



City of Grand Island

Tuesday, January 28, 2020

Council Session

Item E-4

Public Hearing on Zoning Change located North of Bismark Road, East of Cherry Street from CD- Commercial Development to RD- Residential Development and Commercial Development (GOSAN INC.)

Council action will take place under Ordinances item F-6.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 28, 2020

Subject: Rezone from CD Zone to RD Zone & Amended CD Zone

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

Background

An application has been made to rezone a portion of Lot 1 Super Bowl Subdivision from Commercial Development Zone (CD) to Residential Development Zone (RD) and amend the current CD zoning district changing the use from Bowling Alley/Family Entertainment Center to Museum and Reception Hall.

Discussion

At the regular meeting of the Regional Planning Commission, held January 8, 2020 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the Superbowl Subdivision includes 15 acres on the corner of Bismark and Cherry. The proposal is to divide the property into 3 lots. Lot 1 where the bowling alley is will remain commercial zone the use will transition from a bowling alley to a private car museum, reception hall and library. Lot 2 will be designated for development of a single family house the same restrictions as the R2 Zone except that the front yard setback will be 30 feet to match the RD zone buffer yard requirements. Lot 3 is planned for future residential development and all development will be restricted until such time as plan is approved by Council.

Linna Dee Donaldson, 1012 E. Oklahoma Grand Island, NE said in 2013 a community garden was started on that property. The Superbowl allowed them to use the land and Cherry Park Apartments watered the garden. Will the Community Garden be able to continue? Donaldson believes it will be a lot more attractive if something was built in the empty field. She also has a concern with the crowding it could cause to Dodge School.

Bob Meyer, 648 East Memorial Drive. Meyer mentioned his concern is the traffic. *John Nikodym*, 1104 E. Oklahoma Ave. Grand Island, NE – John Nikodym mentioned he would not attempt to market Lot 3 for a few years until he's settled. The Lounge area will be available for Heartland Lutheran School to use for extra activities.

Ann Miller, 704 S. Cherry Grand Island, NE. Miller mentioned the traffic is an issue in the area.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rubio to approve the Superbowl Subdivision zoning change from CD Commercial Development Zone to Amended Commercial Development Zone and RD Residential Development Zone, subdivision name change to Nikodym Subdivision and approve the Preliminary and Final Plat of Nikodym Subdivision.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) 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:

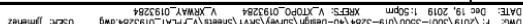
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

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

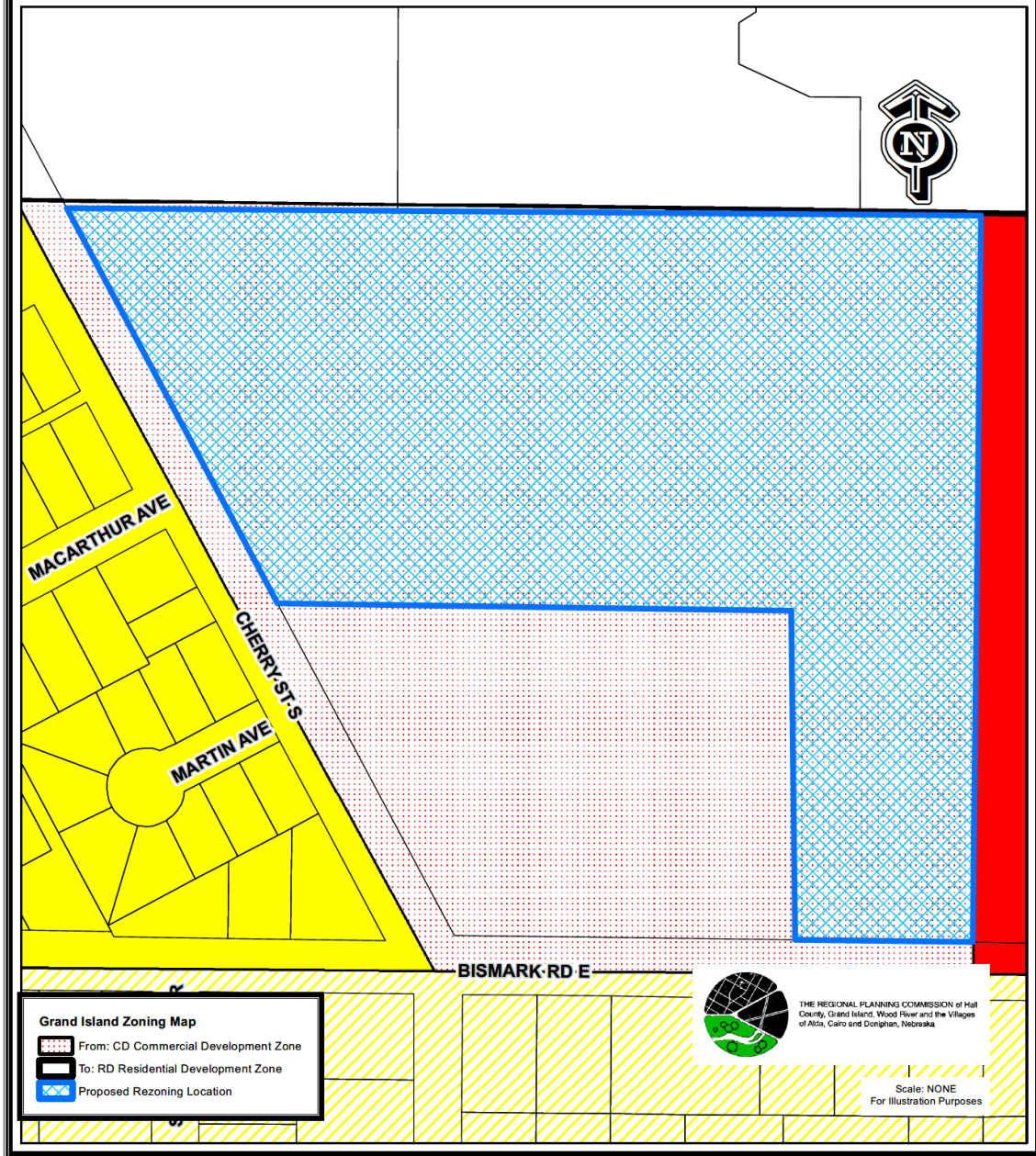
Sample Motion

Move to approve the ordinance and development plan as presented.



Poposed Zoning Change Location Map

Lot 1 Super Bowl Subdivision in the City of Grand Island, Hall County Nebraska



Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

December 18, 2019

SUBJECT: *Zoning Change*(C-06-2020GI)

PROPOSAL: To change a portion of Lot 1 Super Bowl Subdivision from Commercial Development Zone (CD) to Residential Development Zone (RD) and amend the current CD zoning district changing the use from Bowling Alley/Family Entertainment Center to Museum and Reception Hall. The new development will consist of 3 lots. Lot 1 will remained zoned CD, the existing building is to be converted to a car museum and reception hall. Lot 2 will be a single family house, while lot 3 is to be reserved for future development and restricted until such time as approved by Council.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	CD: Commercial Development Zone
<i>Permitted and conditional uses:</i>	CD: The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use. Permitted uses includes and not limited to retail uses, offices, hotels and entertainment uses.
<i>Comprehensive Plan Designation:</i>	Designated for future development as a Park or Recreational uses. Commercial and residential uses are planned adjacent to this property.
<i>Existing land uses:</i>	Commercial use (bowling alley)
<i>Proposed Zoning Designation:</i>	RD: Residential Development Zone/ Amended CD: Commercial Development Zone
<i>Permitted and conditional uses:</i>	RD: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. Permitted uses includes and not limited to residential uses, community building, and retirement and/or assisted living. CD: The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use.

Permitted uses includes and not limited to retail uses, offices, hotels and entertainment uses.

Adjacent Properties Analysis

Current zoning designations:

North: RD - Residential Development Zone

South: R1 - Suburban Density Residential

East: B2 - General Business

West: R2 - Low Density Residential Zone

Permitted and conditional uses:

RD: Residential Development Zone – residential uses, community building, and retirement and/or assisted living.

R1: Residential uses at a density of 4 dwelling units per acre, churches, schools, parks;

B2: Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

R2: Residential uses at a density of 14 to 15 dwelling units per acre, churches, schools, parks.

Comprehensive Plan Designation:

North: Designated for low to medium density residential

East: Designated for General Commercial and some low to medium density residential

South: Designated for low to medium density residential

West: Designated for low to medium density residential

Existing land uses:

North: Apartments

South and West: Single family residential

East: Single family residential and commercial development.

EVALUATION:

Positive Implications:

- *Largely Consistent with the existing land use within the area.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional housing:* This would provide for more modernized housing allowing for more housing choices throughout the community
- *Monetary Benefit to Applicant:* Would allow the applicant to develop the property that better relates to the existing uses within the area.

- **Negative Implications:**

- *None foreseen:*

Other Considerations:

- Will allow for residential uses and may reduce heavy outside traffic within the existing neighborhood.

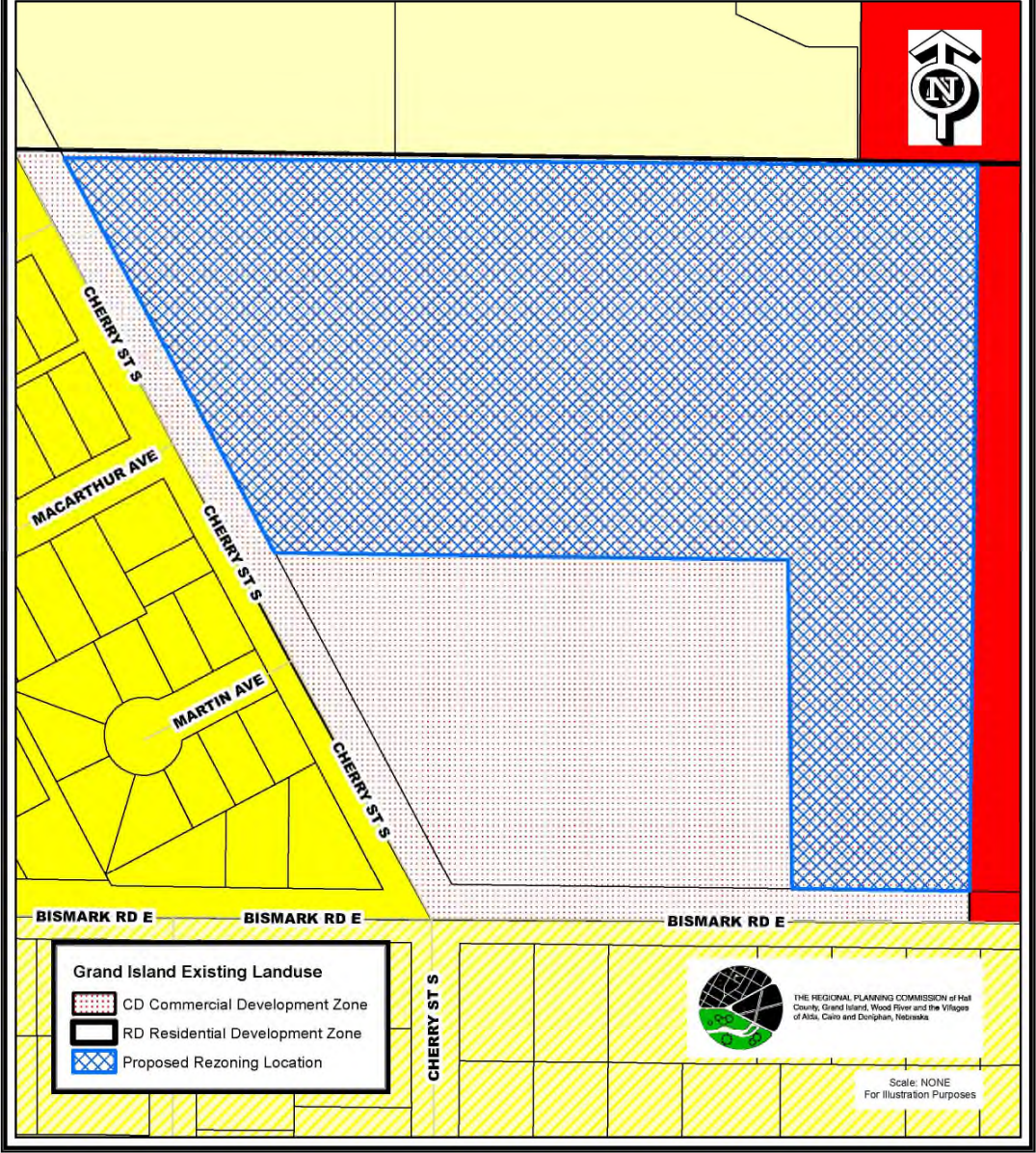
RECOMMENDATION:

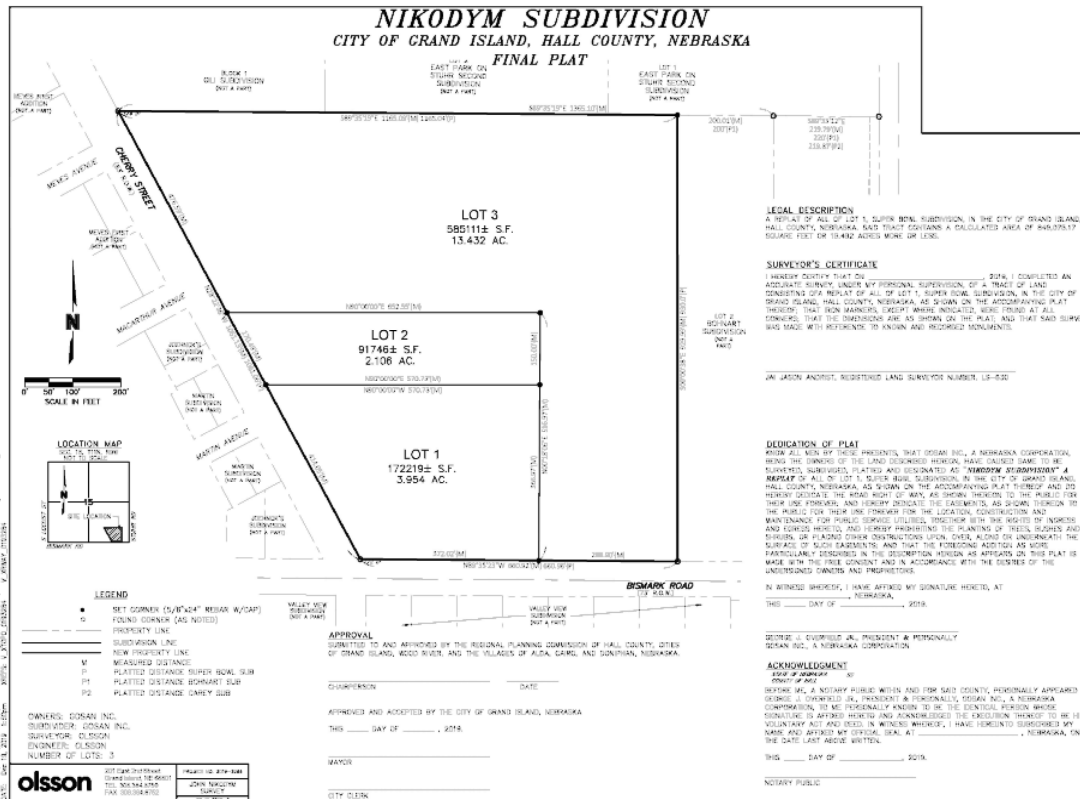
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **CD: Commercial Development Zone** to an **RD: Residential Development Zone** by amending the Subdivision Agreement and development plan as shown above and in the attached Exhibit 1.

_____ Chad Nabity AICP, Planning Director

Propozed Zoning Change Location Map

Lot 1 Super Bowl Subdivision in the City of Grand Island, Hall County Nebraska





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 \$800

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name GOSAN INC. / John Nikodym Phone (h) 402-746-2248 (w) _____

Applicant Address 1111 Hwy 281

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address PART OF SOUTH 641 CHERRY ST

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

Lot _____ Block _____ Subdivision Name SUPER BOWL SUB, and/or

All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

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

From CD to RD

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:

Building a home

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 Jan Amundson Date 11-15-19

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