



City of Grand Island

Tuesday, June 8, 2021

Council Session

Item E-1

Public Hearing on Zoning Change for Property located South of Brookline Drive and East of Bellwood Drive from R2 Low Density Residential to B2 General Business. (Richard Larson)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP Director

Meeting: June 8, 2021

Subject: Rezone from R2 Low Density Residential to B2 General Business Zone

Presenter(s): Chad Nabity, AICP Director

Background

An application has been made to rezone a tract of land consisting of Lot 31 of Matthew's Subdivision in Grand Island, Hall County, Nebraska from R2 Low Density Residential to B2 General Business Zone. This property is in the south of Brookline Drive and east Bellwood Drive extended.

Discussion

This property is zoned R2 Low Density Residential. This property is planned for commercial development based on the 2004 Comprehensive Plan.

At the regular meeting of the Regional Planning Commission, held May 5, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing:

Nabity stated the property is located on Brookline Drive east of Bellwood Drive. The Future Land Use Map shows the proposed property has been designated possible commercial uses. The request is a change of zoning from R2 – Low Density Residential to B2 - General Business Zone. The proposal is consistent with the comprehensive plan and staff recommends approval.

No members of the public had comments.

O'Neill closed the hearing:

A motion was made by Ruge and second by Olson to recommend approval of a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business.

The motion carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, Randone and Doane) 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 rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

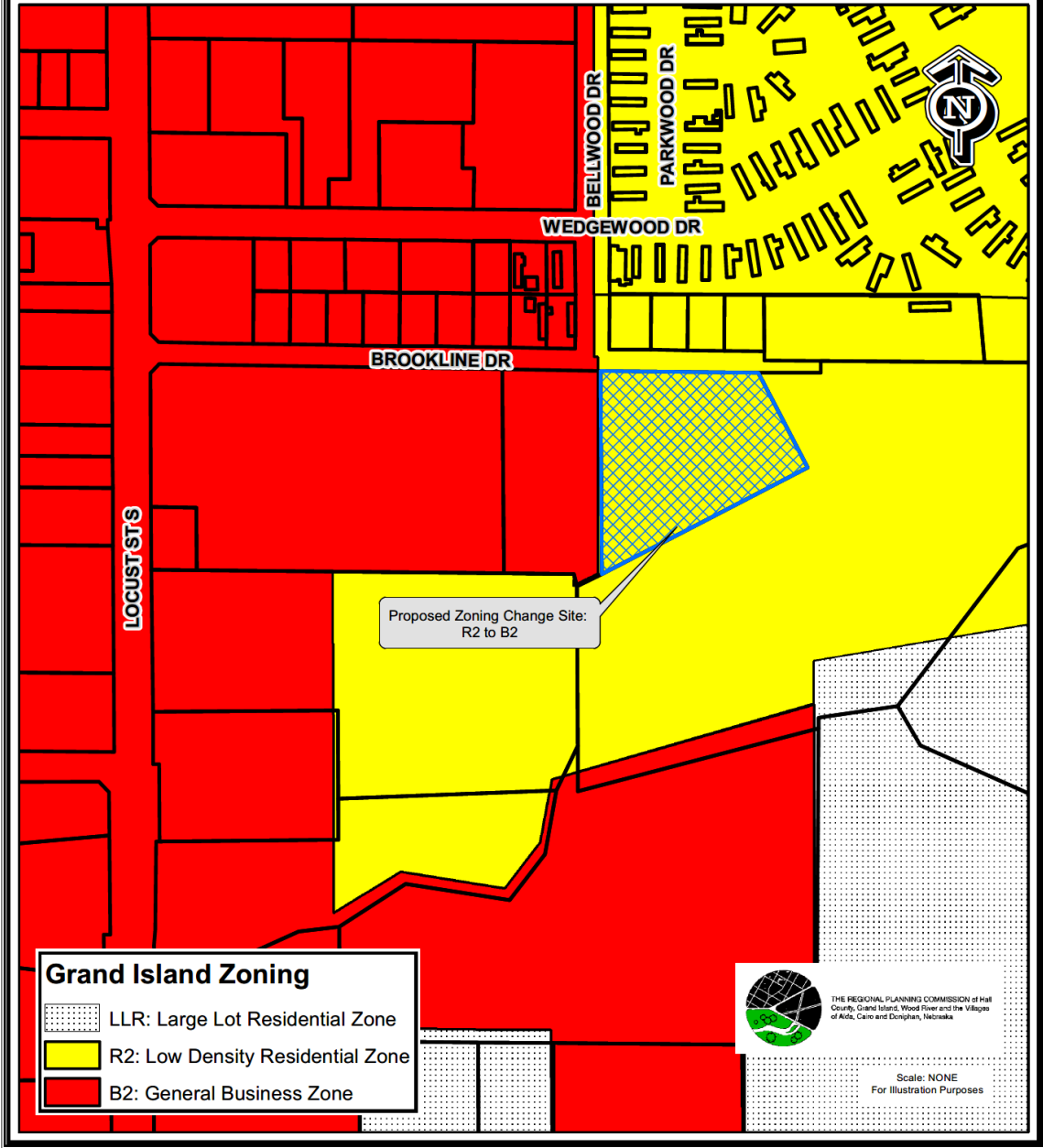
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance as presented.

**Proposed Zoning Change
Revised Location Map**

Part of Lot 31 Matthews Sub



Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 27, 2021

SUBJECT: *Zoning Change* (C-15-2021GI)

PROPOSAL: Richard Larson is requesting a change of zoning be considered for property located on Brookline Drive east of Bellwood Drive extended.t. An application has been made to rezone Lot 31 of Matthews Subdivision from **R2** Low Density Residential to **B2** General Business Zone.

OVERVIEW:

Site Analysis

Current zoning designation: **R2-** Low Density Residential

Permitted and conditional uses: **R2:** Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, educational and religious uses along with agricultural uses

Comprehensive Plan Designation: General Commercial

Existing land uses. Vacant

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 East: R2-** Low Density Residential, **West: B2-** General Business Zone with an AC Arterial Commercial Overlay

Intent of zoning district: **R2:** The intent of this zoning district is to provide for residential uses at a maximum density of seven dwelling units per acre with supporting community facilities.

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:

R2: Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, educational and religious uses along with agricultural uses

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: Wood River
East: Residential
West: Commercial

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for General Commercial uses at this location.
- *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.
- *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 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 R2 –Low Density Residential to B2 General Business.

_____ Chad Nabity

Proposed Zoning Change Future Landuse Map

Part of Lot 31 Matthews Sub

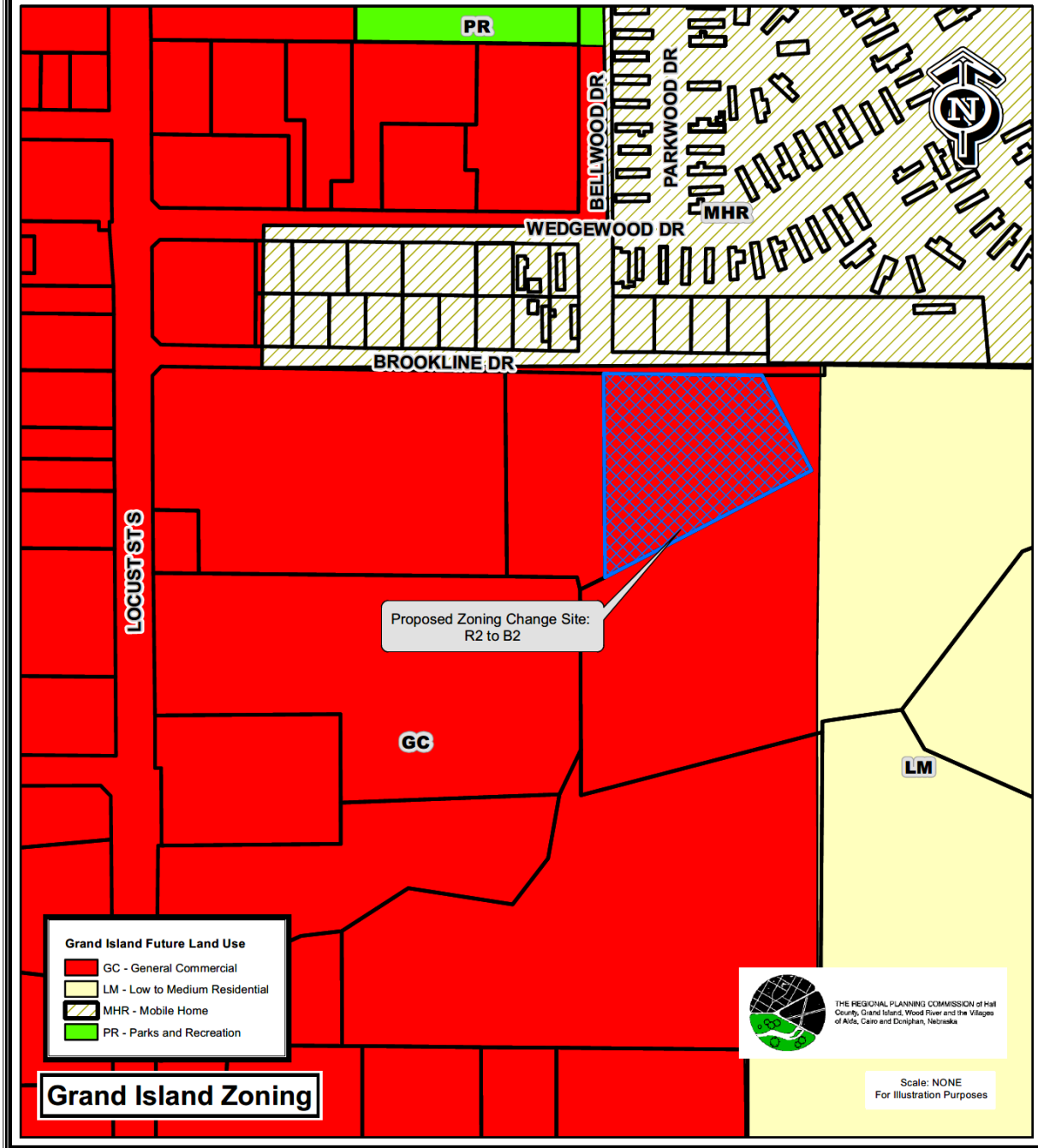


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan