



# City of Grand Island

Tuesday, April 27, 2021

Council Session

## Item E-3

**Public Hearing on Zoning Change for Property located South of 8th Street and West of Eddy Street 811 West 8th Street from R4 High Density Residential to B2 General Business. (Adam Miller & Jama Obermiller)**

*Council action will take place under Ordinances item F-2.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** April 27, 2021

**Subject:** Change of Zoning from R4 High Density Residential to B2 General Business

**Presenter(s):** Chad Nabyt AICP, Regional Planning Director

## Background

The owners of 811 and 817 W. 8<sup>th</sup> Street are requesting that the zoning on property be changed from R4 High Density Residential to B2 General Business. Miller Tire has purchased the Hal Maggiore Studio and is hoping to build a new repair facility on the site including the 1 lot to the east of this. The adjoining property owner of 811 W. 8<sup>th</sup> has also consented to rezoning their vacant lot between the Miller property and their house on the corner of 8<sup>th</sup> and Clark.

## Discussion

At the regular meeting of the Regional Planning Commission, held April 7, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing:

Nabyt stated Mr. Miller is purchasing 3 lots and is planning on moving his shop to the location. The future land use map for this area calls for the entire block between Eddy Street and Clark Street to be Mixed Use Commercial within the plan which would include residential uses. It is consistent with the comprehensive plan and the staff is recommending approval.

No member of the public had comments.

O'Neill closed the hearing:

A motion was made by Hendricksen and second by Randone to approve change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business.

The motion carried with ten members voting yes (O'Neill, Ruge, Nelson, Allan,

Monter, Hendricksen, Doane, Robb, Olson and Randone) and one member abstaining (Rubio).

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 comprehensive plan amendment and rezoning request as presented
2. Modify the comprehensive plan amendment and 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.

## Agenda Item 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 23, 2021

**SUBJECT:** *Zoning Change (C-11-2021GI)*

**PROPOSAL:** The Regional Planning Department staff is recommending a change of zoning be considered for properties located at 811 and 817 W 8<sup>TH</sup> Street. An application has been made to rezone BLK 14 LOTS 3 and 4 of H. G. Clarks Addition located south of 8TH Street and east Eddy Street from **R4** High Density Residential to **B2** General Business Zone.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:* **R4-** High Density Residential

*Permitted and conditional uses:* **R4-** Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural use

*Comprehensive Plan Designation:* Mixed Use Commercial

*Existing land uses.* Vacant and Commercial Use (Photo Studio Area)

*Proposed Zoning Designation* **B2-** General Business Zone

*Intent of zoning district:* **B2:** 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.

*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.

##### **Adjacent Properties Analysis**

*Current zoning designations:* **North, South and West: R4-** High Density Residential, **East: B2-** General Business Zone,

*Intent of zoning district:* **R4:** The intent of this zoning district is to provide for residential uses at a maximum density of forty-three dwelling units per acre with supporting community facilities. This zoning district is also used as a transitional zone between lower density residential zones and office, business, or manufacturing zones.

**B2:** 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.

*Permitted and conditional uses:*

**R4:** Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, elderly housing, group care home for less than eight (8) individuals, non-profit and institutional uses along with agricultural use

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

*Existing land uses:*

**North:** Residential  
**South:** Residential  
**East:** Commercial  
**West:** Residential

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for Mixed Use Commercial a combination of commercial and residential uses.
- Consistent with the existing Commercial development: This property is adjacent to a high volume corridor; the proposal will act as traffic barrier for residential neighborhoods.
- *Walkable Communities:* The proposal will allow for future commercial developments to be relatively close to homes, allowing for easy access and short walkable trips for residents.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

**Negative Implications:**

- *None foreseen.*

**Other Considerations**

This proposal is consistent with the 2004 comprehensive plan. The proposed property has been designated possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R4 – High Density Residential to B2 General Business.

\_\_\_\_\_ Chad Nabity



Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan