



Hall County Regional Planning Commission

**Wednesday, October 2, 2019
Regular Meeting**

Item F2

Public Hearing - Zoning Change - Lot 5 of H.G. Clarks Addition

Staff Contact:

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.

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

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

\$850.00

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Juan Mateo Nicolas Montejó and Elena Gaspar Montejó-Montejó Phone (h) (308) 227-6471 (w) _____

Applicant Address 1216 E 8th Street, Grand Island, NE 68801

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address 721 West 9th Street, Grand Island, Nebraska

Legal Description: (provide copy of deed description of property)

Lot 5 Block 10 Subdivision Name H.G. Clark's Addition to the City of Grand Island, Hall County, 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)

From R4-High Density Residential Zone to B2-General Business Zone

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:

Intend to utilize property for office and additional parking of used cars for sale in respect to current auto sales business owned by applicants that is located immediately adjacent.

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 Elena Gaspar M Montejó

Date 9-6-19

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