



City of Grand Island

Tuesday, November 14, 2017

Council Session

Item E-7

Public Hearing on Request to Rezone Property Located South of Lake Street and West of South Locust Street from LLR Large Lot Residential to B-2 General Business (LBJM, LLC)

Council action will take place under Ordinances item F-3.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 14, 2017

Subject: Rezone from LLR Large Lot Residential to B-2 General Business

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

Background

The request is to rezone approximately 11.1 acres of land south of Lake Street and west of South Locust Street. The property is located in the City of Grand Island. The applicant is asking that the zoning on this property be changed from LLR Large Lot Residential Zone to B-2 General Business to accommodate business uses across the entire parcel. The Gateway Corridor overlay would remain.

Discussion

At the regular meeting of the Regional Planning Commission, held November 1, 2017, the above item was considered following a public hearing.

O'Neill opened the public hearing and the discussion on the final plat for JGMO Subdivision.

Nabity said this is the former Honda Shop. He said during past rezoning and corridor entrance work, the front 300 feet of the deep lot along South Locust Street was zoned B-2 General Business use, while leaving the majority of the property LLR. This rezoning would make the entire lot a consistent B-2 General Business Use. Nabity said one existing home on the site is being removed. Another home at the back of the lot can remain in the B-2 zoning, Nabity said. O'Neill and Ruge asked questions about the width of the access drive, which Nabity said must widen to half the allowed width in the B-2 zone (30 feet) at least by the mid-point of the lot, which the proposed subdivision does.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Maurer to recommend approval of the rezoning from LLR to B-2.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone 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:

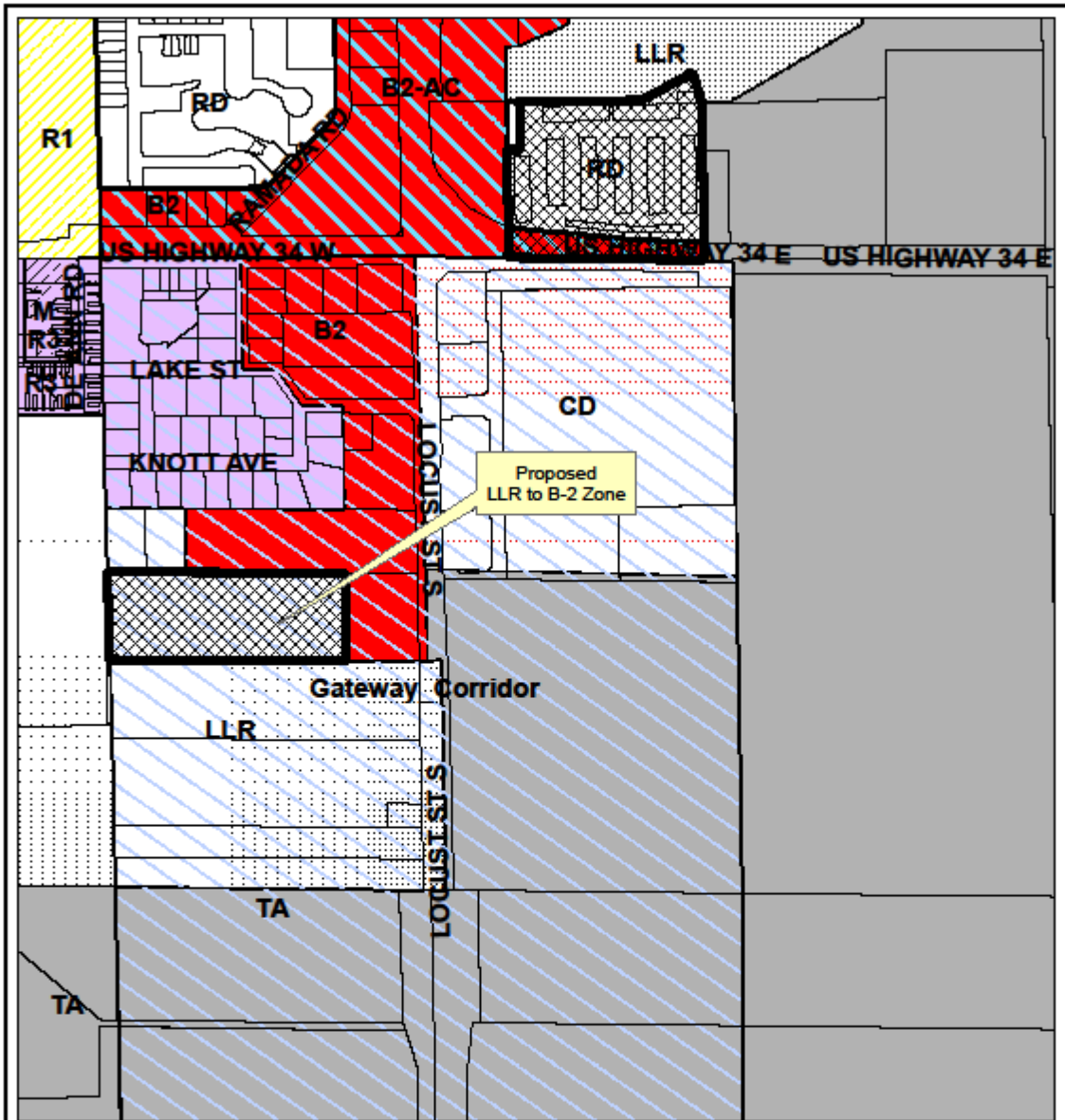
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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.






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)

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.
- *Consistent 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

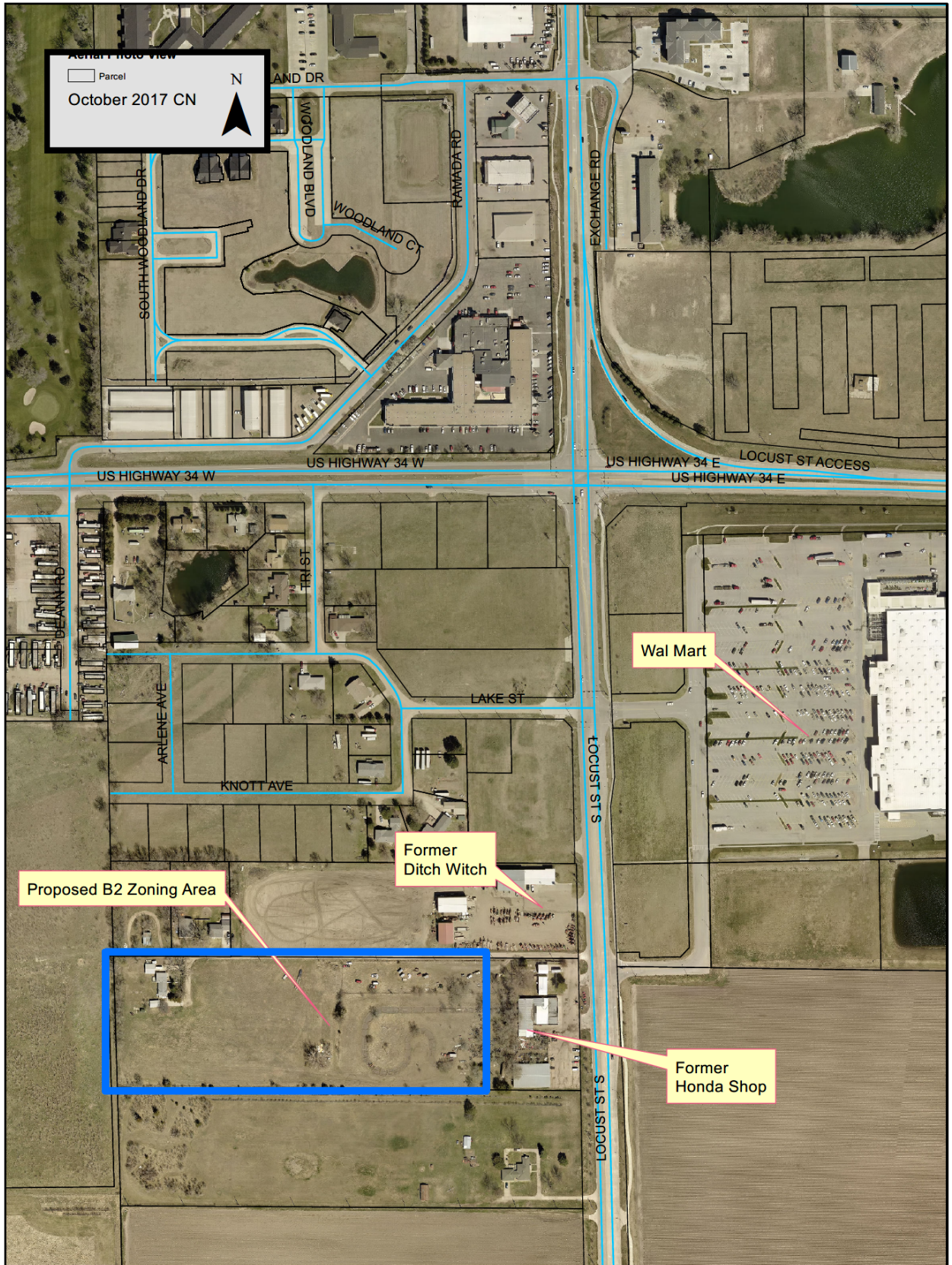
Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

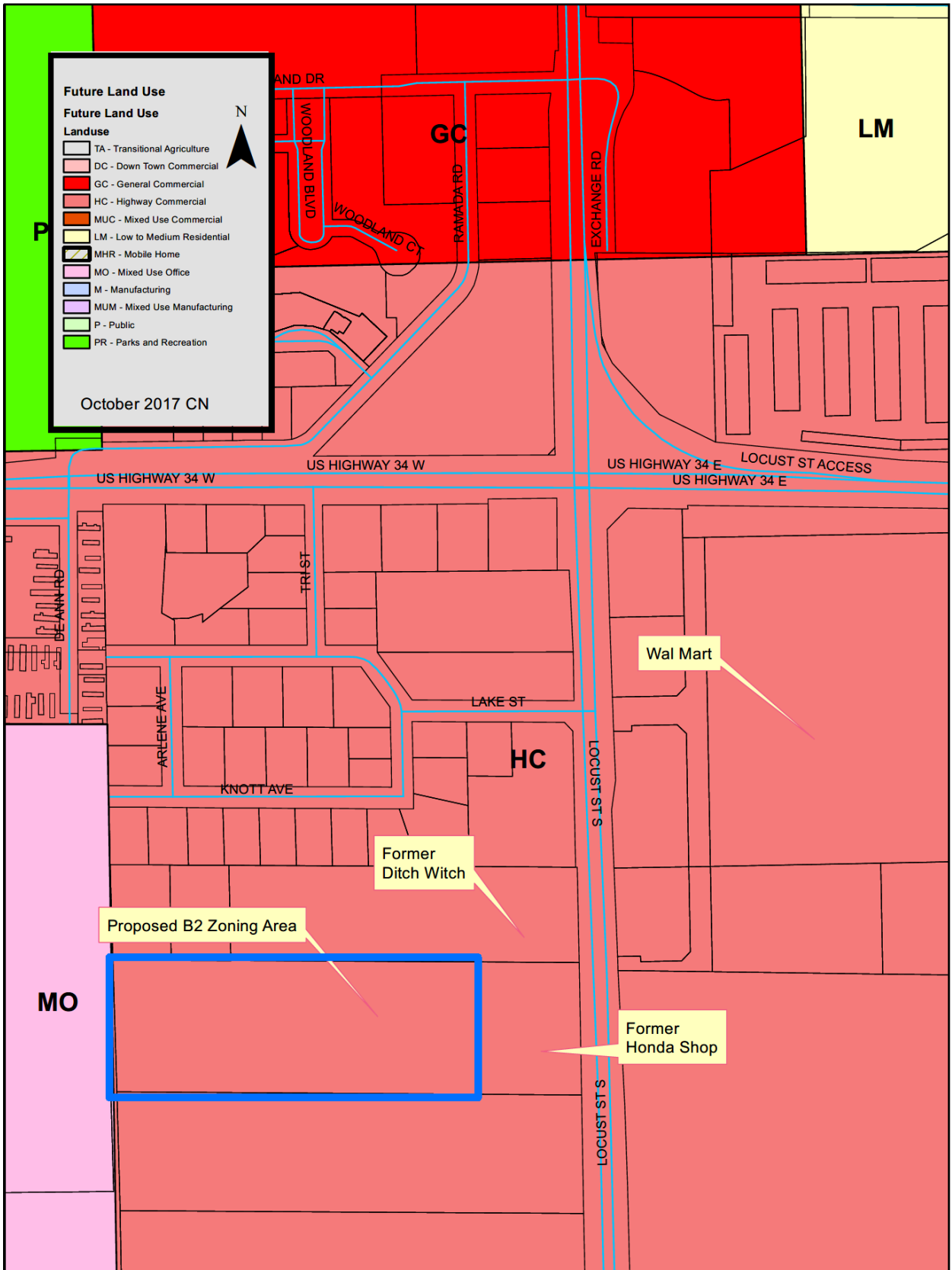
RECOMMENDATION:

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 Nability AICP, Planning Director



2016 Aerial Photos



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