



Hall County Regional Planning Commission

Wednesday, July 1, 2020

Regular Meeting

Item F2

Public Hearing - Change Of Zone - Doniphan

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

June 19, 2020

SUBJECT: *Concerning change of zoning for property located in part of the Section 1, Township 9, Range 10, North of Clarice Street, and West of U.S. Highway 281, in Doniphan NE from TA Transitional Agriculture to GC General Commercial. (C-17-2020D)*

PROPOSAL: This change would allow this property to be split from the surrounding farm ground and developed adjacent to the existing village street and sewer and water services north of the clinic building. Dollar General is proposing to build a store at this location if the rezoning is approved.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture District

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and very limited residential uses.

Comprehensive Plan Designation:

Designated for light industrial uses with commercial uses immediately to the south.

Existing land uses.

Farm ground

Requested Zoning District

GC General Commercial

Permitted and Conditional Uses

GC-Retail trade, business, cultural and social activities marketed to the entire community.

Adjacent Properties Analysis

Current zoning designations:

North TA Transitional Agriculture

South HC-Highway Commercial

West: TA Transitional Agriculture

East I-1 Light Industrial

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and very limited residential uses.

HC – Commercial uses that will benefit the community and enhance the highway corridor without negatively impacting the downtown commercial district.

I-1 Light Industrial – Limited industrial, wholesale and storage activities.

Comprehensive Plan Designation:

North: Designated for Industrial uses

South: Designated for Highway Commercial Development.

West: Highway and General Commercial Development

Existing land uses:

East: Designated for Industrial Uses

North: Farm Ground

East: U.S. Highway 28, Doniphan Gun Club

South: Nebraska Public Power Offices, Doniphan Medical Clinic, and Farm Ground.

EVALUATION:

Positive Implications:

- *Largely Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan. The future land use map indicates commercial development all around this property with a combination of service and highway commercial.
- *Adjacent to U.S. Highway 281:* This property has good visibility and almost all traffic impacts will occur with the jurisdiction of the State of Nebraska.
- *Existing infrastructure:* This property is currently served by an existing village street and sewer and water.
- *Increased opportunity to collect sales tax:* The proposed Dollar General will provide additional local shopping options for residents of Doniphan and the surrounding area.

Negative Implications:

- *None foreseen:*

Other Considerations

This property and that surrounding it has been the subject of many rezoning and subdivision conversations over the past 20 years. No action has occurred largely because of the costs involved in development and the support that Doniphan can offer in terms of sewer service. Developing this small parcel adjacent to the existing infrastructure may provide the spark needed to foster further development on this side of U.S. Highway 281.

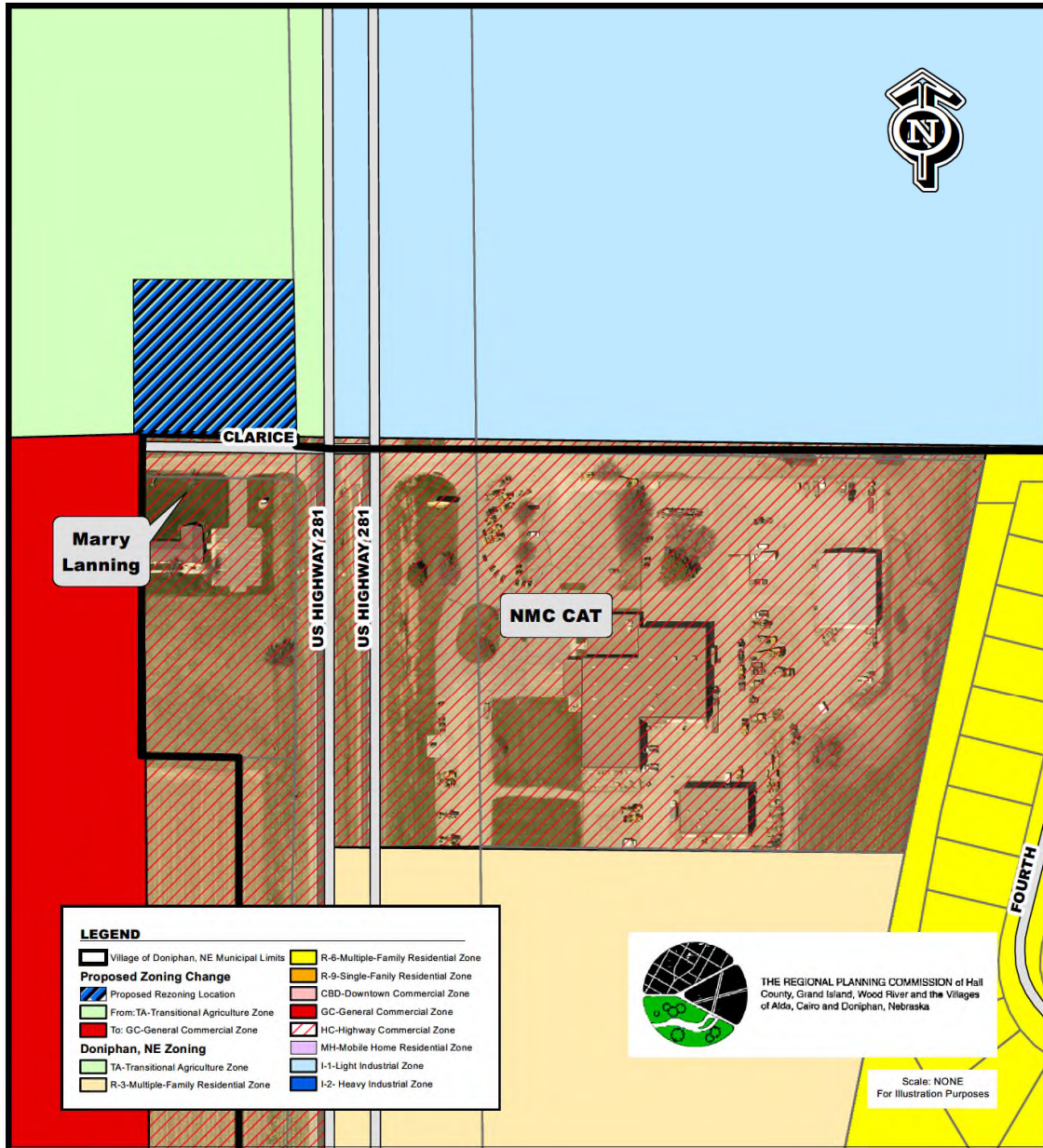
RECOMMENDATION:

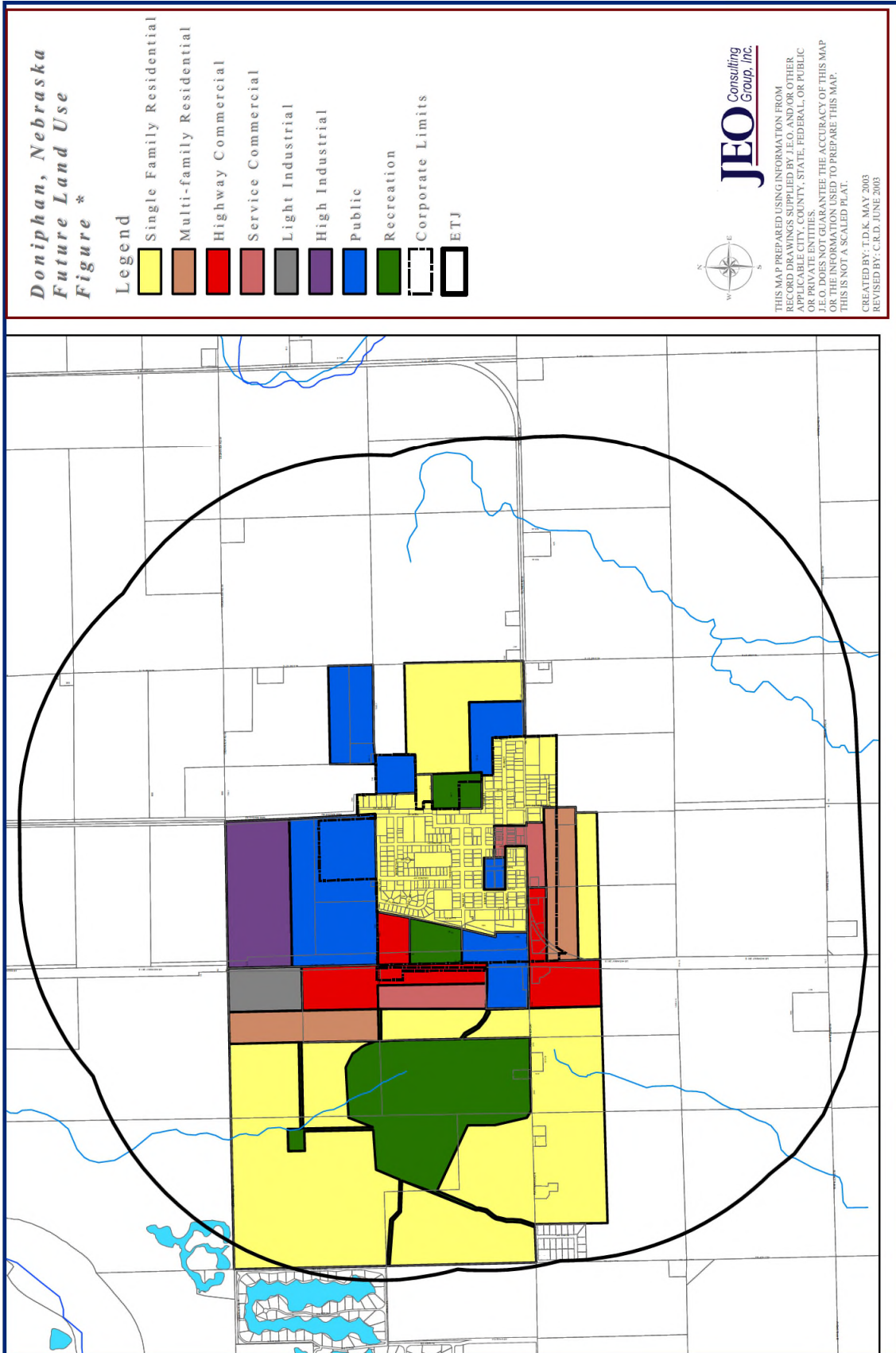
That the Regional Planning Commission recommend that the Village of Doniphan amend the zoning on the subject property from TA-Transitional Agriculture to GC General Commercial and pass an ordinance to show these changes on the Official Zoning Map for the Village of Doniphan.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map

A tract of land located SE ¼ NE ¼ of Section 1, Township 9 N, Range 10 W,
of the 6th P.M., 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 _____
(see reverse side)
plus Municipal Fee* \$50.00
*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Kaylee Hurych Phone (h) _____ (w) 817.992.7375
Applicant Address 2900 Wingate Street, Suite 200, Fort Worth, TX 76107
Registered Property Owner (if different from applicant) Rader Countryview, LLC
Address 271 Rd. 324 Trumbull, NE 68980 Phone (h) _____ (w) _____

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

Property Address The corner of HWY 281 & Clarice Street, Doniphan, NE
Legal Description: (provide copy of deed description of property)
Lot _____ Block _____ Subdivision Name _____, and/or
All/Part _____ 1/4 of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

- Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)
From transitional agriculture to general commercial
- Amendment to Specific Section/Text of Zoning Ordinance (yes ☒) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

Rezoned from agriculture to general commercial for a single commercial building.

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- 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).
- 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 Rader Countryview, LLC by Michael Rader Digitally signed by Rader Countryview, LLC by Michael Rader Date: 2020.06.03 09:30:35 -0500 Date 06/03/2020

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 10/23/19

OWNER'S NAME

Michael & Marjorie Rader

NEBR STATE SPORTSMAN ASSN

FLATROCK GROUP LLC

VILLAGE OF DONIPHAN

OWNER'S ADDRESS

271 RD 324

JOY TRIM

PO BOX 380

11225 DAVENPORT ST #108

P O BOX 189

CITY, STATE & ZipCode

TRUMBULL, NE 68980

LEWELLEN, NE 69147

OMAHA, NE 68154

DONIPHAN, NE 68832

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

ID: 20201333

RECEIVED ON: 06/15/2020
RECEIVED FOR: SUBDIVISION FEES REZONE VAQUERO DONIPHAN PARTN
RECEIVED FROM: VAQUERO VENTURES MANAGEMENT LLC

COUNTY GENERAL	0100-365-01	MISC FEES AND COMMISSIONS	850.00
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Receipt Total - 850.00

ALAINA VERPLANK
HALL COUNTY TREASURER

Payment by Check CHRISTINEP