



# City of Grand Island

Tuesday, July 26, 2022

Council Session

## Item E-1

**Public Hearing on Zoning Change to Property located at 2548 and 2536 Carleton Avenue, Grand Island, Nebraska from RO Residential Office to B2 General Business. (Suzanne Bowden)**

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

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 26, 2022

**Subject:** Change of Zoning from RO Residential Office to B2 General Business

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

## **Background**

The owners of property immediately north of Dairy Queen east of the Carleton Avenue and north of Capital Avenue (Suzanne Bowden and MidNebraska Foundation Inc.) have requested that their property be rezoned. Ms. Bowden would like to convert the old daycare site to a more commercial use and MidNebraska Foundation agreed to be included in the application. They are requesting that the property be changed from RO Residential Office to B2 General Business,

## **Discussion**

At the regular meeting of the Regional Planning Commission, held July 6, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the request is to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone. The property is planned for highway commercial development on the Future Land Use Map. B2 zone is consistent with Future Land Use Map. Nabity stated staff is recommending approval.

*Suzanne Bowden – was available for questions.*

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone finding that the proposed change is consistent with the future land use map of the Grand Island Comprehensive plan.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and no members abstaining or 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 # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 28, 2022

**SUBJECT:** *Zoning Change (C-30-22GI)*

**PROPOSAL:** This application is requesting a rezoning of approximately 2 platted lots west of Carleton Avenue and north of Capital Avenue. The property is located within the Grand Island City limits and a request has been made by the owners for rezoning.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:* **RO:** Residential Office Zone

*Intent of zoning district:* **RO:** To provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

*Permitted and conditional uses:* **RO:** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

*Future Land Use Map Designation:* **HC:** Highway Commercial This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc

*Existing land uses:* Commercial daycare building and Office Building

*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: RO:** Residential Office Zone,  
**South: B2:** General Business Zone,  
**East: B2 and RO:** General Business and Residential Office Zone,  
**West: R2:** Low Density Residential Zone

*Intent of zoning district:*

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

**RO:** The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and 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:*

**R2:** Residential uses at a density of 7 dwelling units per acre, churches, schools, and parks.

**RO:** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

**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:** Multi-family Residential,  
**South:** Commercial (Dairy Queen)  
**East:** Offices, Residential

**West:** Moore's Creek Drainway, Farm Ground

**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for Highway commercial development generally including medium to high density residential and general business uses. .*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services is available to serve the rezoning area.*
- *Extension of Existing Zoning District: This would extend the commercial zoning district north from Dairy Queen to include the two commercial non-residential buildings between Dairy Queen and the apartments to the north.*

- **Negative Implications:**

- *None foreseen:*

**Other Considerations**

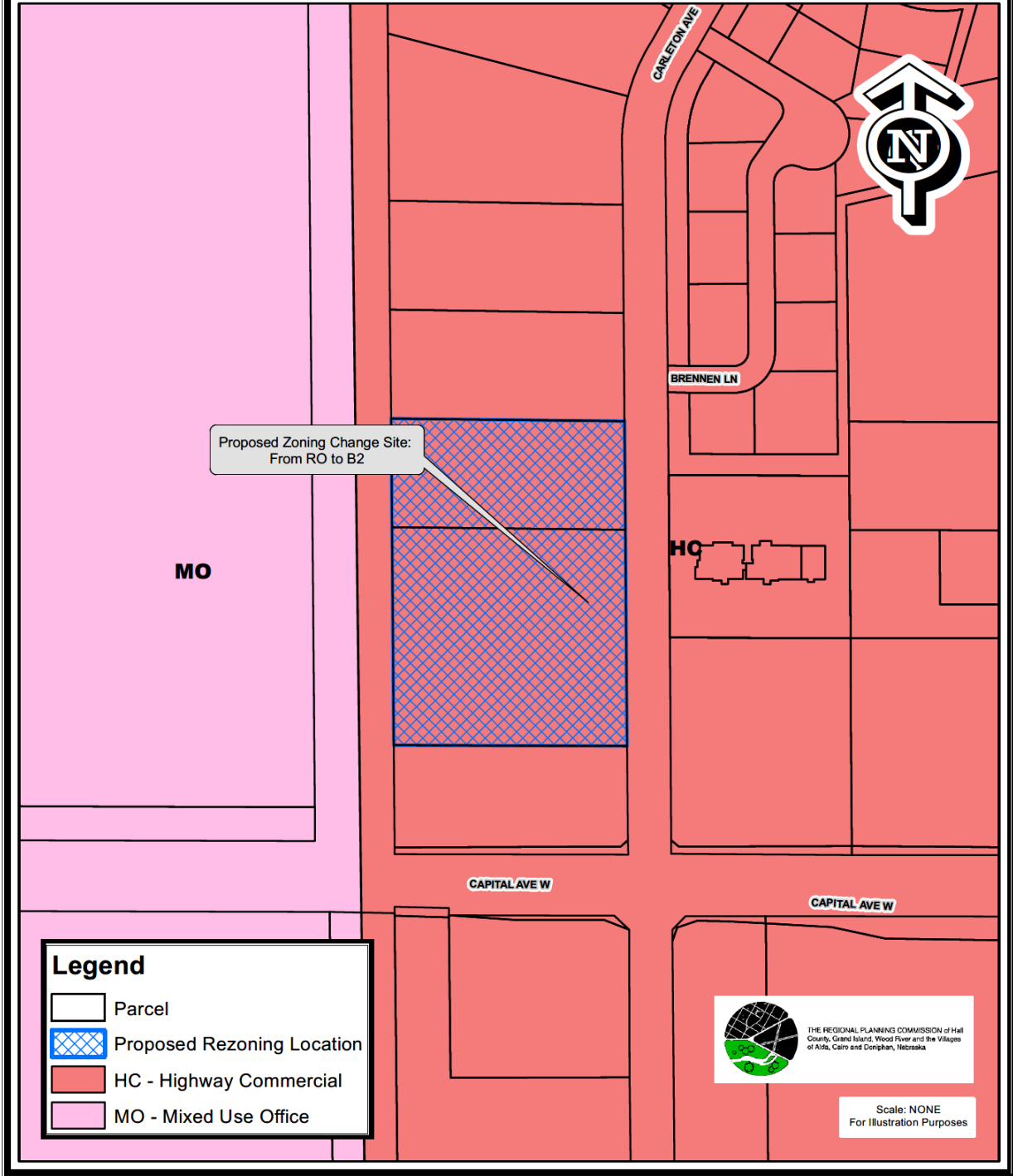
This property is planned for highway commercial development on the Future Land Use Map for the City of Grand Island. These changes would be consistent with the plan for the area and would allow for expanded commercial use of these properties.

**RECOMMENDATION:**

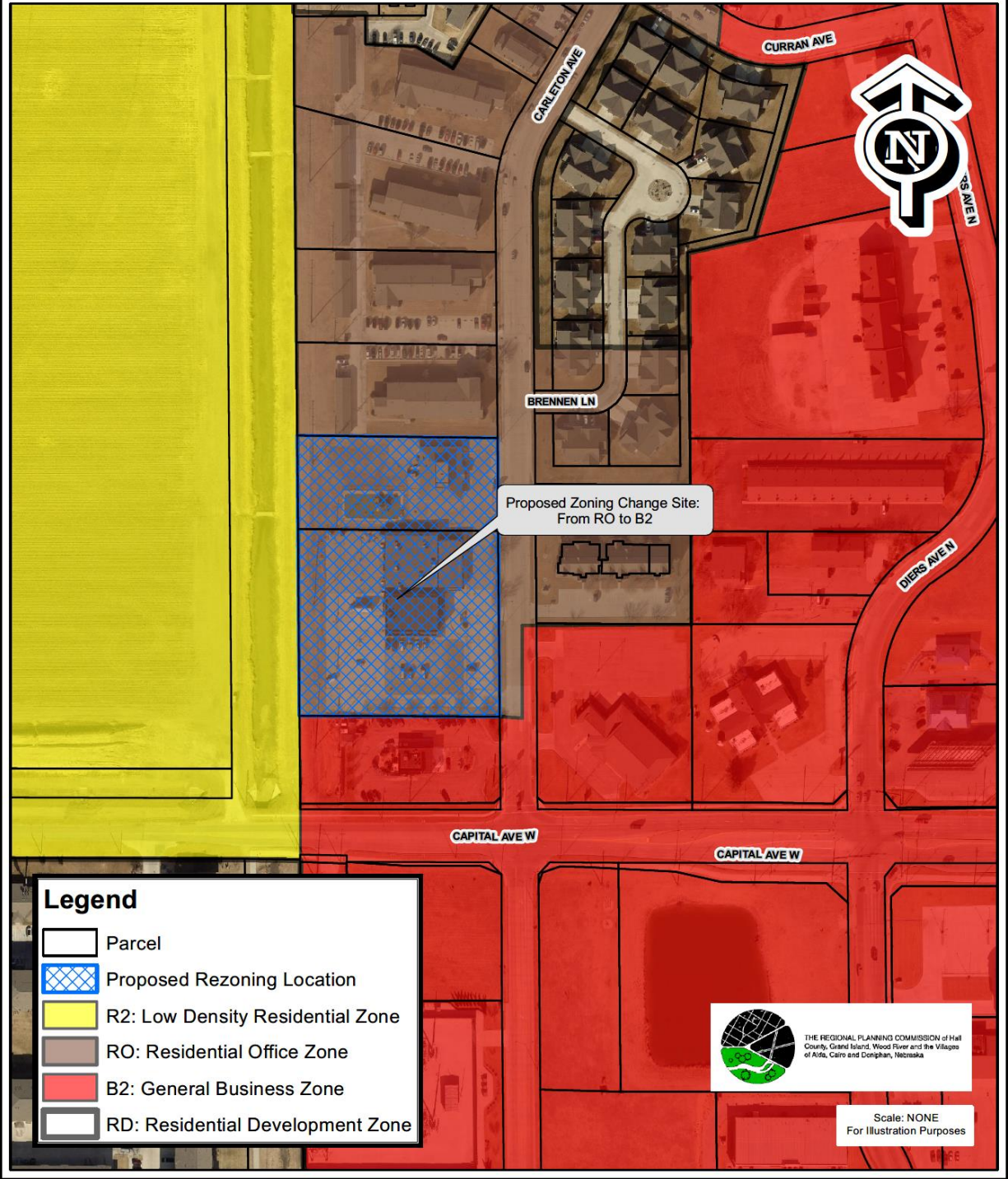
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **RO:** Residential Office Zone to **B2:** General Business.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Future Landuse Map Proposed Zoning Change



## Location Map Proposed Zoning Change





# 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 Suzanne Bowden Phone (h) 308-379-4750 (w) 308-850-7878

Applicant Address 2548 Carleton Ave. Grand Island, NE 68803

Registered Property Owner (if different from applicant) Mid Nebraska Foundation, Inc P

Address PO Box 1346 Grand Island 68902 Phone (h) 402-469-2193 (w) \_\_\_\_\_  
Diane Campbell

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

Property Address 2548 + 2536 Carleton Ave. Grand Island, NE 68803

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

Lot 13-15 Block \_\_\_\_\_ Subdivision Name Bosseiman Second subdivision, and/or

All/Part \_\_\_\_\_ 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 R0 to B2

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

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

TO allow for commercial/retail uses.

**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 Suzanne Bowden Date 6-13-22

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

info@qdobag-i.com