



City of Grand Island

Tuesday, November 9, 2021

Council Session

Item F-1

#9855 - Consideration of Approving Zoning Change for Property located at 817 West 5th Street from R4-High Density Residential to B2-General Business (Veronica Ramos) (Second and Final Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 9, 2021

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

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

The owners of 817 W. 5th Street are requesting that the zoning on property be changed from R4 High Density Residential to B2 General Business. The owners of the adjacent property on the corner of 5th and Eddy are making improvements to their parking lot. Based on the current zoning of the two properties this would require a buffer between the existing house on 817 W. 5th and the new parking lot. The owners of 817 W. 5th would rather have a newly paved parking lot than the existing gravel parking lot and are willing to work with the their neighbors.

Discussion

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

O'Neill opened the public hearing:

Nabity stated the rezoning of one lot 817 W. 5th Street from R4 High Density Residential to B2 General Business. The property does have a house on it and the owner of the property has consented to having his property rezoned. The request is on behave the business owner located at 817 W. 5th Street. The business owner is improving her property and pouring a concrete parking lot adjacent to 817 W. 5th and this rezoning would allow her to improve her parking lot to the property line. The Regional Planning Department staff is recommending approval.

O'Neill closed the public hearing:

A motion was made by Randone and second by Rubio to recommend approval of rezoning of property located south of 5th Street and west of Eddy Street and is addressed 817 W. 5th Street.

The motion was carried with eight members voting yes (O'Neill, Ruge, Olson, Monter, Rainforth, Rubio, Robb and Randone) 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 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 9

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 24, 2021

SUBJECT: *Zoning Change* (C-06-2022GI)

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located at 817 W 5TH Street. An application has been made to rezone BLK 16 LOT 3 of Rollins Addition located south of 5TH 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. Residential Use

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 and West: R4-** High Density Residential,
South and 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 near 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

ORDINANCE NO. 9855

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of Lot 2 Block 16 of Rollins Addition to the City of Grand Island, Hall County, Nebraska, from R-4 High Density Residential to B-2 General Business as more particularly described below; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on October 6, 2021, held a public hearing on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on October 26, 2021, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from R-4 High Density Residential to B-2 General Business Zone;

A TRACT OF LAND CONSISTING OF ALL OF LOT THREE BLOCK SIXTEEN (16) ROLLINS ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	by _____
November 6, 2021	City Attorney

ORDINANCE NO. 9855 (Cont.)

SECTION 2. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: November 9, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk