



City of Grand Island

Tuesday, April 10, 2018

Council Session

Item E-6

Public Hearing on Request to Rezone Property located at 2333 Webb Road from CD Commercial Development to CD Amended Commercial Development (Zanadu, Inc.)

Council action will take place under Ordinances item F-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 10, 2018

Subject: Rezone from CD to Amended CD Zone

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

Background

An application has been made to rezone property described as Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone.

Discussion

At the regular meeting of the Regional Planning Commission, held April 4, 2018 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained an application has been made to change zoning (amend the approved development plan) for the property where Arby's is located on Webb Road.

The Development Plan for approved in 1997 shows the Arby's building at the south end of Lot 1 Block 9 of Continental Gardens Subdivision. The Developers are requesting changes to the plan as approved to allow a new Arby's store to be built at the north end of the lot. After building the new store the existing store will be demolished and paved for parking.

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.

O'Neill closed the Public Hearing.

A motion was made by Maurer and seconded by Apfel to recommend approval of the amended development plan and request to rezone as presented.

The motion carried with 10 members present voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Rainforth, Apfel, Allan, Rubio, and Randone).

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:

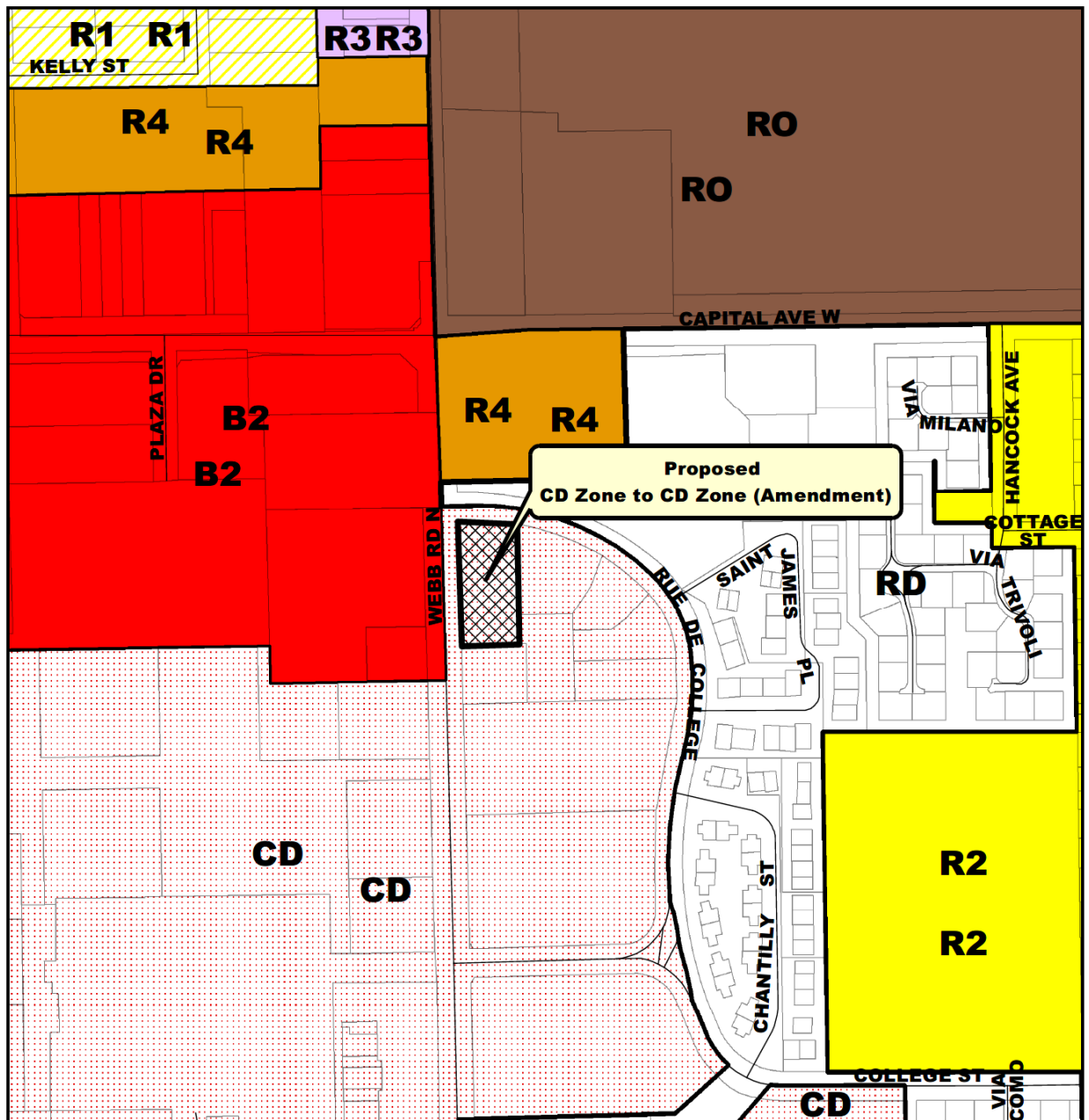
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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

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

Scale: None
C-16-2018GI



 Requested Zoning Amendment Area
(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 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:

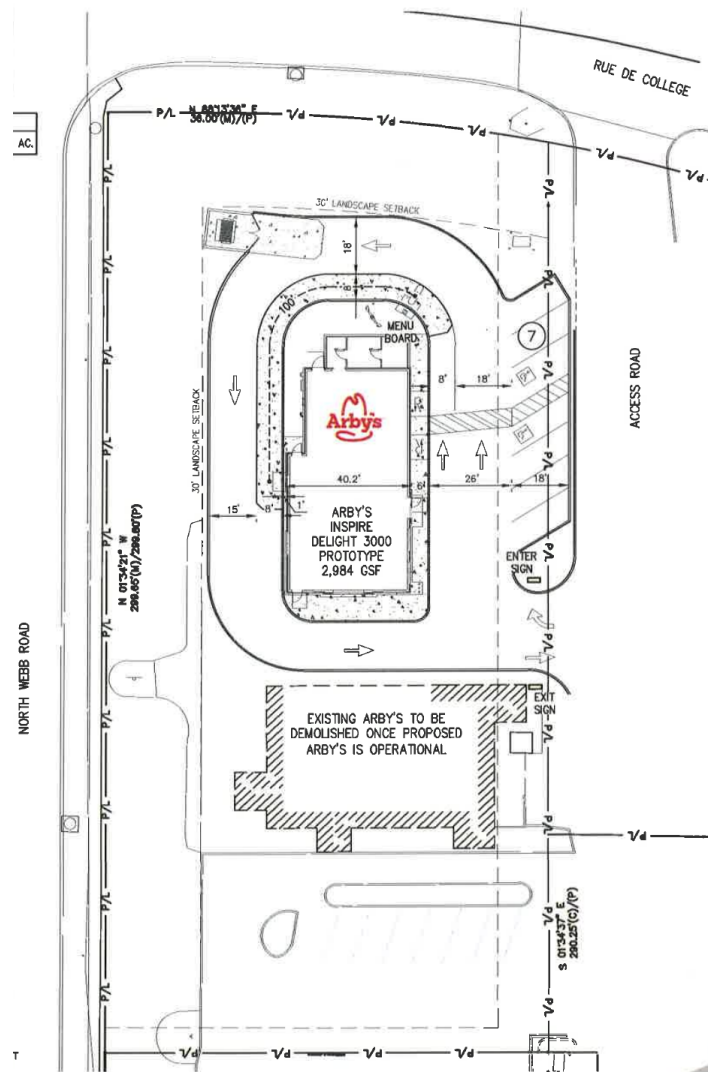
A public hearing will be held for this request

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



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*

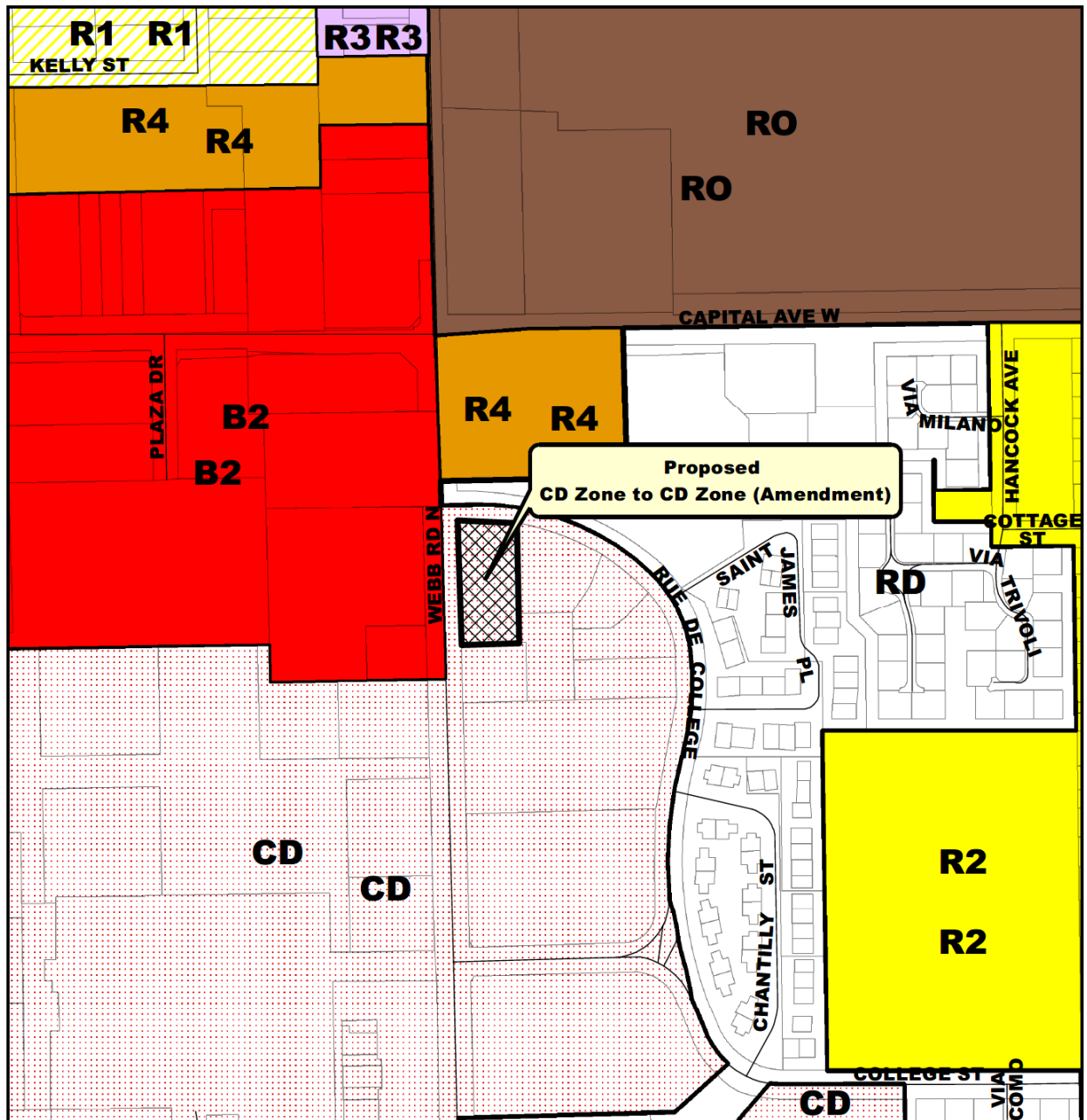
Other Considerations

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

 N
W E S

 Requested Zoning Amendment Area
(SEE MAP)



NUMBER OF
PARKING SPACES

7

SITE SUMMARY

AREA OF OUTPARCEL 0.95 AC.



0 20
10 1"=40' 40

Horizontal Scale in Feet

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD

30' LANDSCAPE SETBACK

30' LANDSCAPE SETBACK

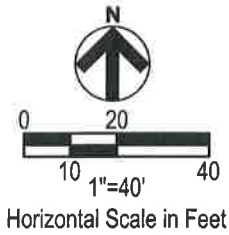


ARBY'S
INSPIRE
DELIGHT 3000
PROTOTYPE
2,984 GSF

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.



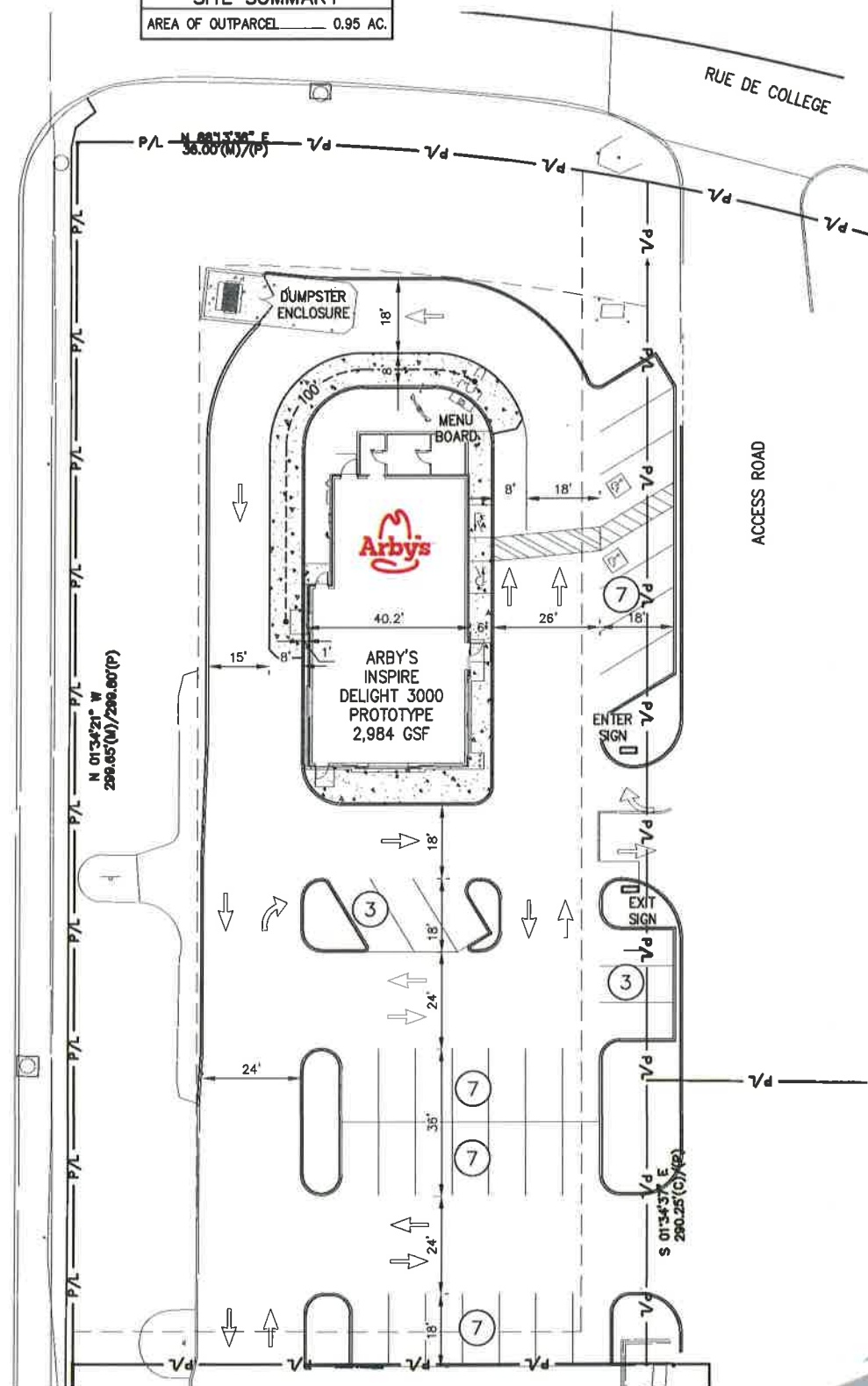
SITE SUMMARY
AREA OF OUTPARCEL 0.95 AC.

**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

N 01°34'21" W
289.65'(M)/299.60'(P)

P/L N 88°13'38" E
38.00'(M)/(P)

S 01°34'37" E
290.25'(C)/(P)

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