



City of Grand Island

Tuesday, May 26, 2020

Council Session

Item E-1

Public Hearing on Zoning Change for property located at 641 S Cherry Street from RD - Residential Development to Amended RD - Residential Development (JNIK, LLC & Jim Nikodym Trust)

Council action will take place at a later date.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 26, 2020

Subject: Rezone from RD Zone & Amended RD Zone

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

Background

An application has been made to rezone Lot 3 Nikodym Subdivision from Residential Development Zone (RD) to Amended Residential Development Zone (RD). This will allow the property to be re-subdivided into 2 lots as Nikodym Second Subdivision. Lot 1 will be the location of a natural gas regulator station. Lot 2 will be reserved for future residential development. Any development will require additional Council approval.

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 Northwestern Energy is looking into adding a gas line regulator station on Lot 1. Substations are a permitted use in that district and recommends approval. Nabity also noted Les Ruge and himself are present at City Hall in case any members of the public showed up and a copy of the open meetings act is available.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Rubio to recommend approval of Redevelopment Rezoning of Lot 3 Nikodym Subdivision and the Nikodym Second Subdivision Plat.

The motion carried with nine members voting in favor (O'Neill, Nelson, Ruge, Monter, Maurer, Rainforth, Rubio, Robb and Randone) and no members voting no. Robb was unable to voice his vote on the Zoom Virtual Meeting but call Planning Director Nabity and indicated his approval.

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

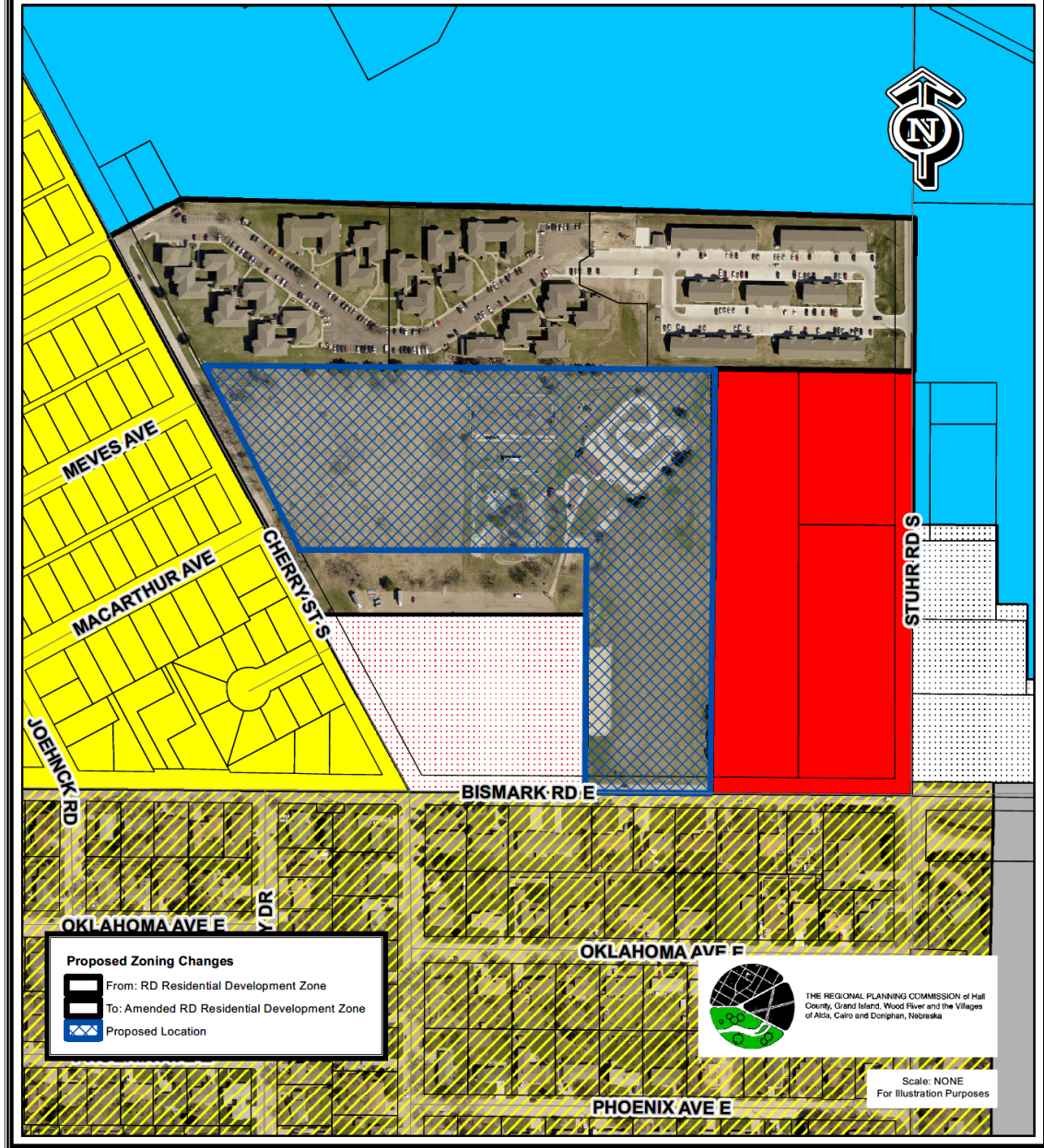
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

Proposed Zoning Change Location Map

A tract of land consisting of all of lot 3 Nikodym Subdivision,
in the City of Grand Island



Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 27, 2020

SUBJECT: *Zoning Change (C-15-2020GI)*

PROPOSAL: To change a portion of Lot 3 Nikodym Subdivision from Residential Development Zone (RD) to Amended Residential Development Zone (RD), which keeps the use consistent with Residential/ Housing Development and allows for a creation of a lot to be used for a Utility Substation (Natural Gas Regulator Station) The new development will consist of 2 lots, both lots with remain RD. Lot 1 will be used for a Utility Substation. Lot 2 will be reserved for future development and is restricted until such time as approved by Council.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD: Residential 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.
<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>	Vacant
<i>Proposed Zoning Designation:</i>	Amended RD: Residential 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.

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

CD – Commercial Development 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.

CD: Permitted uses includes and not limited to retail uses, offices, hotels and entertainment uses – **as approved with the development plan**

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: Single family residential

East: Single family residential and commercial development.

West: Private Museum and Reception Hall

EVALUATION:

Positive Implications:

- *Allow for a modernized Gas Regulation System (Utility Station) to help with natural gas efficiency and distribution throughout the area.*

- *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.
- *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:

- Natural Gas regulator stations need to be located with in close proximity of natural gas lines.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from ***RD: Residential Development Zone*** to an Amended ***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

Proposed Zoning Change Location Map

A tract of land consisting of all of lot 3 Nikodym Subdivision,
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