



Hall County Regional Planning Commission

Wednesday, April 3, 2019

Regular Meeting

Item F2

Zoning Change - GIAEDC (Lewis Greenscape Area)

Staff Contact:

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>	TA: Transitional Agriculture Zone
<i>Intent of zoning district</i>	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.
<i>Permitted and conditional uses:</i>	TA: 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-2 General Business Zone
<i>Intent of zoning district:</i>	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.
<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

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

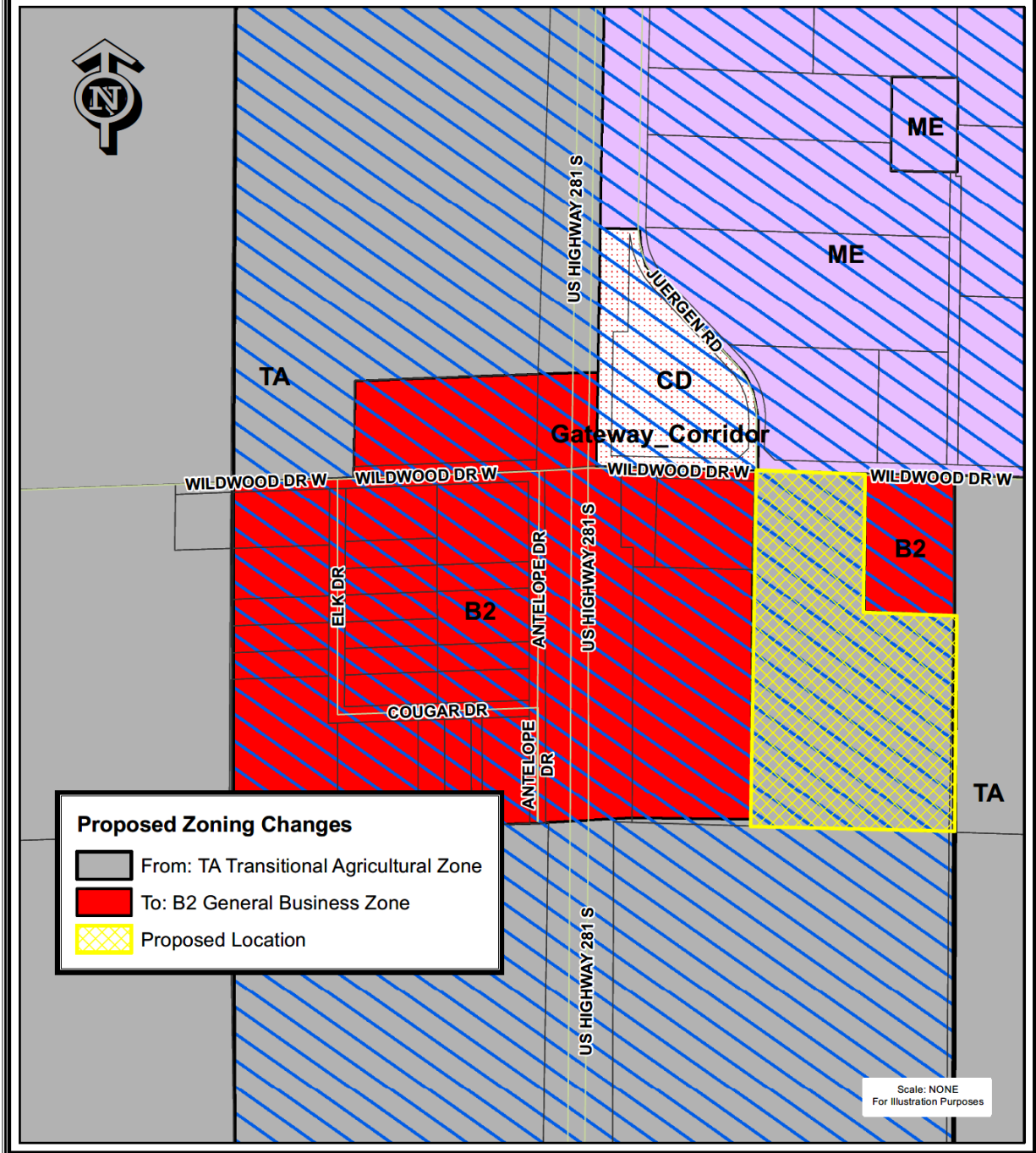
RECOMMENDATION:

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

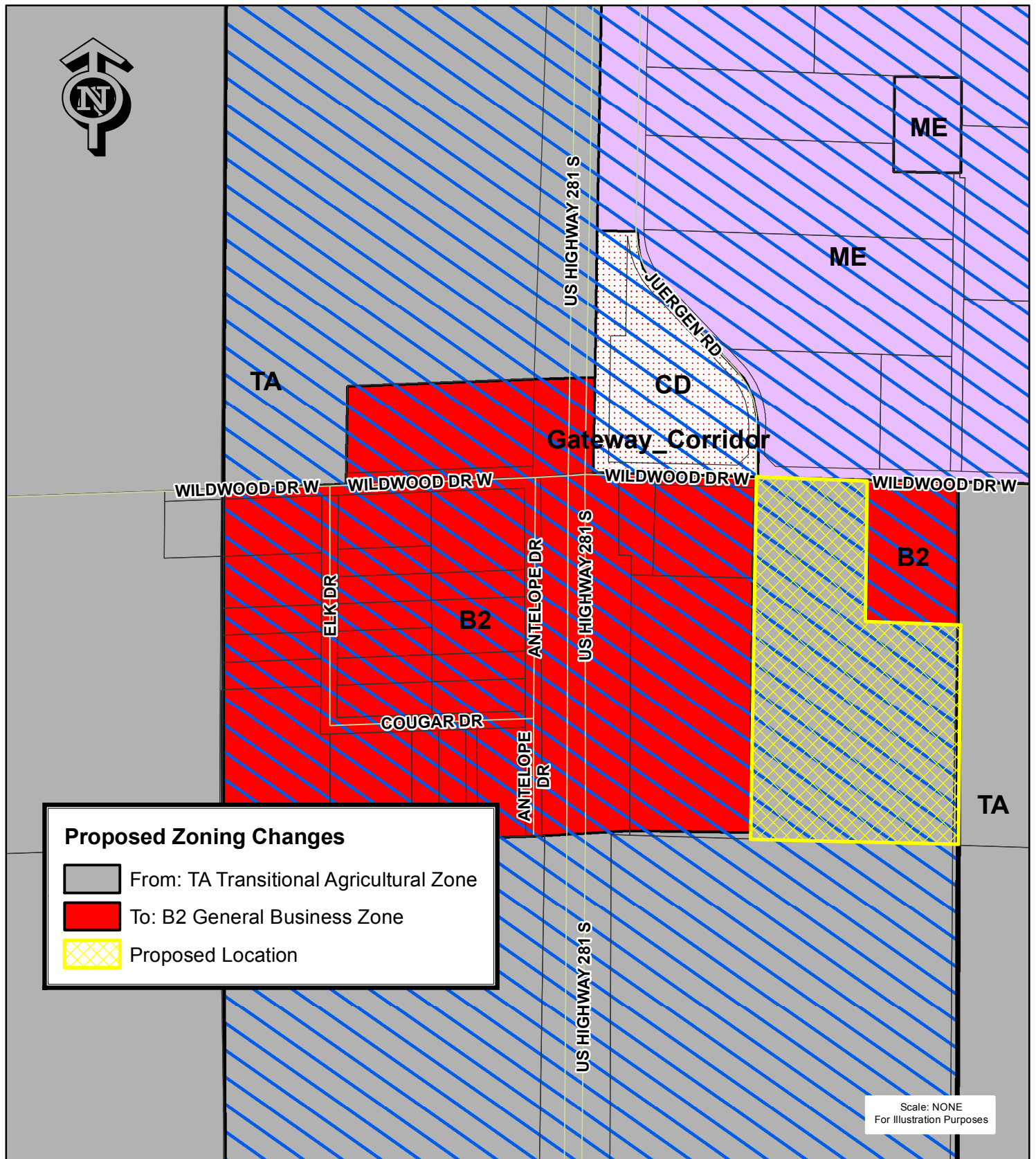
Proposed Zoning Change Location Map

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



Proposed Zoning Change Location Map

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



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 GIAEDC STATION 31 LLC Phone (h) _____ (w) 308-381-7500
Applicant Address PO Box 1151
Registered Property Owner (if different from applicant) _____
Address _____ Phone (h) _____ (w) _____

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

Property Address _____
Legal Description: (provide copy of deed description of property)
Lot _____ Block _____ Subdivision Name _____, and/or
All/part NW1/4, NW1/4 of Section 8 Twp 10 Rge 9 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes x) (no ___)
(provide a properly scaled map of property to be rezoned)

From TA TRANSITIONAL AG to B2 GENERAL BUSINESS

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

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

Subdividing tract to 1 lot and partial tract is already B2

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 Jai Anderson

Date 3/16/19

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