



Hall County Regional Planning Commission

Wednesday, January 8, 2020

Regular Meeting

Item F1

Public Hearing - Zoning Change - Superbowl Subdivision

Staff Contact:

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.

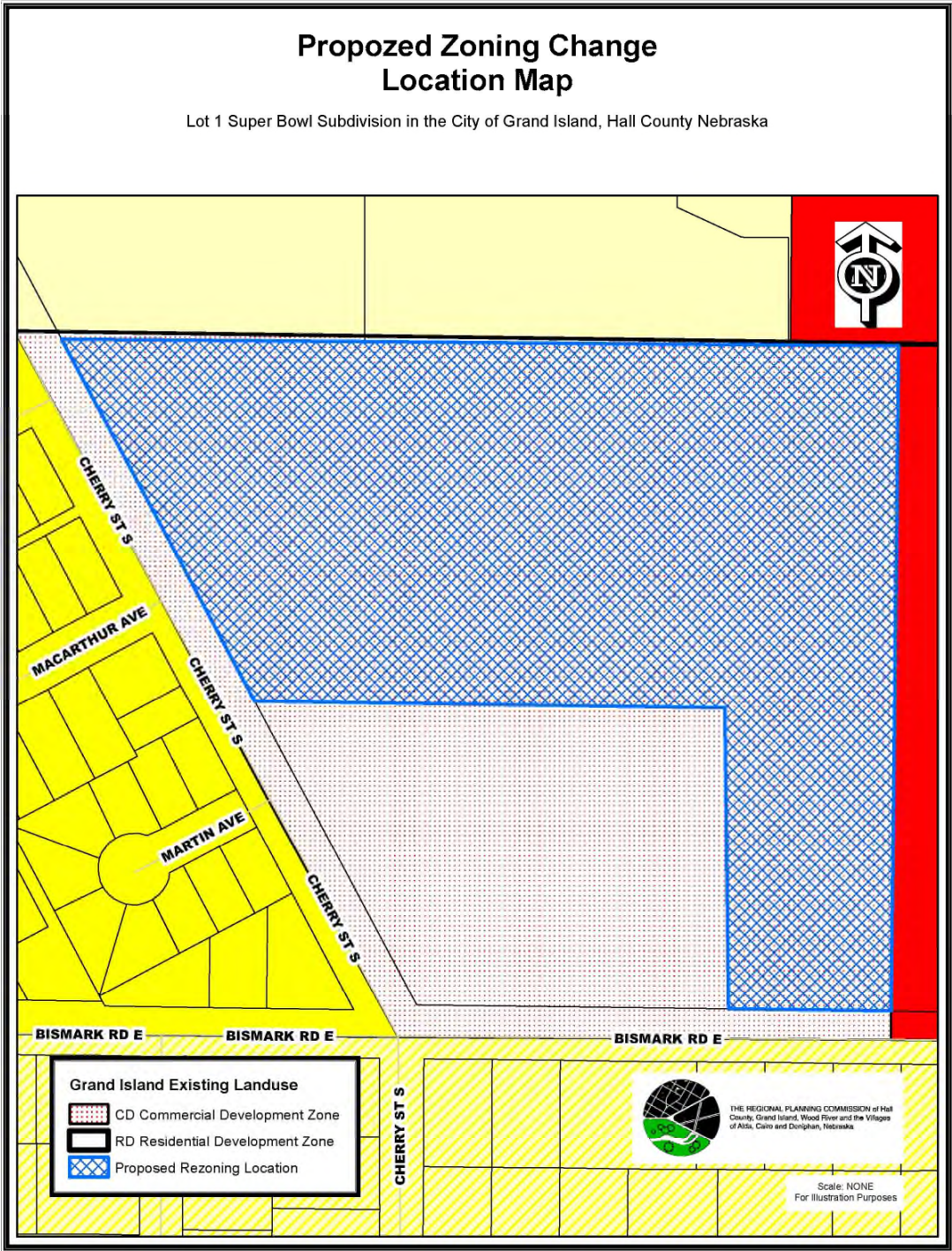
RECOMMENDATION:

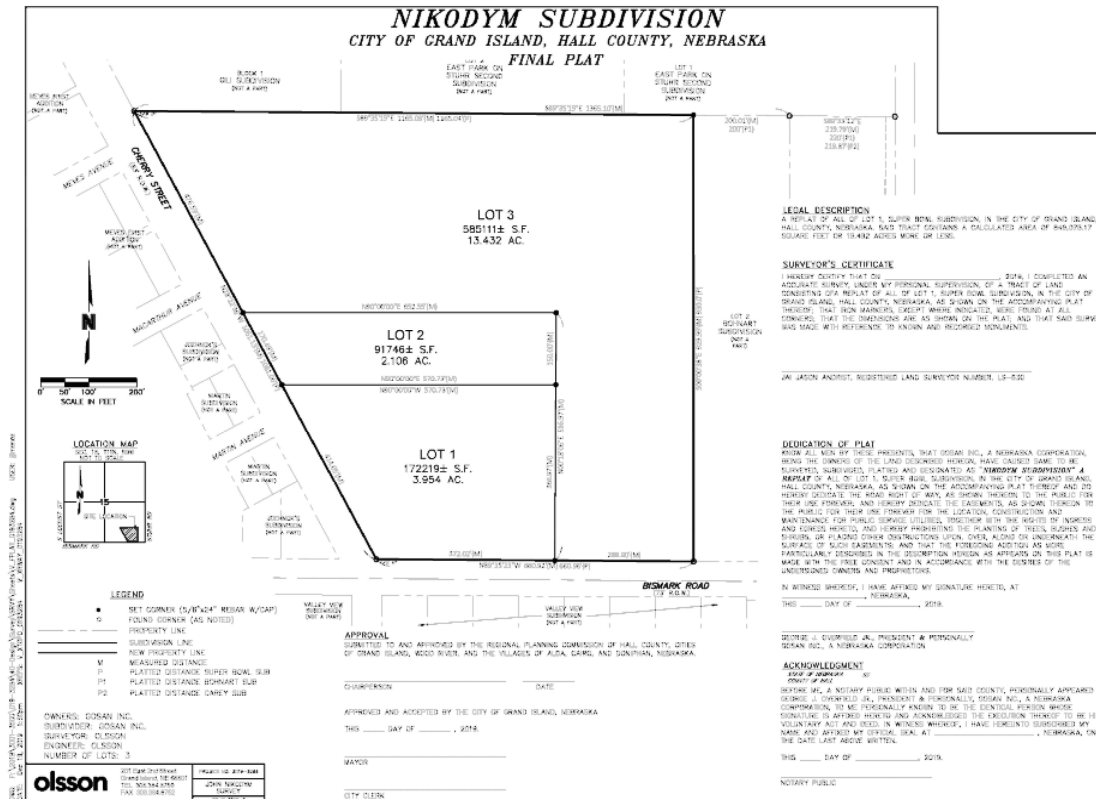
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **CD: Commercial Development Zone** to an **RD: Residential Development Zone** by amending the Subdivision Agreement and development plan as shown above and in the attached Exhibit 1.

_____ 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).

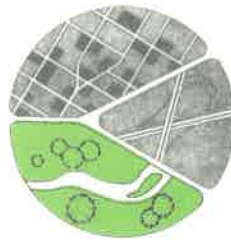
Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

**PROPOSED SUBDIVISION
LOCATION MAP**



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Conplish, Nebraska



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

December 19, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

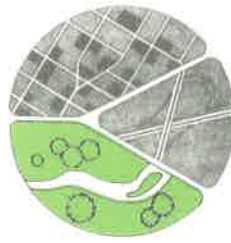
You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at **6:00 p.m. on January 8, 2020** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

December 19, 2019

Dear Members of the Board:

RE: City of Wood River, Nebraska Zoning Map Re-adoption

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday, January 8, 2020 concerning the following changes:

Concerning the re-adoption of the City of Wood River Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Wood River, Nebraska. (C-09-2020WR)

This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes and have the opportunity to express your views.

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

Sincerely,

Chad Nabity, AICP
Hall County Regional Planning Director