



City of Grand Island

Tuesday, May 23, 2017

Council Session

Item E-1

Public Hearing on Request to Rezone Property located at 4072 and 4074 North Point Circle from RO – Residential Office to B2 – General Business (Riedy Enterprises)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 23, 2017

Subject: Rezone request Lot 10 Northview 9th

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

Background

An application has been made to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-15-2017GI)

Discussion

At the regular meeting of the Regional Planning Commission, held May 3, 2017 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity said owner Rob Riedy has constructed duplexes in this area and would like to build additional garages for the duplexes on this lot because there is a demand for garages and the lot is odd-shaped and not as conducive to construction of a duplex. The RO Residential Office zone does not allow for self-storage and garages, but B2 General Business does. The B2 General Business zone already exists immediately to the east of this lot. The request is to extend the B2 to include this lot.

Marty Schmidt, 4075 Lee St., told the commission that he objects to the rezoning because B2 now would allow for other uses in the future other than garages. Schmidt said he owns a self-storage unit and if the garages were used in that way they would likely attract trash. He doesn't think a lot full of garages, or a lot that was zoned to be used for a convenience store, outdoor vehicle storage or other business use in the future, matches the neighborhood and his \$500,000 home.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Monter to recommend **denial** of

the rezoning. Ruge said there appears to be adequate B2 zoned land already in the area, the rezoning of this lot is not necessary, and a neighbor who testified was against the rezoning. O'Neill added that the rezoning would change the character of the neighborhood.

The **motion to deny** carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or 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:

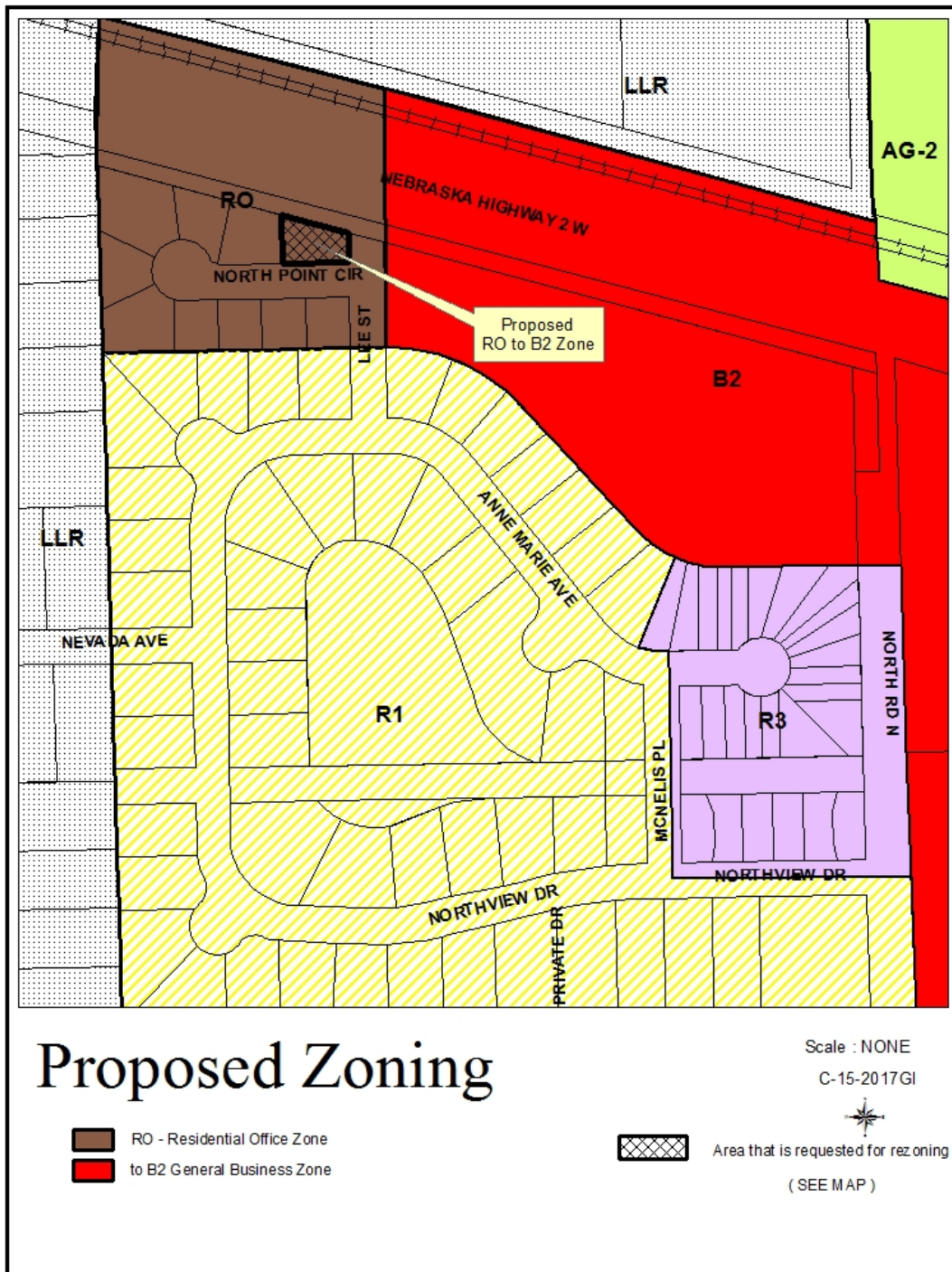
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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.



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

April 18, 2017

SUBJECT: *Zoning Change (C-15-2017GI)*

PROPOSAL: An application has been made to rezone Lot 10 of Northview Ninth Subdivision in the City of Grand Island from RO Residential Office to B2 General Business. This property is 4072 and 4074 North Point Circle and located north of North Point Circle and west of Lee Street south of Nebraska Highway 2. The developer is requesting the change to allow garage to be built on this property to support the adjacent residential development.

OVERVIEW:

Site Analysis

Current zoning designation:

RO Residential Office

Permitted and conditional uses:

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.

Comprehensive Plan Designation:

Mixed Use Commercial

Existing land uses.

Vacant Ground-

Adjacent Properties Analysis

Current zoning designations:

North: AG-2- Secondary Agriculture

East: B2 General Business

South and West: RO Residential Office

Permitted and conditional uses:

AG-2 Agricultural uses including: raising of livestock, but not confined feeding, raising crops, 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. **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.

Comprehensive Plan Designation:

North: Designated Low to Medium Density Residential Uses

South, West and East: Designated for Mixed Use Commercial

Existing land uses:

North Nebraska Highway 2 and BNSF Railroad

South and West: Duplexes and single family homes

East: Veterinary Clinic

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Mixed Use Commercial
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Proposed Use is complementary to the existing duplex uses.* The developer of the duplexes is proposing to build garages on this property for rent by people living in the adjoin property.

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.

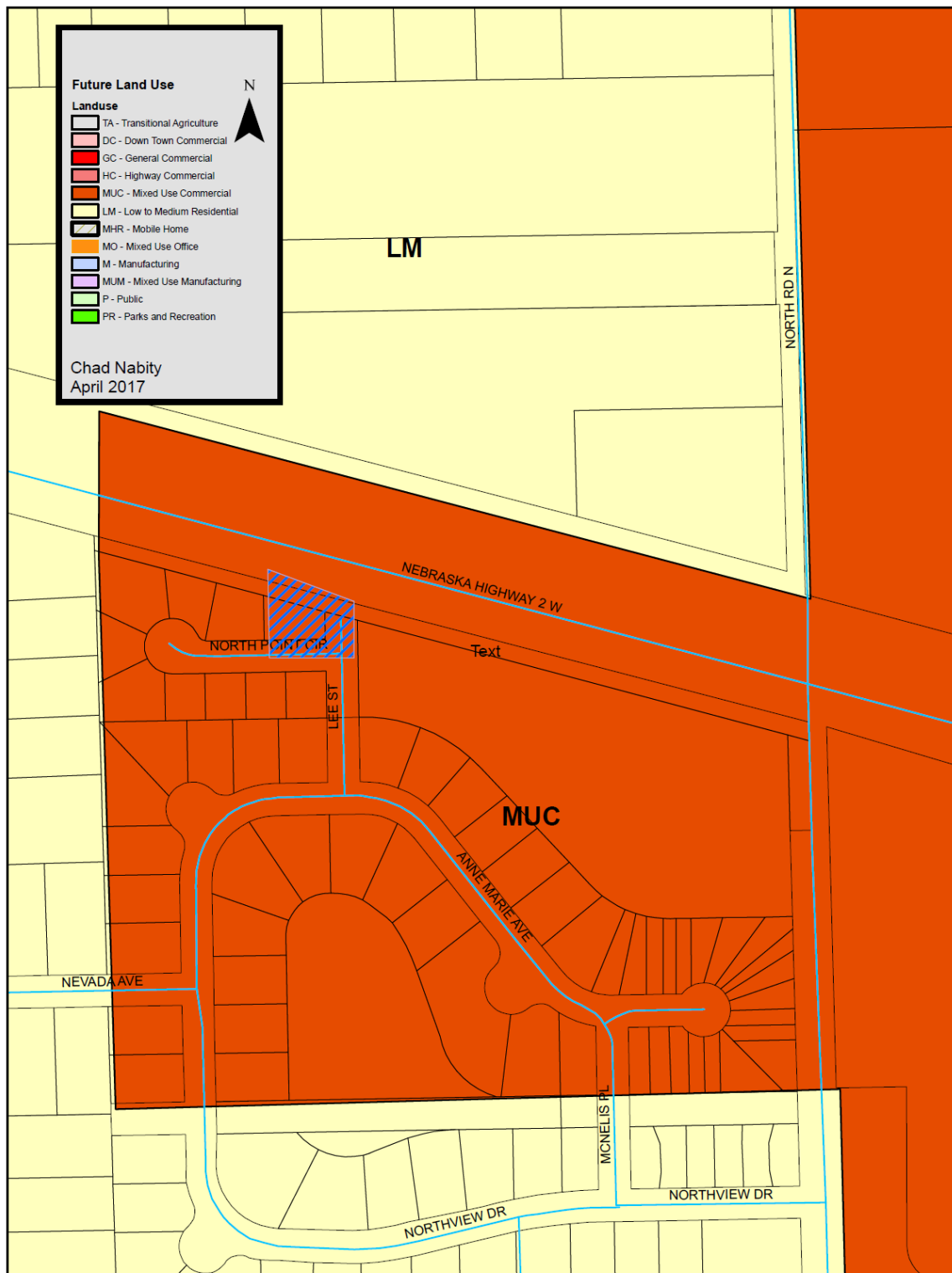


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RO – Residential Office to B2 General Business.

_____ Chad Nabity