



City of Grand Island

Tuesday, April 27, 2021

Council Session

Item E-4

Public Hearing on Zoning Change for Property located South of Airport Road and East of North Road from AG2 Transitional Agriculture to LLR Large Lot Residential (Todd Mader)

Council action will take place under Ordinances item F-3.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 27, 2021
Subject: Change of Zoning from AG-2 Secondary Agriculture to LLR Large Lot Residential Zone
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

The owner property located at the southeast corner of North and Airport roads is requesting that the zoning on a portion of the property proposed for platting as J. Mader Subdivision AG-2 Secondary Agriculture to LLR Large Lot Residential. This is a 4+ acre tract that is in the corner of field with center pivot irrigation and located immediately north and across from houses. The proposed rezoning would allow this parcel to be sold of residential purposes.

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:

Nability stated the property is 4.314 acres south of Airport Road and east of North Road. The property is currently zoned AG2 Secondary Agriculture the future land use map calls for that entire area south of Airport Road adjacent to the railroad tracks and Highway 2. Staff is recommending approval.

No members of the public had comments on the proposed rezoning.

O'Neill closed the hearing:

A motion was made by Randone and second by Olson to approve change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential.

The motion carried with eleven members voting yes (O'Neill, Nelson, Allan, Ruge, Olson, Robb, Monter Hendricksen, Doane, Rubio, and Randone) and 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 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 #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 23, 2021

SUBJECT: *Zoning Change (C-12-2021GI)*

PROPOSAL: An application has been made to rezone 4.314 acres south of Airport Road and east of the North Road from AG2 Secondary Agriculture to LLR Large Lot Residential Zone. This is a vacant property that is proposed for subdividing as J. Mader Subdivision.

OVERVIEW:

Site Analysis

Current zoning designation: AG2- Secondary Agriculture

Permitted and conditional uses: AG2- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

Comprehensive Plan Designation: Mixed Use Commercial
Existing land uses. Farm Ground

Adjacent Properties Analysis

Current zoning designations: **West: LLR-** Large Lot Residential
East, South, and North: AG2 Secondary Agriculture

Permitted and conditional uses: **LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre **AG2-** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

Comprehensive Plan Designation: **South and East:** Mixed Use Commercial
West: Low to Medium Density Residential
North: Transitional Agriculture

Existing land uses: **West:** Houses in Large Lot Residential Zone
East and North Farm and Pasture Ground
South: A house on an acreage

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Mixed Use Commercial within the plan which would include residential uses.
- *Uses would be consistent with the level of service intended for North Road and Airport Road:*
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *Consistent with the zoning on the west side of North Road.* The houses on the west side of North Road are all zoned LLR and this extends the zoning to the east side of the road.

Negative Implications:

- *None foreseen*

Other

City utilities are not available to this property but the size of the proposed lot would allow individual well and on site treatment systems.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from AG2– Secondary Agriculture Zone to LLR Large Lot Residential Zone.

_____ Chad Nabity

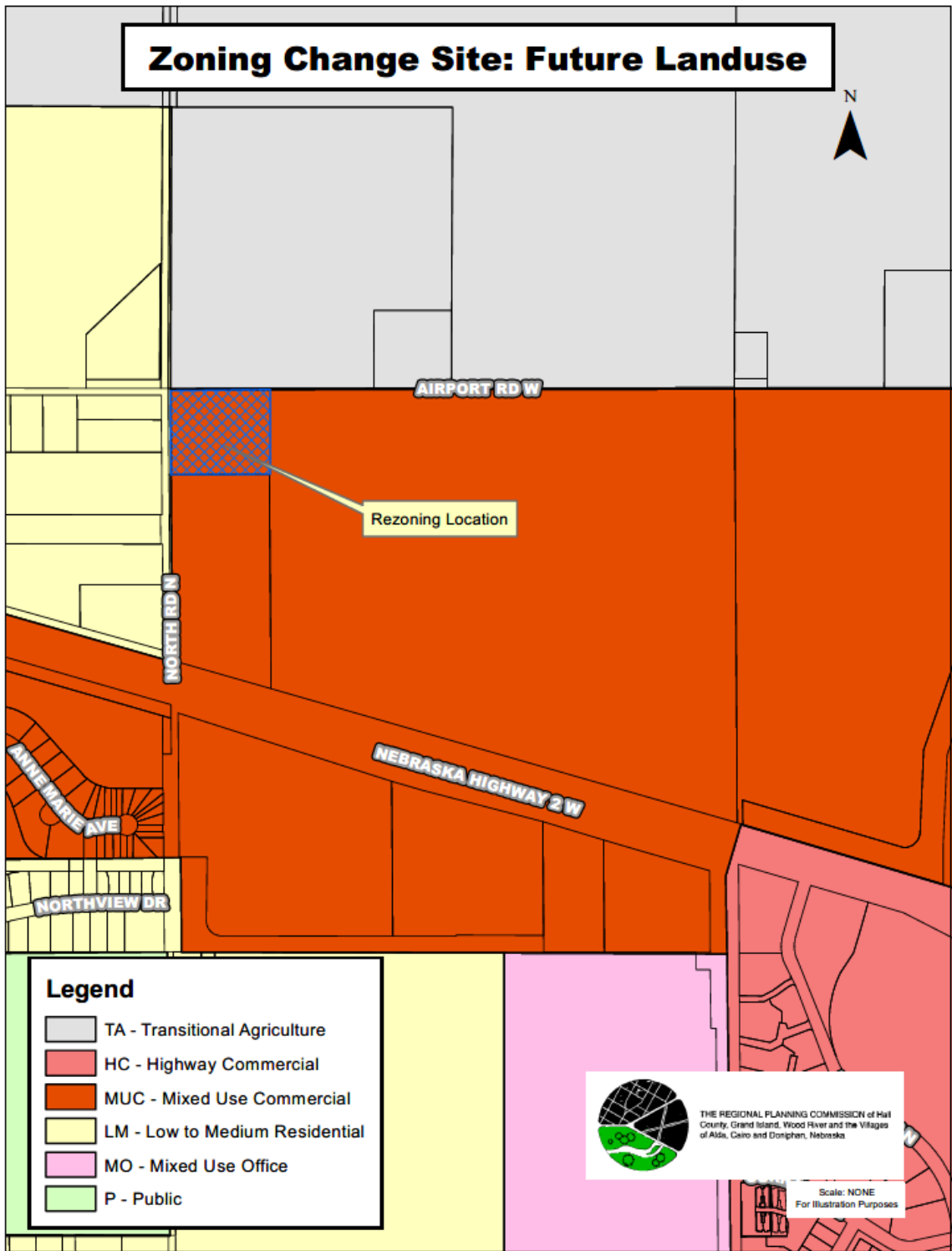


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan