



City of Grand Island

Tuesday, January 26, 2021

Council Session

Item E-1

Public Hearing on Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC)

Council action will take place under Ordinances item F-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP Director

Meeting: January 26, 2021

Subject: Rezone from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone

Presenter(s): Rashad Moxey, Planner

Background

An application has been made to rezone a tract of land consisting of all of Lot 1 of Lewis Acres Subdivision in Grand Island, Hall County, Nebraska from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone. This property is south of Wildwood Drive and east of U.S. Highway 281.

Discussion

This property is zoned both B2 General Business and TA Transitional Agriculture. It is also in a GCO Gateway Corridor Overlay Zone designed to protect the entrance to the city. A truck terminal and distribution facility would like to locate at this site and these uses are allowed in the ME Manufacturing Estates Zone. The original Platte Valley Industrial park to the north of this site is also zone ME. The ME zone is one of the preferred zoning districts for the Gateway Corridor Overlay because of the lot sizes and required setbacks. This rezoning will make the zoning on this lot consistent with the lot boundaries and consistent with the intent of the Gateway Corridor Overlay.

At the regular meeting of the Regional Planning Commission, held January 6, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the property is located on the southeast corner of Highway 281 and Wildwood Road in Grand Island. The request is to change zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway

Corridor Overlay District. As part of the district it is recommended that only the RD Residential Development, CD-Commercial Development and ME Manufacturing Estates Zones be considered for undeveloped property within these corridors. Naby went on to say it is consistent with the comprehensive plan and consistent with the intent Gateway Corridor Overlay Zone and recommends approval.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the change of zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway Corridor Overlay District for Lot 1 of Lewis Acres Subdivision.

The motion was carried with ten members voting in favor (O'Neill, Ruge, Nelson, Monter, Robb, Rubio, Randone, Allan, Hendricksen and Rainforth) with 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

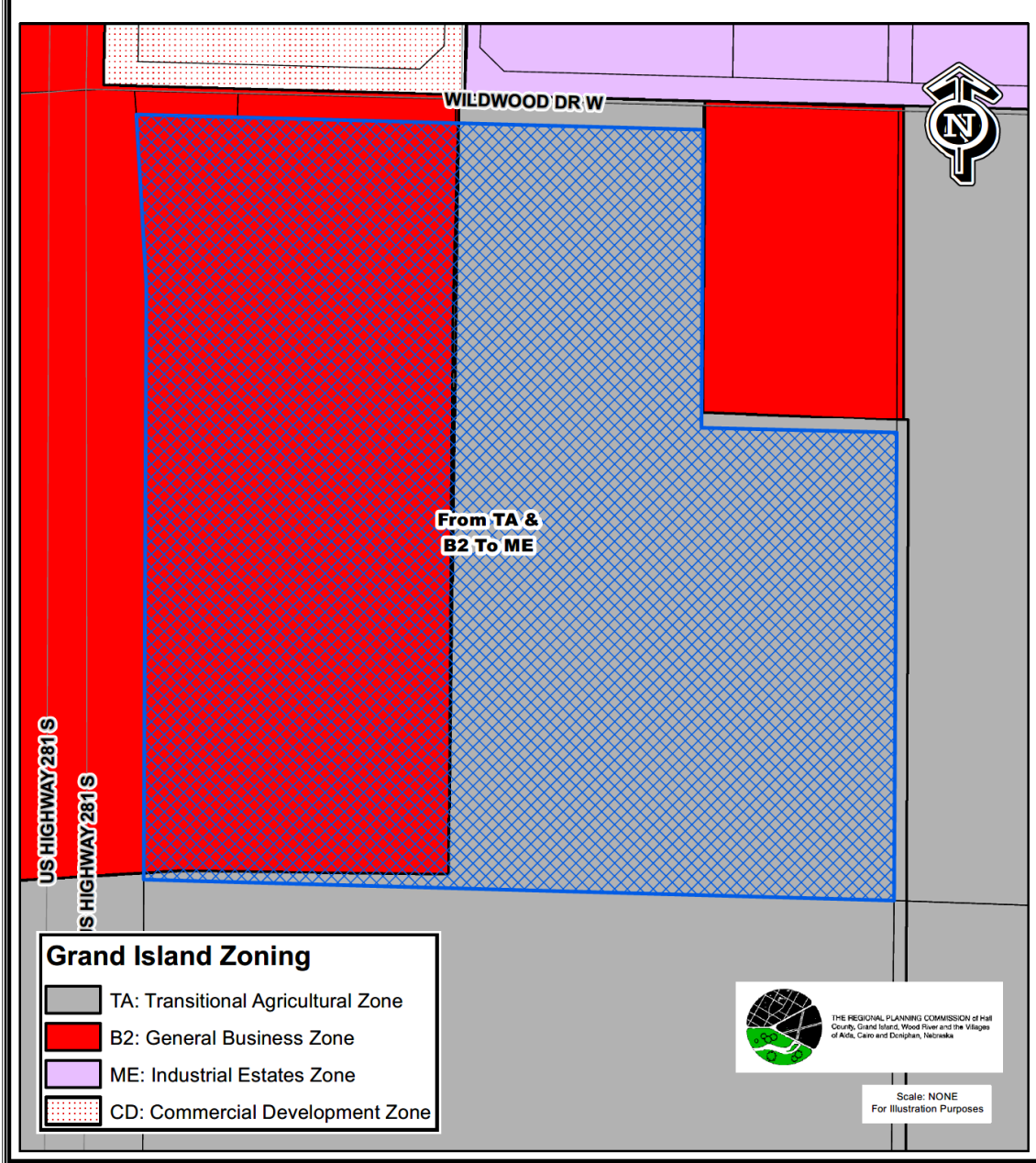
Recommendation

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

Sample Motion

Move to approve the ordinance as presented.

Proposed Zoning Change Location Map



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 15 2020

SUBJECT: *Zoning Change (C-06-2021G1)*

PROPOSAL: This application is requesting a rezoning of approximately 33 acres of land south of Wildwood Drive and east of U.S. Highway 281. This is property located on the corner of U.S. Highway 281 and Wildwood Drive is zoned B-2 General Business & TA: Transitional Agriculture Zone. The property is located within the Grand Island City limits and a request has been made by the owners for rezoning. This rezoning will make the zoning on this lot consistent with the lot boundaries.

OVERVIEW:

Site Analysis

Current zoning designation:

B-2 General Business Zone
TA: Transitional Agriculture Zone

Intent of zoning district

B-2: 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.

TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

B2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture

Existing land uses. Undeveloped property Previously Lewis Greenscape, a single family home and farm ground.

Proposed Zoning Designation **ME-** Industrial Estates Zone

Intent of zoning district: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

Permitted and conditional uses: Any industrial/manufacturing use found in the Zoning Matrix, Administrative offices for the wholesale distribution of propane, Bus Garaging and Equipment Maintenance, Truck and Trailer Storage, Motor Freight Terminals, Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant, Commercial Recreational Vehicle Storage Trade and vocational schools.

Adjacent Properties Analysis

Current zoning designations: **North: ME-** Industrial Estates Zone, **B-2-** General Business Zone, & **CD-** Commercial Development, **South: TA-**Transitional Agriculture Zone, **East: TA-**Transitional Agriculture Zone, **West: B-2** General Business Zone

Intent of zoning district: **B-2:** 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.

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.

ME: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

B2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

CD: Commercial, office and retail uses as permitted and built according to the approved development plan. R4 Residential uses up to a density of 43 units per acre, along with a variety of non-profit, recreational and educational uses.

ME: Industrial Manufacturing, Administrative offices, Trade schools, Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant, Bus Garaging and Equipment Maintenance.

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture

Existing land uses:

North: Industrial & Commercial

South: Vacant Land

East: Commercial & Vacant Land

West: Commercial

EVALUATION:

All of this property is within the Gateway Corridor Overlay Zone-GCO. The intent of the GCO zone is to provide quality development appropriate to the entrances of the community from Interstate 80. As part of that district it is recommended that only the RD Residential Development, CD-Commercial Development and ME Manufacturing Estates Zones be considered for undeveloped property within these corridors.

The ME Zone provides for greater landscaping and setbacks from the primary streets in the hopes of creating a campus effect as people drive into the community.

The Positive Implications:

- *Consistent with the City of Grand Island's current zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services is available to serve the rezoning area.*
- *Would provide additional jobs to the workforce.*

- *Consistent with the Future Land Use Plan and requirements of the GCO Gateway Corridor Overlay.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property for Industrial uses.*
- **Negative Implications:**
- *None foreseen:*

Other Considerations

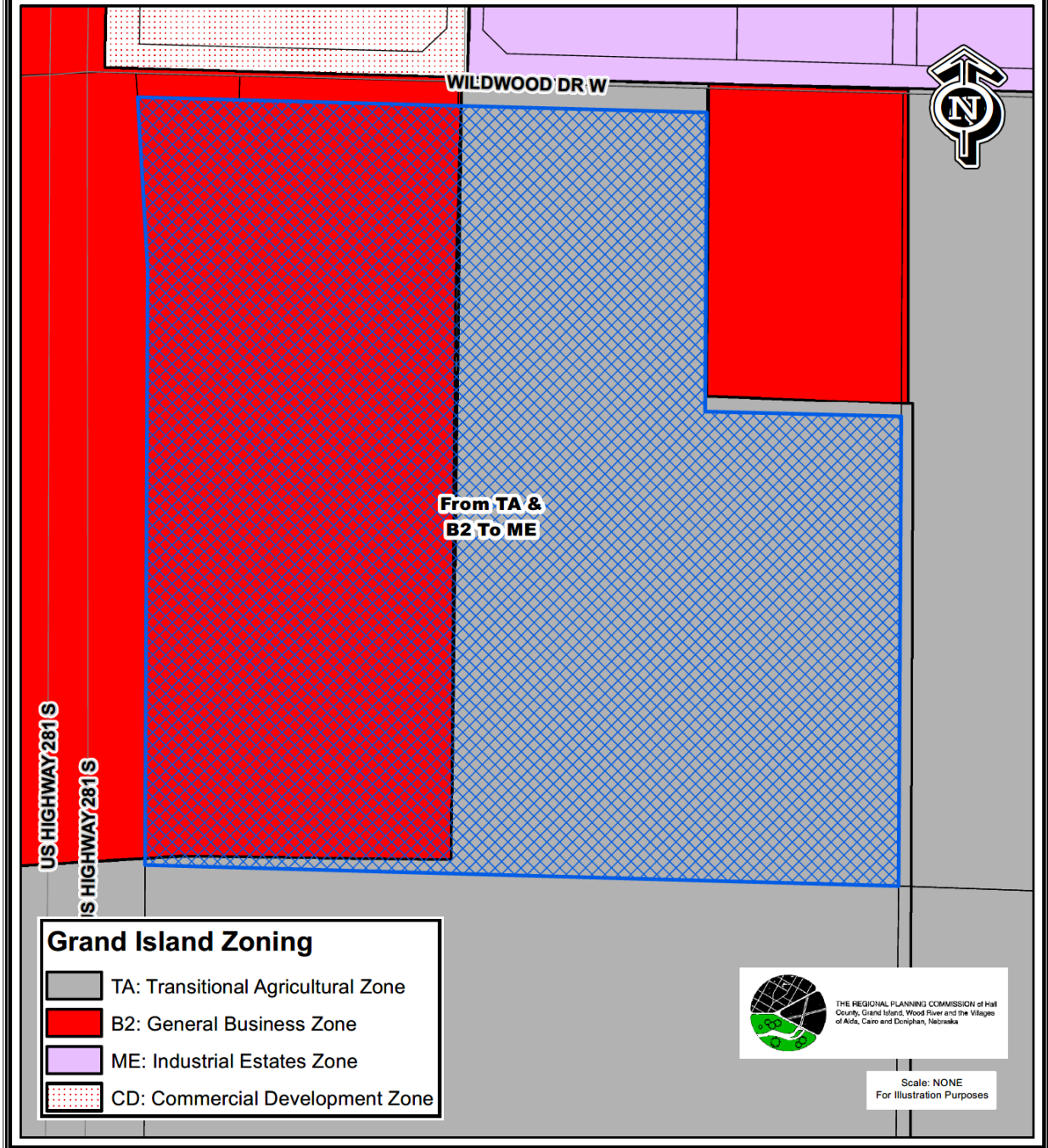
The majority of this property is planned for manufacturing uses on the Future Land Use Map for the City of Grand Island though it has been used for general business and agricultural uses.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **B2:** General Business Zone & **TA:** Transitional Agriculture Zone to **ME:** Industrial Estates Zone

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map



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 Station 31, LLC Phone (h) (308) 380-2689 (w) (308) 389-7288

Applicant Address P.O. Box 1151, Grand Island, NE. 68802-1151

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address 3225 Wildwood Drive, Grand Island, NE.

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

Lot 1 Block 0 Subdivision Name Lewis Acres Subdivision, and/or

All/Part _____ ¼ 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 TA & B2 to ME

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:

To be zoned appropriately for future user and to comply with Gateway Corridor Overlay.

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 Rosa Bullington Date 11/6/2020

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