



# **Hall County Regional Planning Commission**

**Wednesday, April 4, 2018**

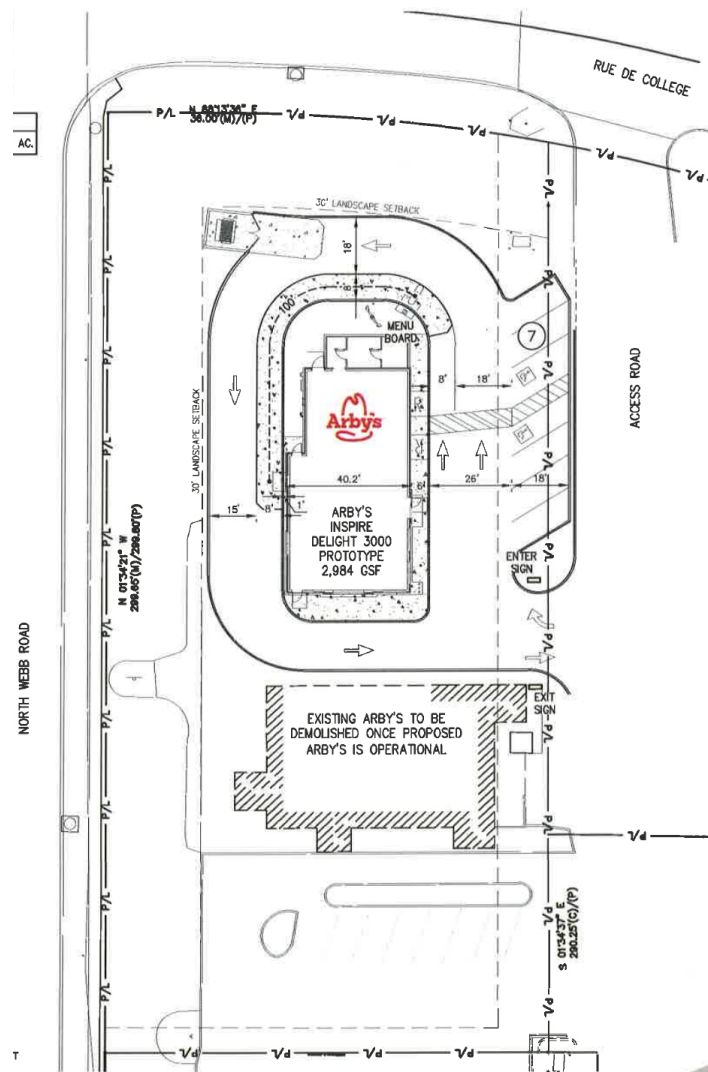
**Regular Meeting**

## **Item F1**

**Rezoning (Arby's on Webb Road) Lot 1 Block 9 of the Second  
Amendment of Lot 1 Block 9 Continental Gardens Subdivision  
from CD Zone to Amended CD Zone (C-16-2018GI)**

**Staff Contact:**





**Proposed Development Plan for Lot 1 as submitted March 2018**

**PROPOSAL:** The proposed change would allow a new building oriented north and south will ultimately provide additional parking on site and new drive through access. This lot would not have access directly to Rue de College or Webb Road . The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

#### **OVERVIEW:**

##### **Site Analysis**

<i>Current zoning designation:</i>	CD-Commercial Development Zone.
<i>Permitted and conditional uses:</i>	Commercial, Office and Retail Uses
<i>Comprehensive Plan Designation:</i>	Commercial development
<i>Existing land uses.</i>	Retail development and vacant property

### **Adjacent Properties Analysis**

*Current zoning designations:*

**South West and East** CD Commercial Development Zone

*Permitted and conditional uses:*

**North:** R4 High Density Residential  
CD – Commercial, office and retail uses as permitted and built according to the approved development plan. R4 Residential uses up to a density of 43 units per acre, along with a variety of non-profit, recreational and educational uses.

*Comprehensive Plan Designation:* **North, South, East and West:** Designated for commercial development and uses.

*Existing land uses:*

**North:** Detention Cell

**East:** Strip Commercial

**West:** Northwest Commons, fast food and commercial uses

**South:** Strip Commercial, parking lot

### **EVALUATION:**

#### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is an infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.

#### **Negative Implications:**

- *None foreseen*

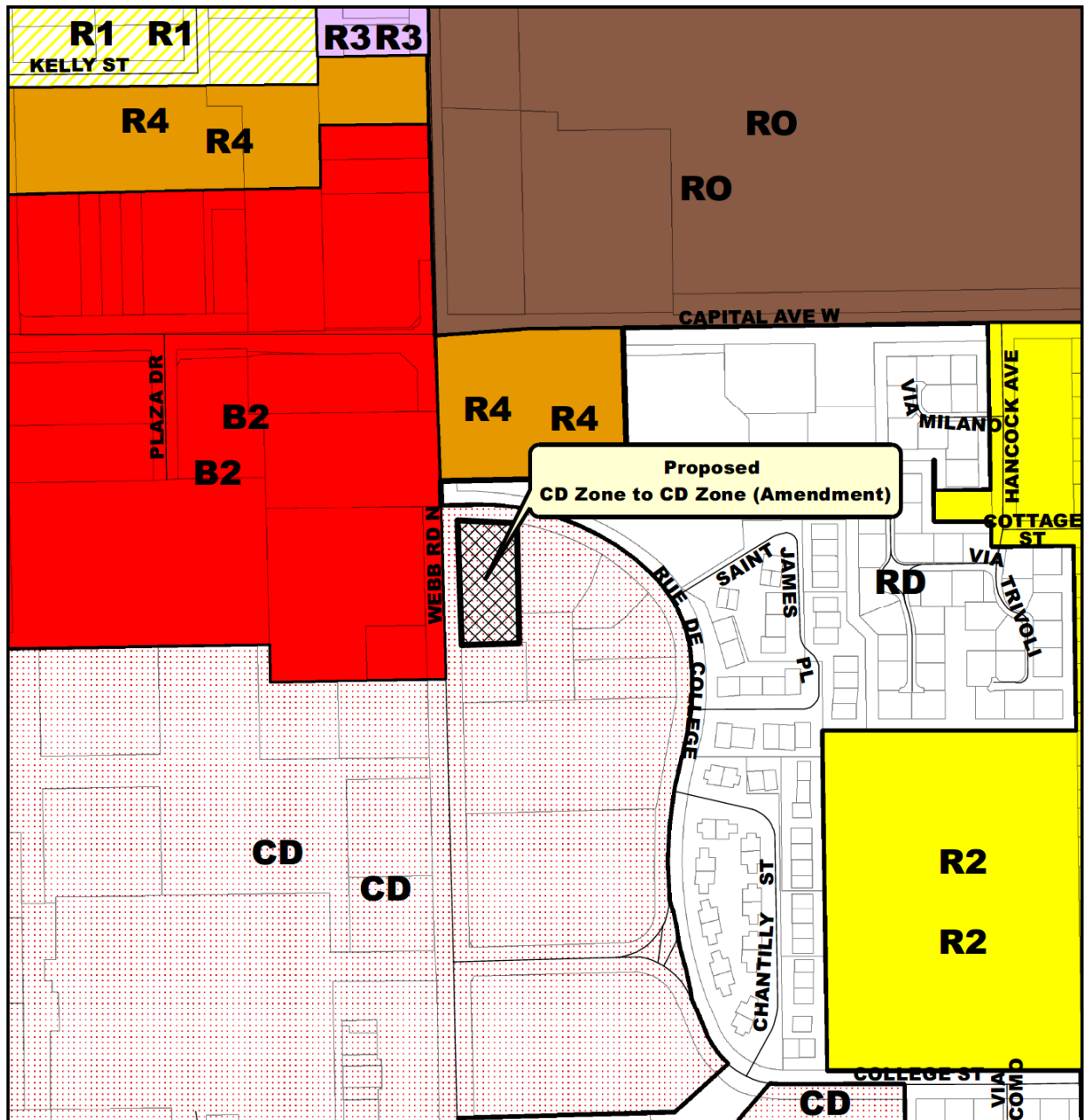
#### **Other Considerations**

Commercial development zones allow up to 50% of the property within the CD zone to be covered with buildings.



### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.


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



## Proposed Zoning

-  Current Zoning (CD Commercial Development Zone)
-  Zoning Amendment (CD Commercial Development Zone)

Scale: None  
C-16-2018GI

  
Requested Zoning Amendment Area  
(SEE MAP)







NUMBER OF  
PARKING SPACES

7

**SITE SUMMARY**

AREA OF OUTPARCEL 0.95 AC.



0 20  
10 40  
1"=40'

Horizontal Scale in Feet

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD

30' LANDSCAPE SETBACK

30' LANDSCAPE SETBACK



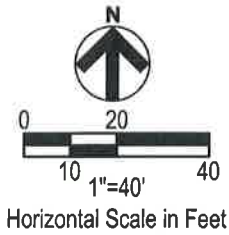
ARBY'S INSPIRE  
DELIGHT 3000  
PROTOTYPE  
2,984 GSF

EXISTING ARBY'S TO BE  
DEMOLISHED ONCE PROPOSED  
ARBY'S IS OPERATIONAL

**NOTES**

1. SITE SKETCH IS FOR PRELIMINARY SCHEMATIC PURPOSES ONLY.
2. PROPERTY DIMENSIONS, SITE SQUARE FOOTAGE AND EXISTING SURFACE FEATURES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE UPON THE ARRIVAL OF A CERTIFIED SURVEY.
3. ALL DIMENSIONS ARE TO FACE-OF-CURB.
4. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY ARBY'S.





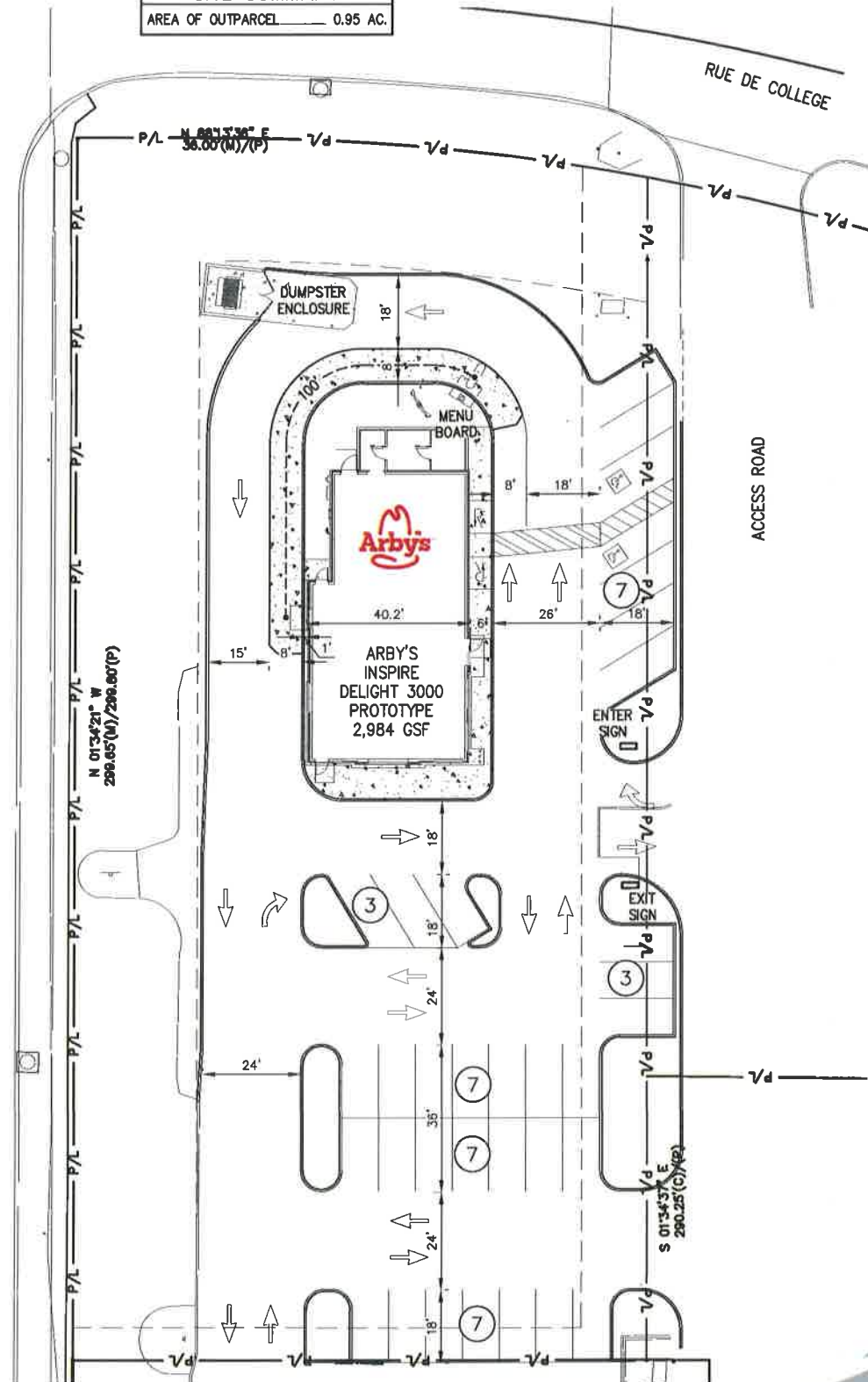
**SITE SUMMARY**  
AREA OF OUTPARCEL: 0.95 AC.

**NUMBER OF  
PARKING SPACES**  
**34**

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD



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NUMBER OF  
PARKING SPACES  
**51**

**SITE SUMMARY**

AREA OF OUTPARCEL 0.95 AC.



0 10 20 40  
1"=40'

Horizontal Scale in Feet

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD

30' LANDSCAPE SETBACK

10

12

12

10

EXISTING  
ARBY'S

7

P/L N 88°13'30" E  
38.00'(M)/(P)

P/L N 01°34'21" W  
289.65'(M)/299.60'(P)

S 01°34'37" E  
290.25'(C)/(P)

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4. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY ARBY'S.

# 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 Zanadu Inc. c/o Karl Nance Phone (h) \_\_\_\_\_ (w) 308-379-3051

Applicant Address 806 South Clark Street, Grand Island, Nebraska 68801

Registered Property Owner (if different from applicant) Zana Trustee/James Scott

Address 209 Lakeside Drive, Grand Island, NE 68801 Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address 2333 Webb Road North, Grand Island, NE 68801

Legal Description: (provide copy of deed description of property)

Lot 1 Block 9 Subdivision Name Continental Gardens, Grand Island, Nebraska, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

1. Property Rezoning (yes ☐) (no ☒)  
(provide a properly scaled map of property to be rezoned) See attached drawings

From CD (Commercial Development Zone) to CD (Commercial Development Zone)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☐)  
(describe nature of requested change to text of Zoning Ordinance)

Purpose for zoning change is to demolish the existing Arby's building and construct a new Arby's building north of the existing structure. See drawings for location.

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

The proposed demolition and new construction will utilize the new Arby's building model. This plan will also use existing circulation and access drives to public right-of-way. Interior lot parking and drive-thru circulation will be improved with the new building location and orientation.

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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 \_\_\_\_\_ Date \_\_\_\_\_

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