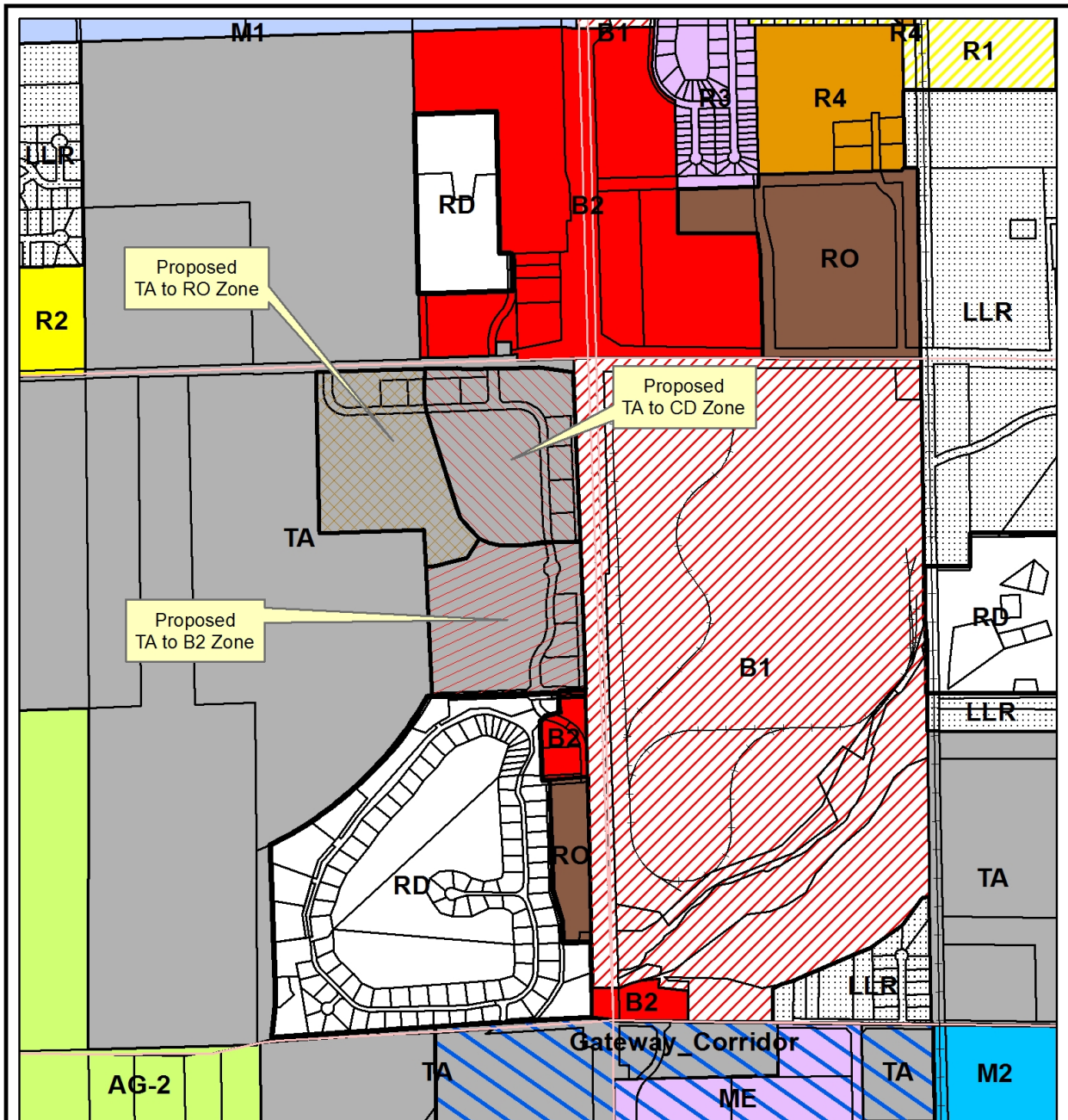
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **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-30-2016GI




C-31-2016GI



Area that is requested for rezoning

( SEE MAP )

-  TA - Transitional Agriculture Zone
-  to CD - Commercial Development Zone
-  to RO - Residential Office Zone
-  to B2 - General Business Zone

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**Agenda Items 7, 8 and 11**

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

July 25, 2016

**SUBJECT:** *Zoning Change* (C-30-2016GI) and (C-31-2016GI)

**PROPOSAL:** To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial Development Zone and **B2** General Business and **RO** Residential Office. The rezoning applications have been submitted with revised preliminary and final plats for a new subdivision named Prairie Commons Subdivision. A request to vacate Ewoldt Subdivision has also been received by the City. The preliminary plat for Prairie Commons Subdivision identifies 17 lots and 3 outlots and the initial final plat is for 7 lots and 3 outlots. The location of the proposed zoning changes is attached.

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**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Requested Zoning Designation:*

*Existing land uses.*

**TA** Transitional Agriculture

**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.

Commercial

**CD** office, medical, hospitality and retail uses as permitted and built according to the approved development plan. **B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre, **RO** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

Farm Ground

**Adjacent Properties Analysis**

*Current zoning designations:*

*Permitted and conditional uses:*

**North:** B2- General Business

**East:** B1-Light Business

**West** TA- Transitional Agriculture

**and South:** B2-General Business and RD Residential Development Zone

**RD** Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. **B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **B1** Commercial and retail uses except those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **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.

*Comprehensive Plan Designation:* **North:** Commercial  
**East:** Commercial  
**West:** Low to Medium Density Residential  
**South:** General Commercial Low to Medium Density Residential

*Existing land uses:* **North:** Gas’N Shop, Strip Commercial, Vacant Property, Apartments  
**East:** Stuhr Museum  
**West:** Gravel Pit  
**South:** Single Family Residential (Ponderosa Estates), Vacant Property

## EVALUATION:

### Positive Implications:

- *Consistent with the City’s Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Adjacent street is classified as an arterial:* Husker Highway is an arterial street. It is expected that this street will carry significant traffic.
- *Development Accommodates Expressway Designation by NDOR:* The Nebraska Department of Roads has classified U.S. Highway 281 as an expressway. As part of that designation they limit the development of access to U.S. Highway 281 to one every ½ mile. This proposed plan shows one access onto U.S. Highway 281 at the approve location.
- *Development of this property will likely require a stop light at the intersection of U.S. Highway 281 and Rae Road:* The entrance into Ponderosa Estates is currently a stop sign protected intersection with U.S. Highway 281.
- *Additional Development in another commercial node:* The development of this property will increase the development in the commercial node centered on U.S. Highway 281 and Husker Highway. As commercial development fills in existing areas such as along U.S. Highway 281 north it is important that the City continue to offer places for business location and expansion.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Competition in the Medical Service Market:* The proposed use of a portion of this site as a new hospital will provide redundancy of medical services and competition within the hospital market offering choices to the citizens of Grand Island that do not result in leaving the city for services.

### Negative Implications:

- *Increased Traffic on Husker Highway:* This development will lead to increased traffic on Husker Highway with some of that traffic driving past Heartland Lutheran High School.

### Other

The Commercial Development Zone is proposed for the northeast corner of the property. This is the proposed site for a new hospital, medical office building and hotel with conference space. The CD zone gives the developers more flexibility in the creation of lots and more control over the set back of buildings.

The developers are also requesting that the northwest section of the property be rezoned to an RO Residential Office Zone. The RO zone would allow office buildings, including medical offices, apartments and assisted living facilities. This would allow an appropriate transition between the lake property immediately west of this site as it eventually develops with homes with lake frontage most likely similar to Ponderosa Estates or Brentwood.

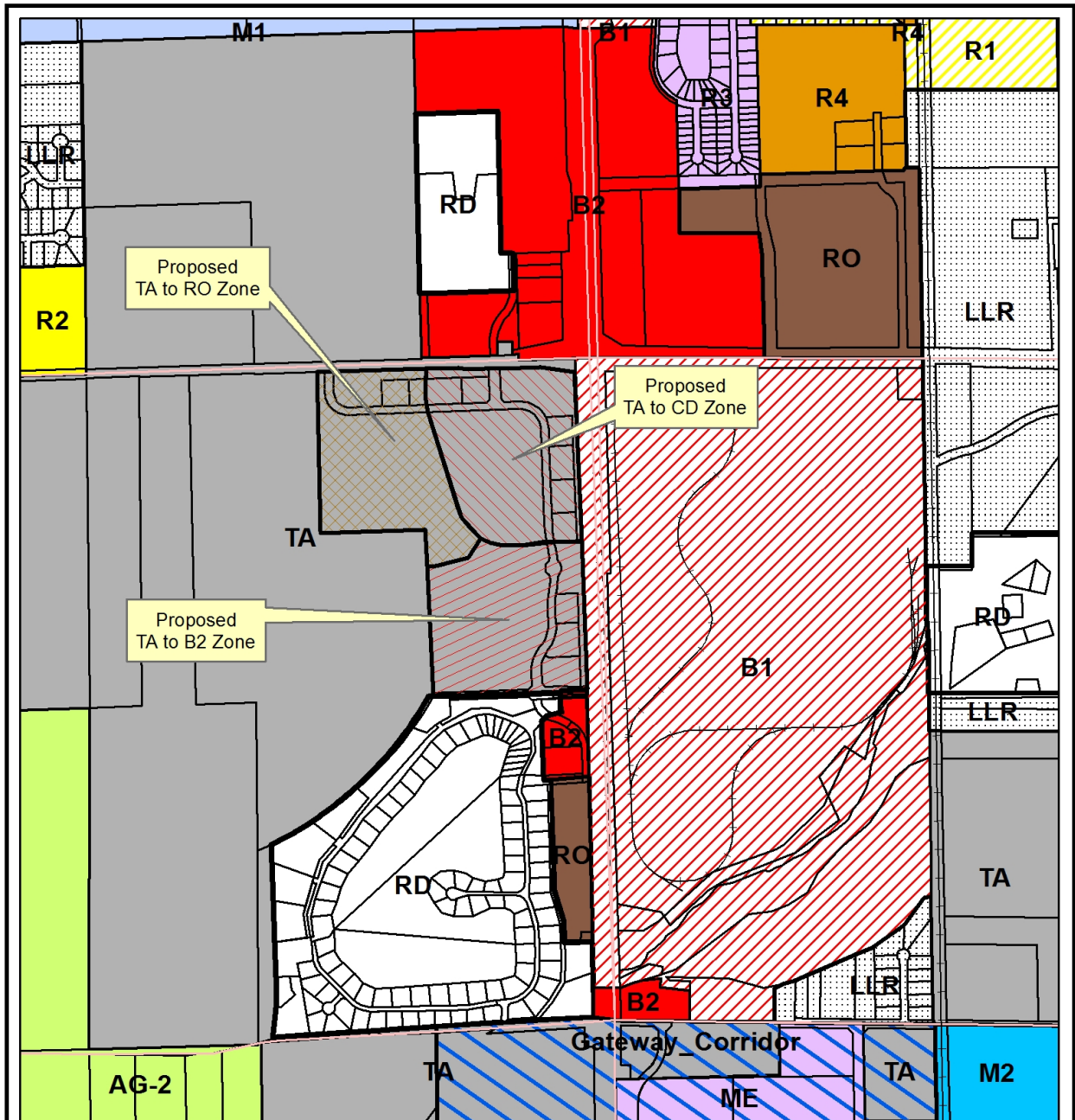
The southern portion of this property is proposed as a B2 General Business zone. This zoning district is consistent with the planned Highway Commercial development along this corridor. It is an extension of the B2 zoning immediately east of Ponderosa Estates south of Rae Road. The B2 Zone sets the minimum setbacks and defines the allowed uses but does not require the level of detail regarding those end users that is needed for the CD zone. This will create marketable lots along this frontage between Rae Road and the medical center anchor.

Council has expressed an interest in growing Grand Island toward Interstate 80. Development was proposed on this site in 2006 and stalled resulting in no development. A qualified developer with substantial experience in Grand Island and the State of Nebraska is bringing forward a project that will enhance the entrance to Grand Island and encourage further development toward Interstate 80.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **TA** Transitional Agriculture to **CD** Commercial Development Zone, **RO** Residential Office and **B2** General Business as shown on the attached map along with the Preliminary and Final Plats for Prairie Commons Subdivision as proposed.

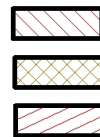
\_\_\_\_\_ Chad Nability AICP, Planning Director




# Proposed Zoning

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 C-31-2016GI

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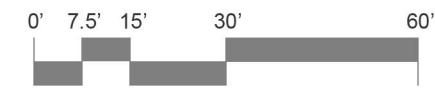


  
 Area that is requested for rezoning  
 ( SEE MAP )





- ROOF LEVEL 158'-00"
- FOURTH FLOOR 144'-00"
- THIRD FLOOR 130'-00"
- SECOND FLOOR 115'-00"
- FIRST FLOOR 100'-00"



WEST ELEVATION - MOB



- ROOF LEVEL 158'-00"
- FOURTH FLOOR 144'-00"
- THIRD FLOOR 130'-00"
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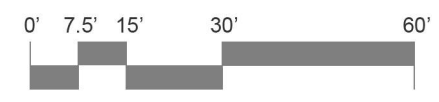


WEST ELEVATION - NO MOB





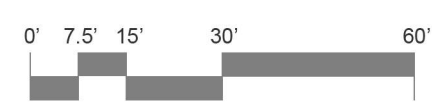
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SOUTH ELEVATION - MOB

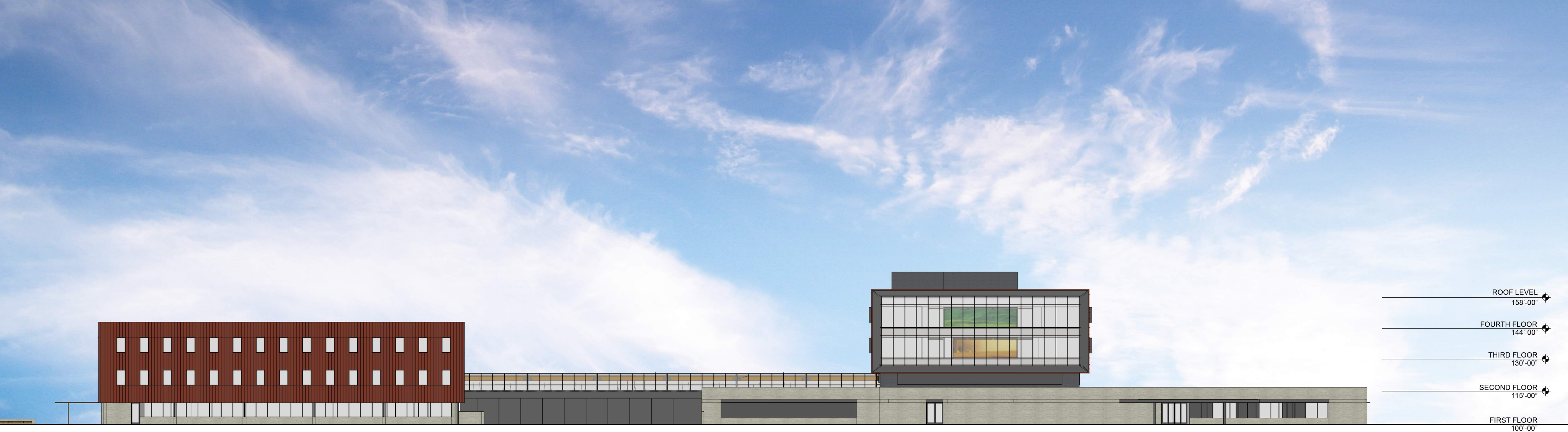


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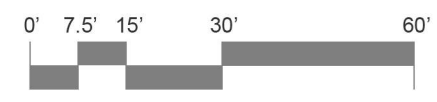


SOUTH ELEVATION - NO MOB

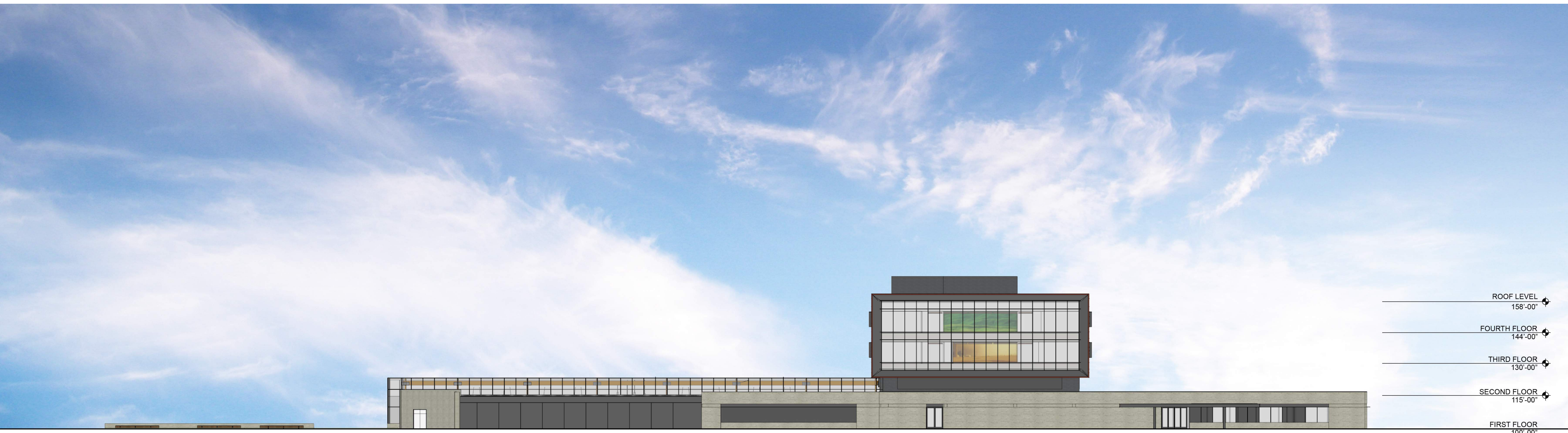




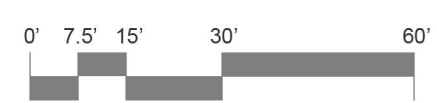
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EAST ELEVATION - MOB

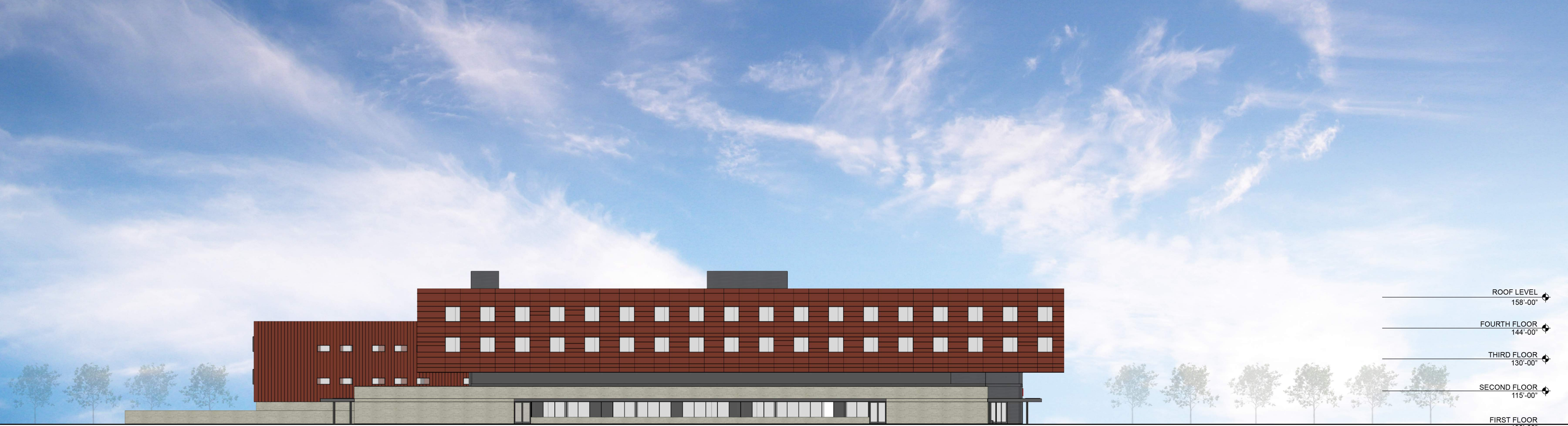


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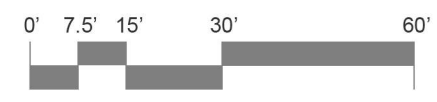


EAST ELEVATION - NO MOB





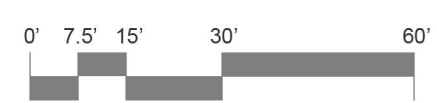
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NORTH ELEVATION - MOB



- ROOF LEVEL 158'-00"
- FOURTH FLOOR 144'-00"
- THIRD FLOOR 130'-00"
- SECOND FLOOR 115'-00"
- FIRST FLOOR 100'-00"



NORTH ELEVATION - NO MOB





00 SF

0 Stalls

90 Stalls

12,000 SF

90 Apartment Units

FUTURE EXPANDED HOSPITAL

MATERINITY ENTRANCE

HOSPITAL

AMBULANCE

URGENT CARE/ EMERGENCY ENTRANCE

UTILITY YARD

DOCK/SERVICE

HOSPITAL ENTRANCE

MEDICAL OFFICE BUILDING

FUTURE PARKING GARAGE

MOB ENTRANCE

HOTEL

HOTEL ENTRANCE

250' FEET SCALE IN FEET