



# City of Grand Island

Tuesday, April 23, 2019

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property located South of Wildwood Drive and East of US Highway 281 from TA – Transitional Agriculture to B2 – General Business (GIAEDC Station 31, LLC)**

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

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** April 23, 2019

**Subject:** Rezone 19 Acres of Land South of Wildwood Drive and East of U.S. Highway 281 from TA Transitional Agriculture to B2 General Business

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

## **Background**

Station 31 LLC has purchased Lewis Greenscape, the house to the west of the green house and all of the property in the northwest quarter of the northwest quarter of that section except the road right of way and Graham Tire with the hopes of redeveloping this property and extending commercial development closer to Interstate 80. They are requesting that Council extend the B2 General Business Zoning District across the remainder of the 40 acres. More than half of this property is already zoned B2.

## **Discussion**

Station 31 LLC has submitted a plat that combines the Lewis Greenscape property with the house and the farm ground into a single lot for development.

At the regular meeting of the Regional Planning Commission, held April 3, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity explained the property in question was purchased by the Grand Island Area Economic Development Corporation and Chief Industries for redevelopment. The property is a farm field that is located behind Graham Tire and Lewis Greenscape. The property is shown in the future land use map as manufacturing but has been commercial for many years. Nabity also explained the property is not in the city limits; Lewis Greenscape is in the city limits. A request to annex the rest of the property will be going to council at the end of the month. It will be a voluntary annexation.

O'Neill closed the public hearing.

A motion was made by Hedricksen and second by Ruge to rezone a portion of the NW1/4 of the NW1/4 of 8-10-9 from TA Transitional Agriculture District to B2 General Business.

The motion carried with ten members in favor (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

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**

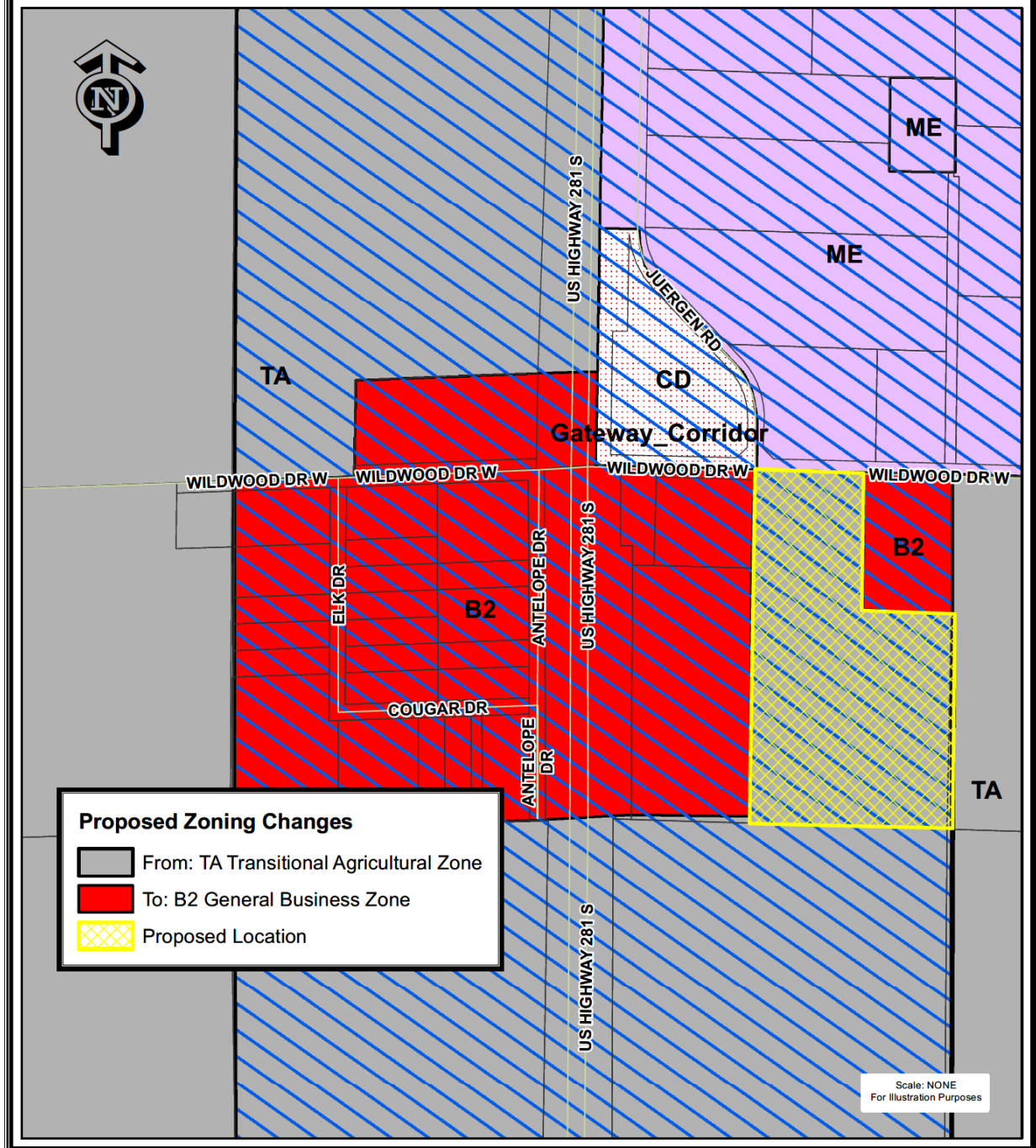
City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance as presented.

# Proposed Zoning Change Location Map

NW1/4,NW1/4, Section 8, Township10, Range 9, West 6 PM



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 26, 2019

**SUBJECT:** *Zoning Change (C-18-2019GI)*

**PROPOSAL:** This application is requesting a rezoning of approximately 19 acres of land south of Wildwood Drive and east of U.S. Highway 281. This is the vacant property located immediately east of a property zoned B-2 General Business on the corner of U.S. Highway 281 and Wildwood Drive. The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island and a request has been made by the owners to consider it for annexation.

### OVERVIEW:

#### Site Analysis

<i>Current zoning designation:</i>	<b>TA:</b> Transitional Agriculture Zone
<i>Intent of zoning district</i>	<b>TA:</b> The intent of this zoning district is 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 both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.
<i>Permitted and conditional uses:</i>	<b>TA:</b> Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture
<i>Existing land uses.</i>	Undeveloped property
<i>Proposed Zoning Designation</i>	<b>B-2</b> General Business Zone
<i>Intent of zoning district:</i>	<b>B-2:</b> 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.
<i>Permitted and conditional uses:</i>	<b>B2:</b> Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

### **Adjacent Properties Analysis**

#### *Current zoning designations:*

**North: ME-** Industrial Estates Zone & **B-2** General Business Zone,

**South: TA-**Transitional Agriculture Zone,

**East: B-2** General Business Zone & TA-Transitional Agriculture Zone,

**West: B-2** General Business Zone

#### *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.

**ME:** The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

**TA:** The intent of this zoning district is 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 both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

#### *Permitted and conditional uses:*

**B2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

**ME:** Industrial Manufacturing, Administrative offices, Trade schools, Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant, Bus Garaging and Equipment Maintenance.

**TA:** Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture

#### *Existing land uses:*

**North:** Industrial

**South and East:** Vacant

**West:** Vacant/Graham Tire

## **EVALUATION:**

### **Positive Implications:**

- *Largely Consistent with the City of Grand Island's current and historic zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would provide additional commercial space along the 281 Corridor. One of the long term goals for the City is to expand toward I-80.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property for commercial uses.*

### **Negative Implications:**

- *None foreseen:*

### **Other Considerations**

The majority of this property is planned for manufacturing uses on the Future Land Use Map for the City of Grand Island though it has been used for general business and agricultural uses and

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA Transitional Agriculture Zone to B2 General Business Zone.

\_\_\_\_\_ Chad Nabity, AICP

# Proposed Zoning Change Location Map

NW1/4,NW1/4, Section 8, Township10, Range 9, West 6 PM

