



# **Hall County Regional Planning Commission**

**Wednesday, May 1, 2019  
Regular Meeting**

## **Item F1**

**Public Hearing - Comprehensive Plan Amendment (C-20-2019GI)**

**Staff Contact:**

## Agenda Item #4 & #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

April 23, 2019

**SUBJECT:** *Future Land Use Map and Zoning Change (C-20-2019GI) (C-21-2019GI)*

**PROPOSAL:** This application includes approximately 3.3 acres of land north of 4<sup>th</sup> Street between Congdon Ave. and Willow Street. This property is owned by L & P Investments LLC and has been used as a contractors storage yard for several years. Starostka Contracting LLC is proposing to purchase and redevelop the property for residential uses. The property is located within the Grand Island municipal limits.

The applicant is asking that the zoning on this property be changed from M2 Heavy Manufacturing to R3-SL Medium Density Small Lot Residential. The stated purpose of this rezoning is to allow the applicant to redevelop this property for residential uses. A map of the proposed changes is attached.

It would be prudent to amend the Grand Island Comprehensive Plan and Future Land Use map to change the proposed future use of this property from manufacturing to low to medium density residential as part of this application. The northerly portion of this property is already planned for low to medium density residential use but the entire piece is not included in that low to medium density residential area. A map of the proposed changes is attached.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

M2 Heavy Manufacturing

*Permitted and conditional uses:*

M2- Commercial and manufacturing uses, limited residential and recreational uses. Minimum lot size of 6,000 square feet. Minimum lot size of 6000 square feet.

*Comprehensive Plan Designation:*

Designated for Manufacturing and Low to Medium Density Residential.

*Existing land uses.*

Contractor storage yard and Single family residential.

##### Adjacent Properties Analysis

*Current zoning designations:*

**South and East:** M2-Heavy Manufacturing

**North and West:** R4-High Density Residential

*Permitted and conditional uses:* M2- Commercial and manufacturing uses, limited residential and recreational uses. Minimum lot size of 6,000 square feet. R4- High Density Residential, Residential uses at a density of 42

dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

*Comprehensive Plan Designation:*

**North and West:** Low to Medium Density Residential

*Existing land uses:*

**East and South:** Designated for Manufacturing  
**East and South:** Commercial buildings and Single family residential.

**North and West:** Single family residential,

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated both Manufacturing and Low to Medium Density Residential uses. The proposed plan amendment would bring the entire property into compliance.
- *Development of this Property will lower the per property cost of the approved Sanitary Sewer District.* This property is included in a sanitary sewer district that will extend sewer from 7<sup>th</sup> and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service. This development, at this time should reduce the overall cost to each property owner in the district by at least 30%.
- *Infill Development:* This property has been in the City Limits of Grand Island for more than 100 years and has not developed primarily because of the lack of municipal infrastructure. This change will facilitate the development of that infrastructure.

### **Negative Implications:**

- *None foreseen.*

## **RECOMMENDATION:**

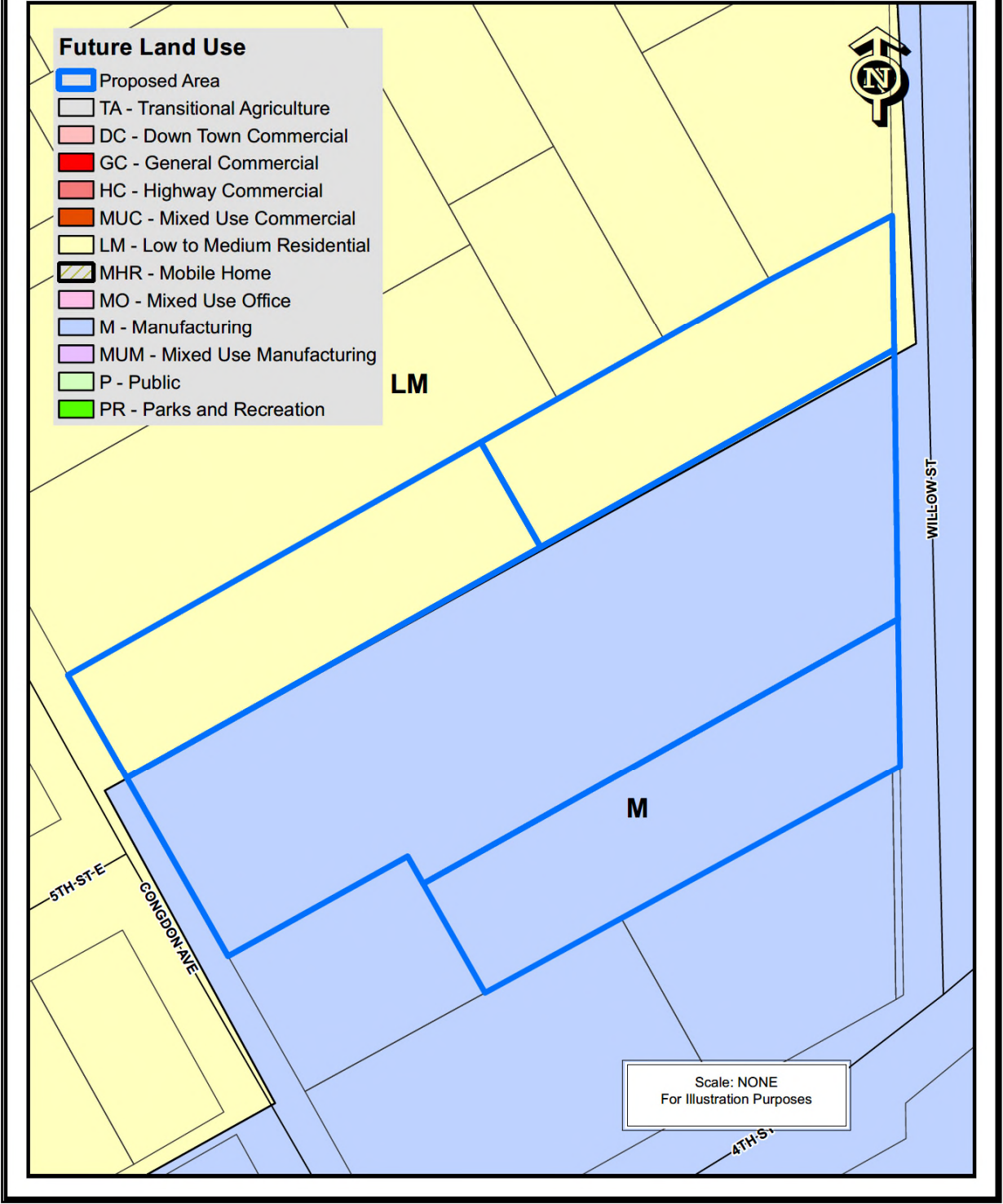
That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan. Part of this property is already planned for low to medium density residential development.

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site as requested.

If the Planning Commission recommends against changing the Future Land Use Map it would be consistent to recommend against the approval of the zoning change.

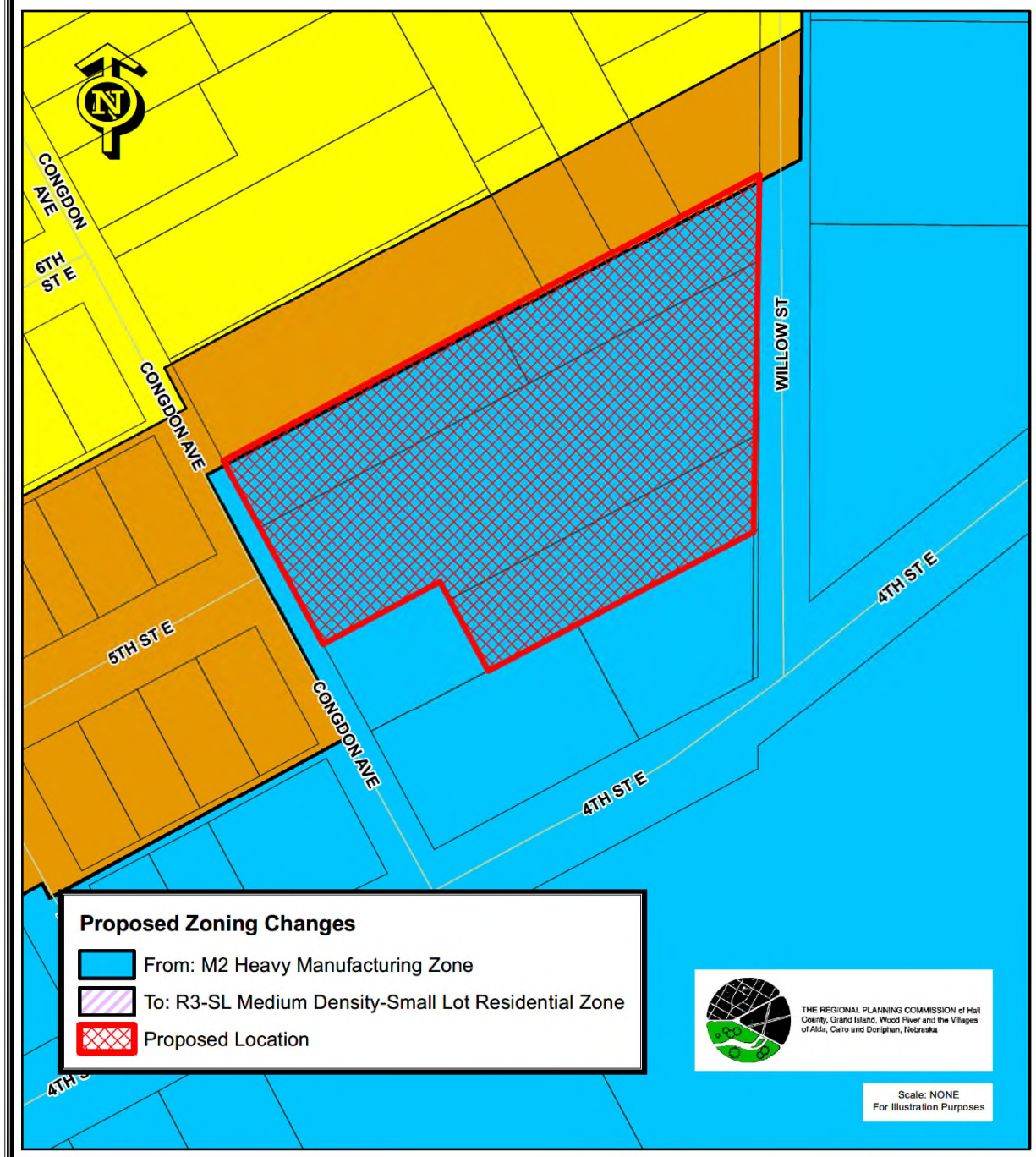
\_\_\_\_\_ Chad Nabity AICP, Planning Director

**PROPOSED AREA  
LOCATION MAP**



## Proposed Zoning Change Location Map

A tract of land consisting of all of lots 11 and 12 and part of lots 13 and 14, all of Lambert's Subdivision,  
in the City of Grand Island



**Regional Planning Commission**

**\*applicable only in Alda, Doniphan, Wood River**



# REZONING

## GRAND ISLAND

### HALL COUNTY, NEBRASKA

#### M-2

#### Heavy Manufacturing Zone

#### to

#### R-3SL

#### Medium Density

#### Small Lot





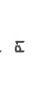
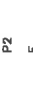




#### Residential Zone

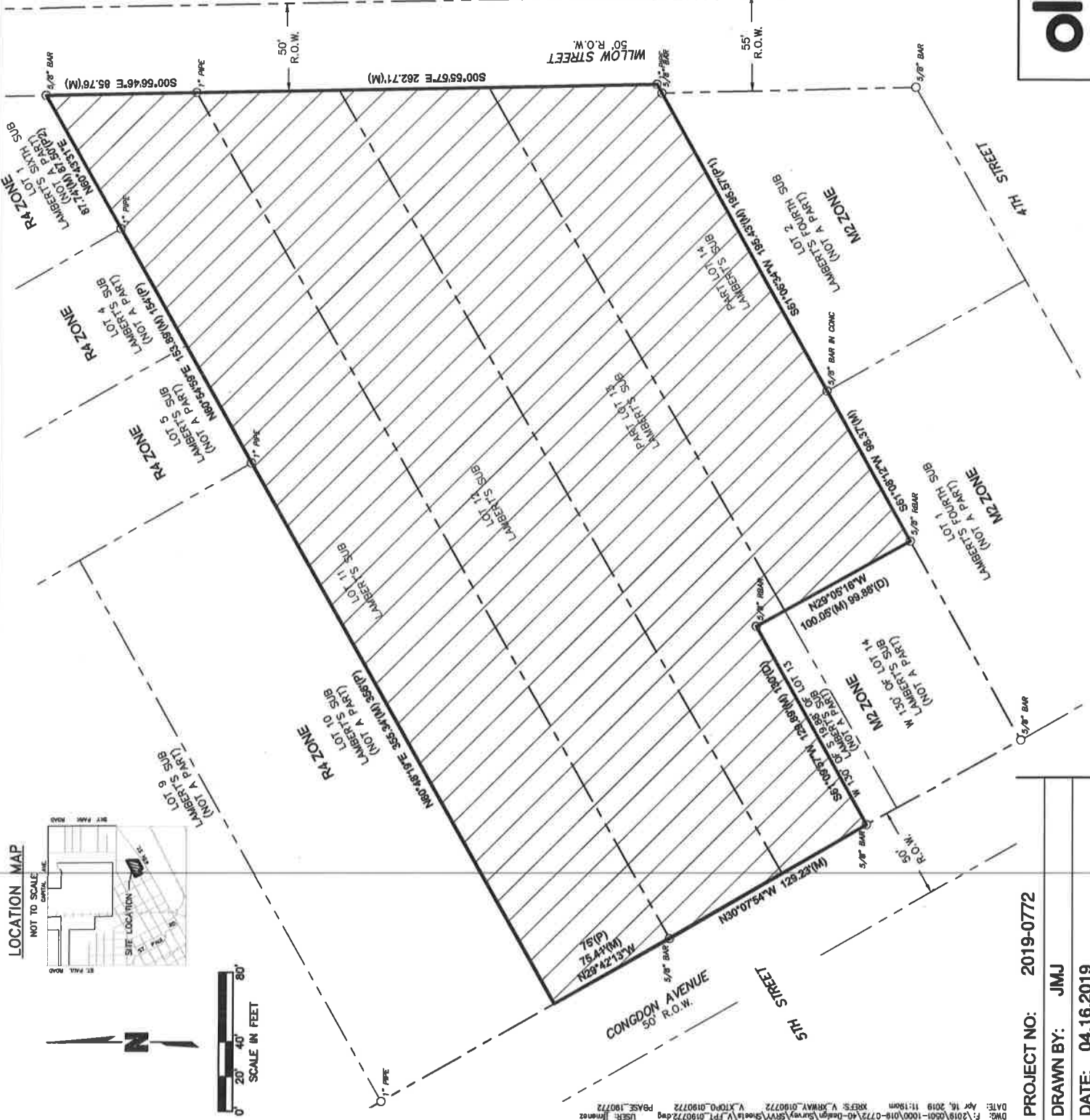
#### REZONING TRACT DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOTS 11 AND 12 AND PART OF LOTS 13 AND 14, ALL OF LAMBERT'S SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTLY CORNER OF LOT 11, LAMBERT'S SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF  $50^{\circ}56'46''$ E, ALONG THE NORTHEASTLY LINE OF LAMBERT'S SUBDIVISION AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WILLOW STREET, A DISTANCE OF 85.76 FEET TO THE SOUTHEASTLY CORNER OF SAID LOT 11; THENCE  $50^{\circ}55'57''$ E, ALONG SAID NORTHEASTLY LINE AND SAID WEST R.O.W. LINE, A DISTANCE OF 262.71 FEET TO THE SOUTHEASTLY LINE OF LOT 14, SAID LAMBERT'S SUBDIVISION; THENCE  $90^{\circ}05'53''$ W, ALONG THE SOUTHWESTLY LINE OF SAID LOT 14, A DISTANCE OF 100.05 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID WILLOW STREET; THENCE  $58^{\circ}08'14''$ W, ALONG SAID SOUTHEASTLY LINE, A DISTANCE OF 195.43 FEET; THENCE  $58^{\circ}08'12''$ W, A DISTANCE OF 98.37 FEET; THENCE  $58^{\circ}05'16''$ W, A DISTANCE OF 100.05 FEET; THENCE  $58^{\circ}05'57''$ W, A DISTANCE OF 129.89 FEET TO A POINT ON THE SOUTHEASTLY LINE OF SAID LAMBERT'S SUBDIVISION AND ALSO BEING THE NORTHEASTLY R.O.W. LINE OF CONDON AVENUE; THENCE  $N30^{\circ}07'54''$ W, ALONG SAID SOUTHWESTLY LINE AND SAID NORTHEASTLY R.O.W. LINE, A DISTANCE OF 129.23 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 11; THENCE  $N29^{\circ}42'13''$ W, ALONG SAID R.O.W. LINE, A DISTANCE OF 75.41 FEET TO THE NORTHERLY LINE OF SAID LOT 11; THENCE  $N60^{\circ}48'19''$ E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 355.34 FEET TO THE SOUTHWESTLY CORNER OF LOT 5, LAMBERT'S SUBDIVISION; THENCE  $N60^{\circ}54'59''$ E, ALONG SAID NORTHEASTLY LINE OF LOT 11, A DISTANCE OF 153.89 FEET TO THE SOUTHWESTLY CORNER OF LOT 4, SAID LAMBERT'S SUBDIVISION; THENCE  $N60^{\circ}43'31''$ E, A DISTANCE OF 153.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS CALCULATED AREA OF 143,937.68 SQUARE FEET OR 3.305 ACRES MORE OR LESS.

#### LEGEND

-  REZONING AREA TO R-3SL
-  FOUND CORNER (AS NOTED)
-  PROPERTY LINE
-  REZONING BOUNDARY LINE
-  MEASURED DISTANCE
-  DEEDED DISTANCE
-  PLATTED DISTANCE LAMBERT'S SUB
-  PLATTED DISTANCE LAMBERT'S 4TH SUB
-  PLATTED DISTANCE LAMBERT'S 6TH SUB
-  EASEMENT DISTANCE



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**olsson**

PROJECT NO: 2019-0772

DRAWN BY: JMJ

DATE: 04.16.2019

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