



City of Grand Island

Tuesday, October 22, 2019

Council Session

Item E-1

**Public Hearing on Zoning Change located at 721 West 9th Street
from R4-High Density Residential to B2-General Business Zone
(Juan and Elena Montejo)**

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 22, 2019

Subject: Change of Zoning from R4 High Density Residential to B2 General Business

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

Background

The owners of 721 West 9th Street are requesting that the zoning on property be changed from R4 High Density Residential to B2 General Business. They own the car lot across the alley to the south and intend to use this building, formerly a beauty salon, as their office.

Discussion

At the regular meeting of the Regional Planning Commission, held October 2, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Rashad Moxey, staff planner, presented the case to the planning commission. No members of the public spoke at the meeting.

O'Neill closed the public hearing.\

A motion was made by Monter and second by Robb to approve the zoning change of 721 W. 9th Street (lot 5 of H.G. Clarks Addition) from R4 High Density Residential to B2 General Business Zone.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth, Hendrickson, 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 comprehensive plan amendment and rezoning request as presented
2. Modify the comprehensive plan amendment and 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.

Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 2, 2019

SUBJECT: *Zoning Change* (C-02-2020GI)

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located at 721 W 9TH Street. An application has been made to rezone BLK 10 LT 5 of H. G. Clarks Addition located south of 9TH Street and east Eddy Street from **R4** High Density Residential to **B2** General Business Zone. The owners intend on using the newly acquired property for office purposes for an existing used car lot located directly south of the property at the intersection of 8TH and Eddy.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R4- High Density Residential
<i>Permitted and conditional uses:</i>	R4- Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural use
<i>Comprehensive Plan Designation:</i>	Mixed Use Commercial
<i>Existing land uses.</i>	Commercial Use
<i>Proposed Zoning Designation</i>	B2- General Business Zone
<i>Intent of zoning district:</i>	B2: 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>	B2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: R4- High Density Residential, South: B2- General Business Zone, East: R4- Density Residential, West: R4- High Density Residential
<i>Intent of zoning district:</i>	R4: The intent of this zoning district is to provide for residential uses at a maximum density of forty-three dwelling units per acre with supporting community facilities.

This zoning district is also used as a transitional zone between lower density residential zones and office, business, or manufacturing zones.

B2: 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:

R4: Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, elderly housing, group care home for less than eight (8) individuals, non-profit and institutional uses along with agricultural use

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

Existing land uses:

North: Residential
South: Commercial
East: Residential
West: Residential

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for Mixed Use Commercial a combination of commercial and residential uses.
- *Consistent with the existing Commercial development:* This property is adjacent to a high volume corridor; the proposal will act as traffic barrier for residential neighborhoods.
- *Walkable Communities:* The proposal will allow for future commercial developments to be relatively close to homes, allowing for easy access and short walkable trips for residents.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Proposed change will be consistent with the current usage of the existing building:* This change will eliminate the need for a conditional use permit that was previously grant for commercial use of this property.

Negative Implications:

- *None foreseen.*

Other Considerations

This proposal is consistent with the 2004 comprehensive plan. The proposed property has been designated possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

Propozed Zoning Change Future Landuse Map

H. G. Clarks Addition, Block 10 Lot 5, in the City of Grand Island

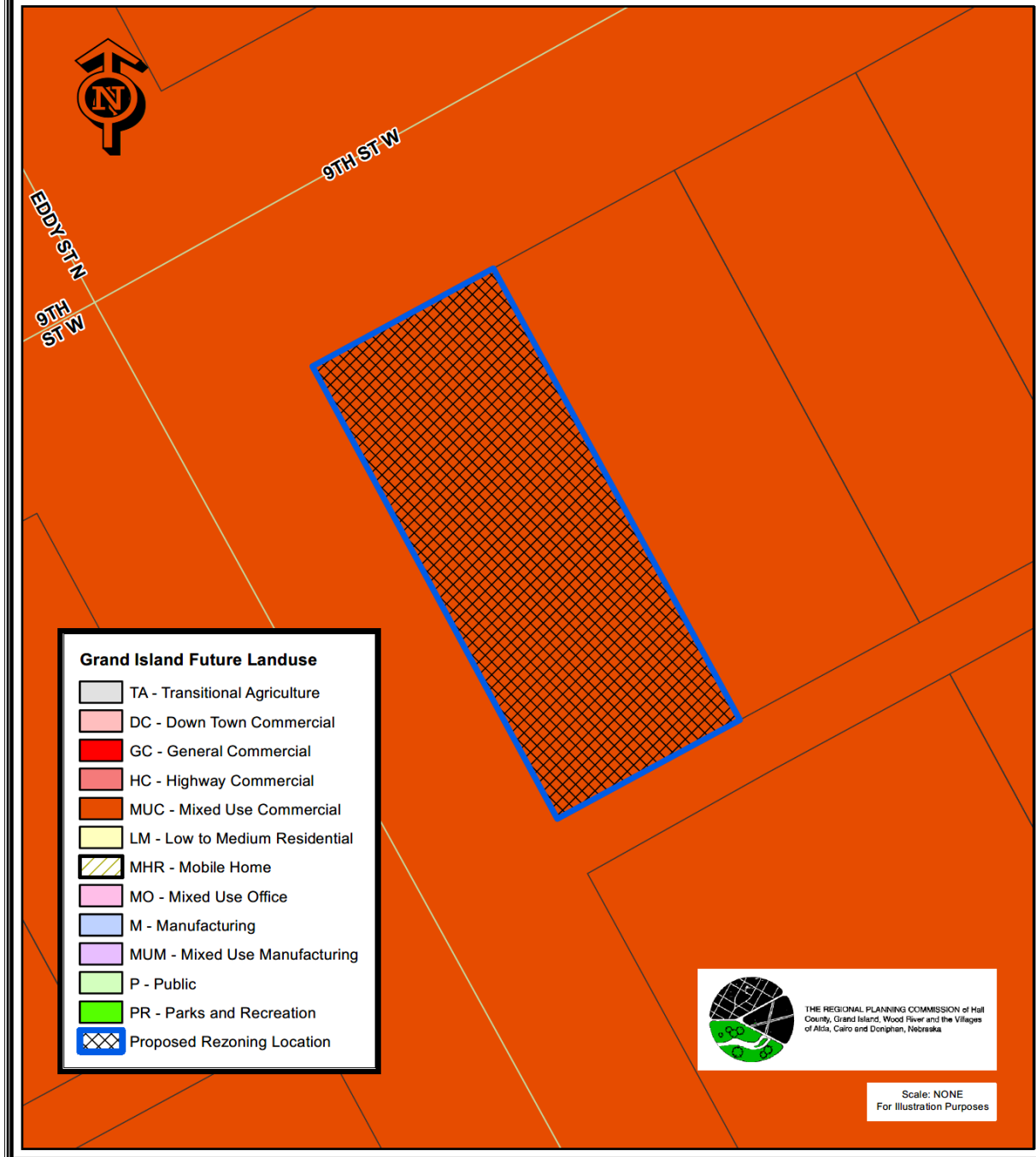


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RO – Residential Office to B2 General Business.

_____ Chad Nabity