



# Hall County Regional Planning Commission

Wednesday, March 14, 2018

Regular Meeting

## Item F2

### Readoption of and Amendment to the Wood River Future Land Use Map

Staff Contact:

## **Agenda Item # 5 and 6**

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

February 27, 2018

**SUBJECT:** Re-adoption of the Wood River Future Land Use Map and consideration of a *Zoning Change* (C-13-2018WR). An application was received requesting that property on the western edge of Wood River be rezoned from Agriculture to Heavy Industry. Along with this application Staff is recommending changes to the Wood River Future Land Use Map.

**PROPOSAL:** To amend and readopt the Future Land Use Map from the 2016 Wood River Comprehensive Plan.

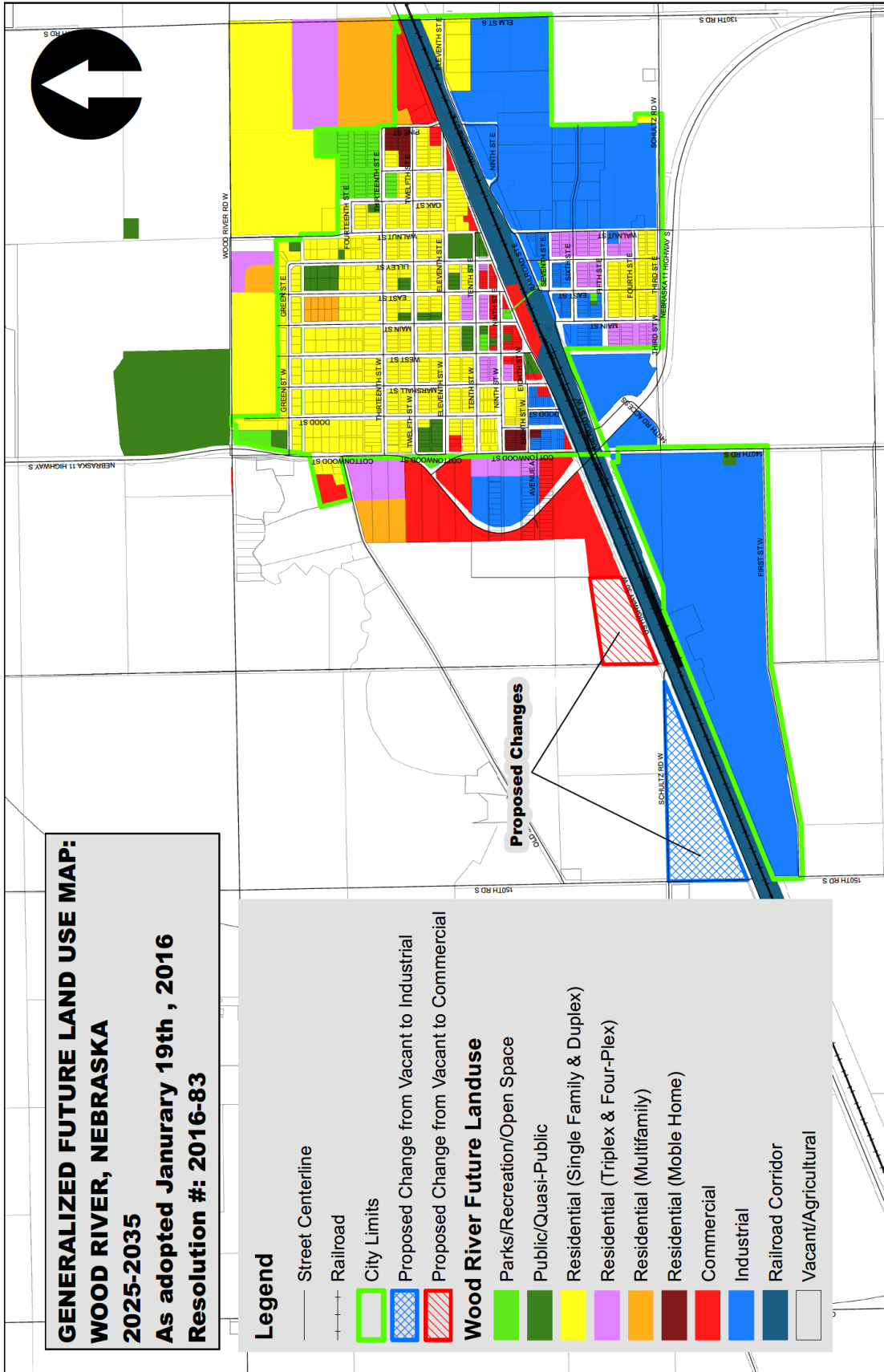
### **OVERVIEW:**

The Wood River Comprehensive Plan as prepared by Hanna:Keelan Associates was adopted by the Wood River City Council in January of 2016. Geographic Information System (GIS) data for the maps in the Comprehensive Plan was not provide to the Planning Department. Planning staff has recreated the data from Plan as adopted in a GIS format that. In addition, staff is recommending that the area proposed for rezoning be changed from Vacant/Agriculture to Industrial and that the property immediately north of U.S. Highway 30 east of the intersection of Schultz Road and U.S. Highway 30 be changed from Vacant/Agriculture to Commercial to provide for continuous development along the Highway corridor. A map of the proposed future land use map with changes is attached.

### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council readopt the Future Land Use map as drawn using the Hall County Geographic Information System with the proposed changes as shown.

**GENERALIZED FUTURE LAND USE MAP:  
WOOD RIVER, NEBRASKA  
2025-2035  
As adopted January 19th , 2016  
Resolution #: 2016-83**



**REZONING PROPOSAL:** To rezone a tract of land located between Schultz Road and U.S. Highway 30 east of 150<sup>th</sup> Road from AG- Agriculture to I2- Heavy Industrial District in the jurisdiction of the City of Wood River.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* **AG-** Agriculture District  
*Permitted and conditional uses:* **AG-** Agricultural Uses including limited raising of livestock  
*Comprehensive Plan Designation:* Agriculture  
*Existing land uses:* Crop Ground

**Adjacent Properties Analysis**

*Current zoning designations:* **West and North: AG-** Agriculture District  
**South: I2-**Heavy Industrial District  
**East: TA-**Transitional Agriculture District  
*Permitted and conditional uses:* **TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.  
**I2-**Commercial, Office, Warehousing, Fabrication, Ethanol production and Manufacturing uses. Residential uses are not permitted in this district.  
**AG-** Agricultural Uses including limited raising of livestock  
*Comprehensive Plan Designation:* **North:** Agriculture  
**South:** Industrial  
**East:** Commercial  
**West:** Agriculture  
*Existing land uses:* **North:** Farm Ground  
**East:** Farm Ground  
**West:** Farm Ground, Highway Overpass  
**South:** Ethanol Plant

**EVALUATION:**

**Positive Implications:**

- *Consistent with the Wood River Comprehensive Plan as amended:* This property is planned for industrial development. A comprehensive plan amendment is included with this application and needs to be approved prior to approving the zoning map amendment.
- *Is adjacent to a similar use in an Industrial zone:* This property is immediately south of this was rezoned several years ago for the development of the ethanol plant. The extension of industrial uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Economic Development for Wood River:* This development could have a substantial economic impact on the community of Wood River adding jobs, provision of utilities

and valuation to the community.

- *Good Transportation Access:* This property is adjacent to U.S. Highway 30 even if the development of access is from 150<sup>th</sup> Road or Schultz Road it will have ready access to U.S. Highway 30.

**Negative Implications:**

- *Lack of Municipal Infrastructure: At this time Wood River does not have sewer and water available to serve this property. The property can be developed for many of the uses allowed in the I2 zoning district with well and septic especially if the water usage is for restrooms rather than production.*

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from AG- Agriculture District to I2-Heavy Industrial Zone.

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

# ZONING MAP: WOOD RIVER, NEBRASKA

