



# **Hall County Regional Planning Commission**

**Wednesday, April 7, 2021  
Regular Meeting**

## **Item F1**

**Public Hearing - Miller Rezone 811 and 817 W 8th Street -**

**Staff Contact:**

## 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 9<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 9TH Street and east Eddy Street from **R4** High Density Residential to **B2** General Business Zone.

#### OVERVIEW:

##### Site Analysis

<i>Current zoning designation:</i>	<b>R4-</b> High Density Residential
<i>Permitted and conditional uses:</i>	<b>R4-</b> 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
<i>Comprehensive Plan Designation:</i>	Mixed Use Commercial
<i>Existing land uses.</i>	Vacant and Commercial Use (Photo Studio Area)
<i>Proposed Zoning Designation</i>	<b>B2-</b> General Business Zone
<i>Intent of zoning district:</i>	<b>B2:</b> 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.
<i>Permitted and conditional uses:</i>	<b>B2:</b> Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

##### Adjacent Properties Analysis

<i>Current zoning designations:</i>	<b>North, South and West:</b> <b>R4-</b> High Density Residential, <b>East:</b> <b>B2-</b> General Business Zone,
<i>Intent of zoning district:</i>	<b>R4:</b> 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



# 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

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

## A. Applicant/Registered Owner Information (please print):

Applicant Name Adam Miller Phone (h) 308-380-9916 (w) 308-675-2445

Applicant Address 2015 Stagecoach rd

Registered Property Owner (if different from applicant) Jama Obermiller

Address 2015 Stagecoach Rd Phone (h) 308-380-5331 (w) 308-382-0110

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

Property Address 811 West 8th st

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

Lot 3 Block 14 Subdivision Name HG Clarks Addition, and/or

All/Part x  $\frac{1}{4}$  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 R4 to B2

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☒) (no ☐)  
(describe nature of requested change to text of Zoning Ordinance)

Construction of new Automotive Repair shop building

## D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Would like to retain distance from Eddy St roadway as it currently sits

**NOTE: This application shall not be deemed complete unless the following is provided:**

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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  Date 02-23-2021

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