



# **Hall County Regional Planning Commission**

**Wednesday, November 1, 2017  
Regular Meeting**

## **Item F4**

**Rezoning-JGMO 3630 S. Locust**

Staff Contact: Chad Nabity

## Agenda Item #7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 1, 2017

**SUBJECT:** *Zoning Change (C-05-2018GI)*

**PROPOSAL:** To rezone approximately 8 acres of land south of Lake Street and west of South Locust Street, from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the full parcel and allow for subdivision. No change is proposed for the Gateway Corridor Overlay zone. A similar rezoning was approved in 2013 for the Ditch Witch property north of this property.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**LLR:** Large Lot Residential.

*Intent of zoning district*

**LLR:** To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

*Permitted and conditional uses:*

**LLR:** Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre.

*Proposed zoning district*

**B-2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

*Comprehensive Plan Designation:*

Designated for commercial development.

*Existing land uses.*

Property fronting South Locust is zoned B2 and occupied by the immediately behind Old Honda Shop

##### Adjacent Properties Analysis

*Current zoning designations:*

**South:** B-2-General Business and LLR Large Lot Residential

**North:** B-2-General Business and LLR- Large Lot Residential

**East:** CD Commercial Development Zone

**West:** LLR- Large Lot Residential

*Intent of zoning district:*

**B-2:** The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the

density of the (R-4) High Density Residential Zoning District.

*Permitted and conditional uses:* **LLR** - Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre. **B-2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **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, South, East and West:** Designated Commercial Development.

*Existing land uses:* **North:** Ditch Witch and single-family residential  
**East:** WalMart  
**South:** Single-family home on large lot  
**West:** Farm Ground

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to highway commercial development (Typically B-2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Constant with the existing commercial development:* This property is already and has historically been used for commercial purposes. This proposal just extends the commercial zoning across the full property.

### **Negative Implications:**

*No Negative Consequences Foreseen*

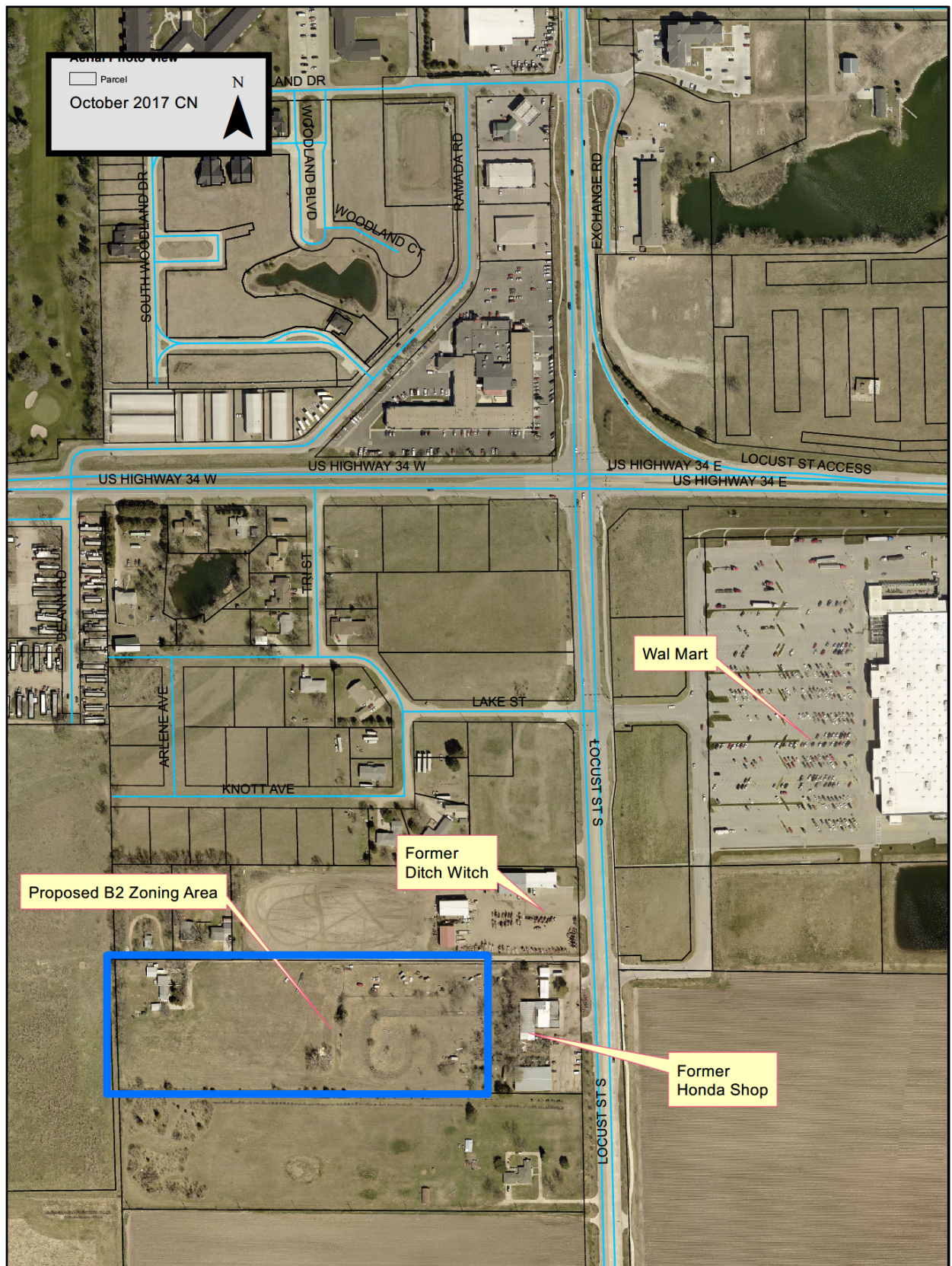
### **Other Considerations**

This proposal is consistent with the 2004 comprehensive plan.

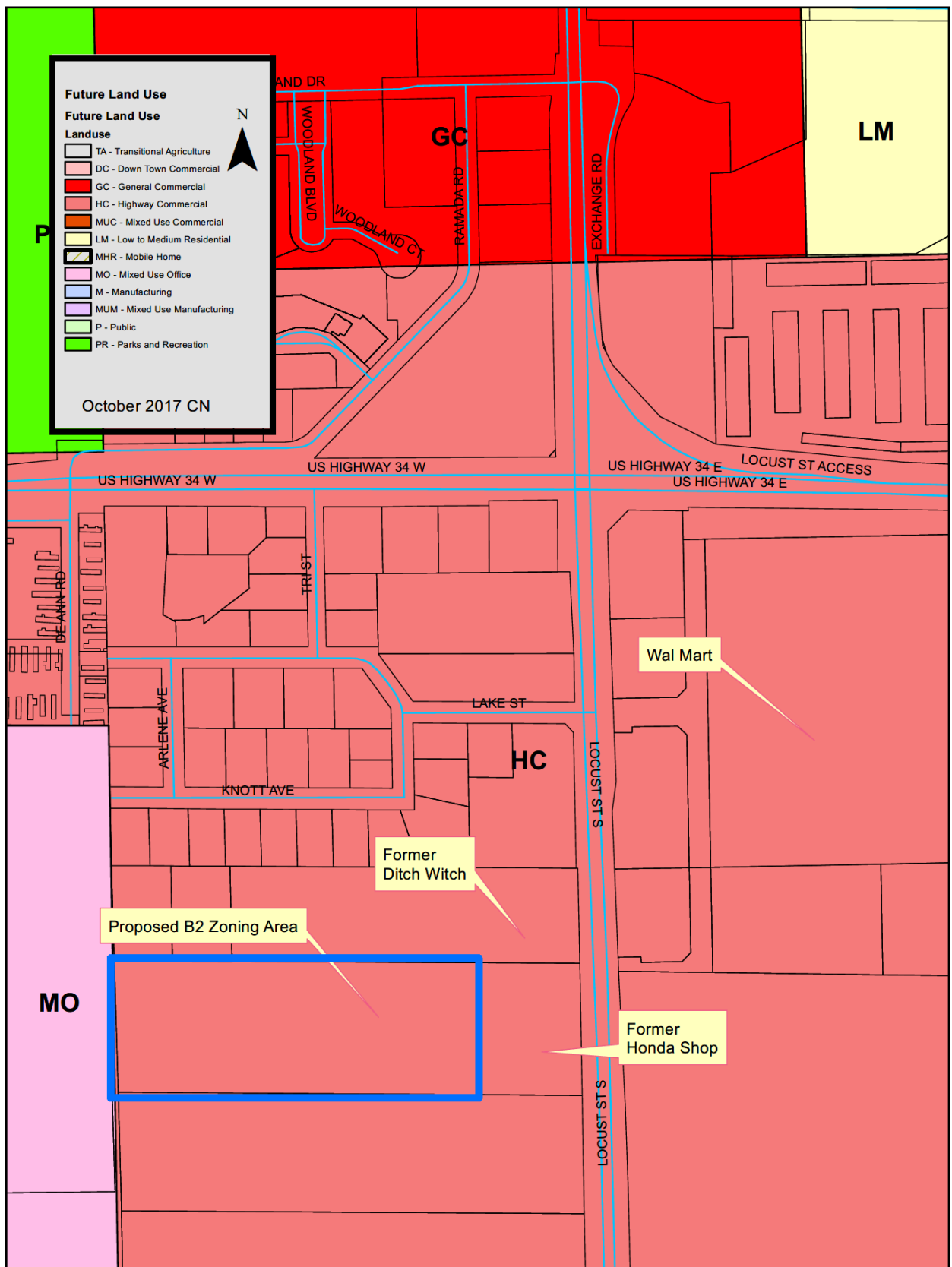
## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR-Large Lot Residential to B-2-General Business as requested and shown on the attached map.

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

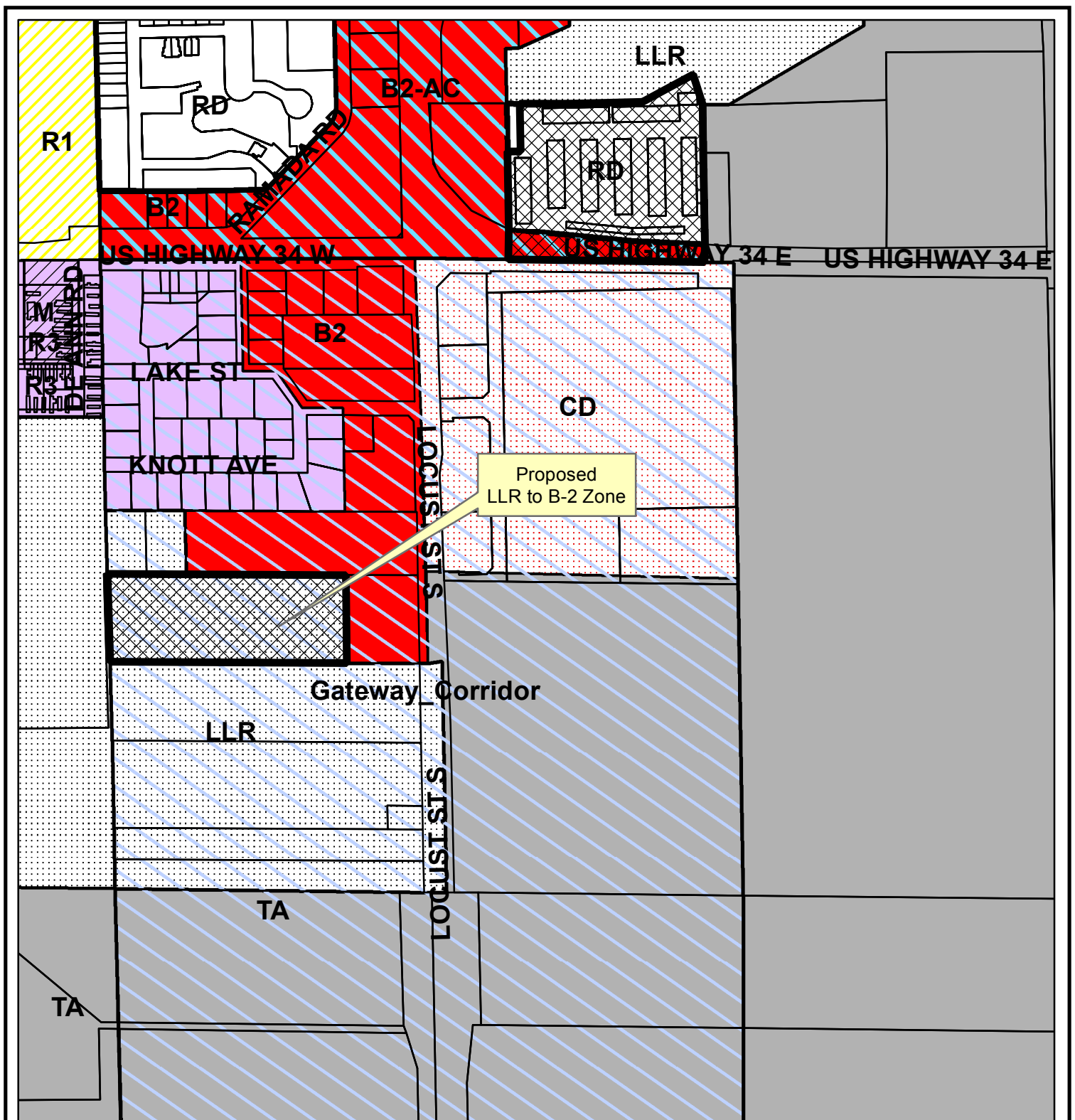


2016 Aerial Photos



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan







# Proposed Zoning

Scale : NONE

C-05-2018GI



-  LLR Large Lot Residential Zone
-  to B-2 General Business Zone



Area that is requested for rezoning

( SEE MAP )

# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction  
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction  
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

## A. Applicant/Registered Owner Information (please print):

Applicant Name BRIAN J McMeheon Phone (h) 390-0854 (w) \_\_\_\_\_  
Applicant Address P.O. Box 2431 Grand Island, NE 68802  
Registered Property Owner (if different from applicant) LBJM LLC  
Address 3630 S Locust St Phone (h) 390-0854 (w) \_\_\_\_\_

## B. Description of Land Subject of a Requested Zoning Change:

Property Address 3630 S Locust St. Grand Island, NE  
Legal Description: (provide copy of deed description of property)  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or  
All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp 11N Rge 9 W6PM

## C. Requested Zoning Change:

- Property Rezoning (yes ☒) (no ☐)  
(provide a properly scaled map of property to be rezoned)  
From Large lot Residential to B2
- Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)  
(describe nature of requested change to text of Zoning Ordinance)  
\_\_\_\_\_  
\_\_\_\_\_

## D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Subdividing Property,  
\_\_\_\_\_

**NOTE: This application shall not be deemed complete unless the following is provided:**

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

**\*A public hearing will be held for this request\***

Signature of Owner or Authorized Person Brian J McMeheon

Date 10-12-17

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07