



City of Grand Island

Tuesday, October 25, 2022

Council Session

Item E-1

Public Hearing on Comprehensive Plan Amendment for Changes to the Future Land Use Map for Property Located between Capital Avenue and Airport Road and Broadwell Avenue and Webb Road in Grand Island, Nebraska

Council action will take place under Resolutions item I-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 25, 2022

Subject: Amend the Future Land Use Map of the Grand Island Comprehensive Plan for the Former Veterans' Home Property and Surrounding Area North of Capital Avenue and West of Broadwell Avenue

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

Background

Staff is recommending amendments to the future land use map for the city Grand Island for the area around the former veterans' home. The proposed changes are consistent with the Veteran's Legacy Plan. The current designation for this area identifies the future land use a public. The Veteran's Legacy Plan envisions a variety of recreational uses along with commercial, office and residential development across the site. These change swill facilitate the redevelopment of this property.

The memo and recommendation sent to the Planning Commission is attached

Discussion

At the regular meeting of the Regional Planning Commission, held October 6, 2021 the above item was considered following a public hearing. Hearing for both the future land use map change and a recommendation on the redevelopment plan were held at the same time.

O'Neill opened the public hearing.

Nabity stated the Future Land Use Map from the Grand Island Comprehensive Plan identified the area of the Veteran's Home as public. The updated Veterans Legacy Project Master Plan shows uses of mixed use developments with some commercial, residential, housing and office uses. Based on the proposed development in the area it is appropriate to consider changes to the future land use map that would allow for more of a mixed use designation. The proposed changes facilitate development north of Capital Ave in accordance to the vision of the Veterans Legacy Project Master Plan. These changes would allow for the creation of a mixed use developments north of Capital Ave and South of Airport

Rd. While preserving property for public uses around Eagle Scout Park, the Veteran's Ball Fields and the Veteran's Cemetery. The Regional Planning Commission recommends that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the Comprehensive Plan Amendment Grand Island.

The motion was carried with ten members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and no members abstaining or voting no (Hendricksen and Doane were absent).

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the comprehensive plan amendment as presented
2. Modify the comprehensive plan amendment to meet the wishes of the Council
3. Deny the comprehensive plan amendment
4. Postpone the issue

Recommendation

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

Sample Motion

Move to approve the resolution as presented.

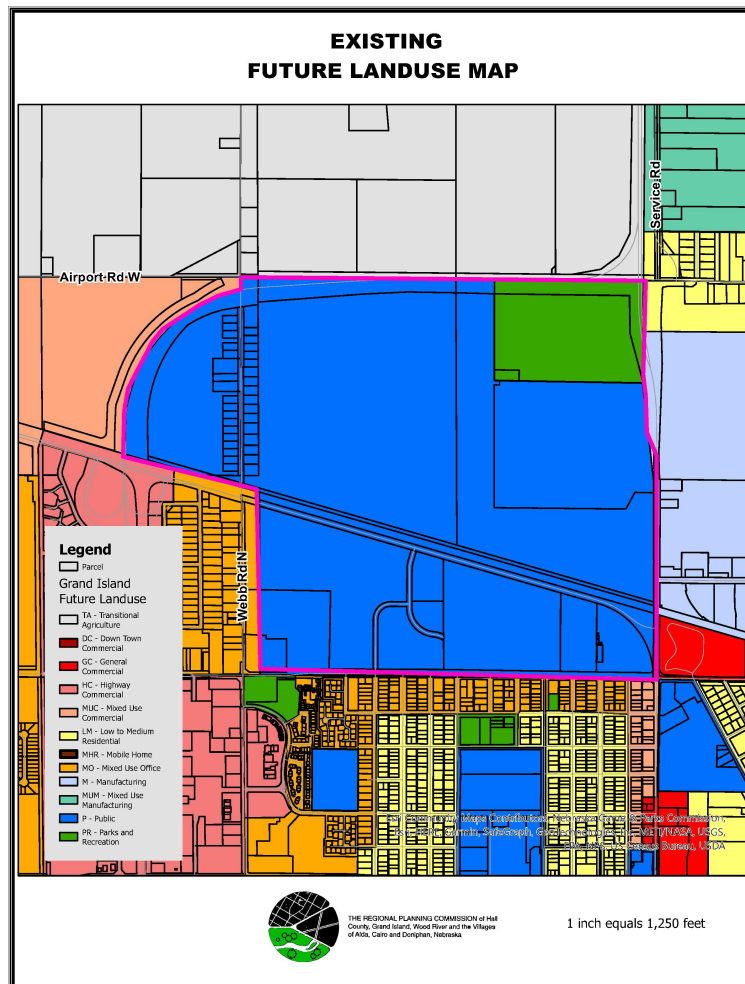
Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 20, 2022

SUBJECT: *Future Land Use Map Change (C-01-23GI)*

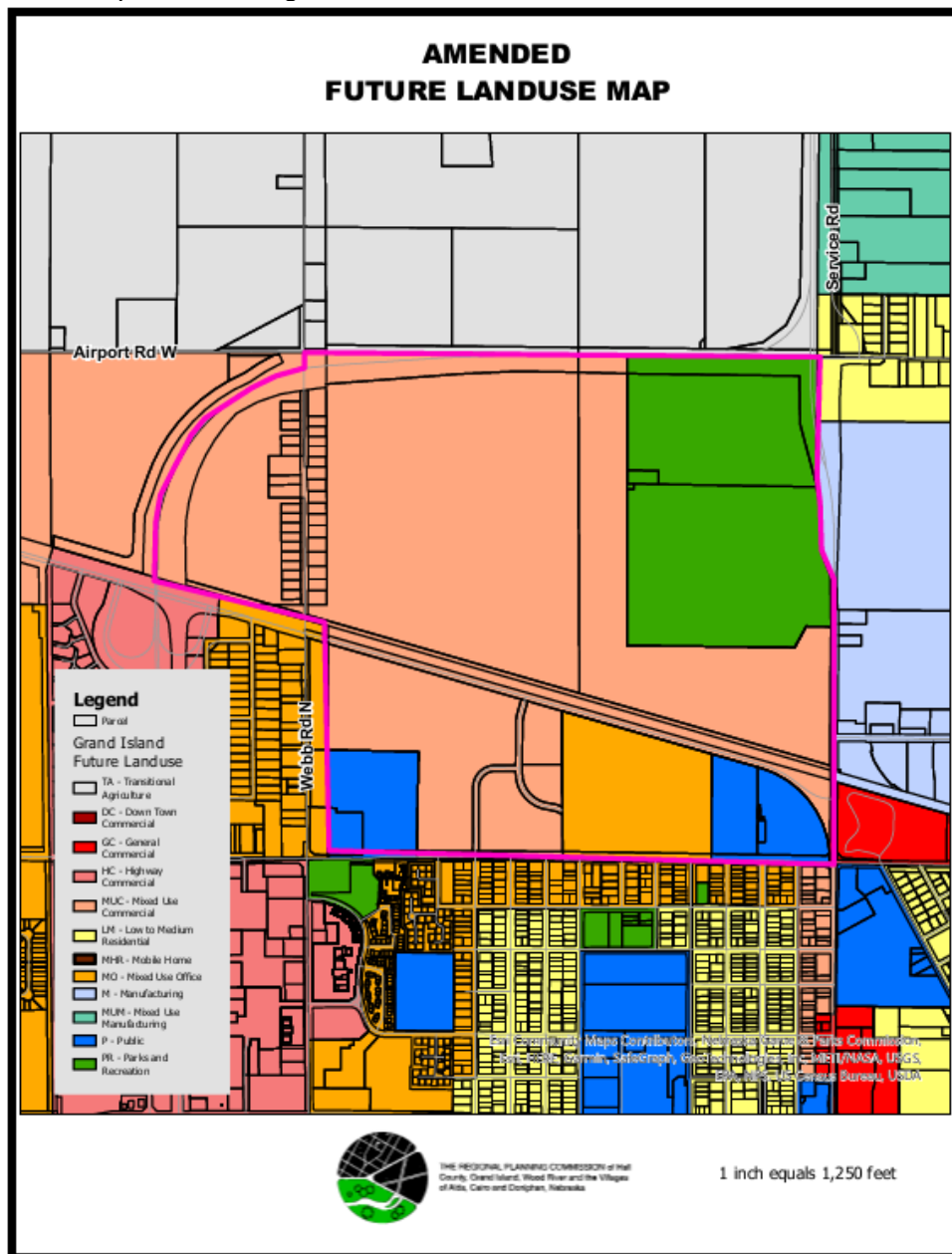
PROPOSAL: This proposal includes approximately 700 acres of land north of Capital Ave, west of Broadwell Ave, south of Airport Rd and east of US Highway 281. Staff is recommending amendments to spur development within the area and in the recognition of the change of status of the Old Veteran's Home property from public to private ownership. Changes to the Future Landuse Map would allow for consistency with the zoning as it stands today. As shown in the area outlined in blue on the map below the northeast 57 acres is planned for Parks and Recreation and the remaining 643 acres was designated as Public. The property is located within the Grand Island municipal limits.



OVERVIEW

Staff is recommending three amendments to the Grand Island Comprehensive Plan and Future Land Use map within the area outlined in blue on the map. The first would extend the park and recreation designation south of its current location to encompass approximately 78 acres of existing park infrastructure including softball, baseball, soccer and football fields along Broadwell Ave. The second is to change the proposed future use of the former Veterans Home site approximately 44 acres north of Capital Ave from public to mix use office. The third is to change approximately 464 acres from public to mix used commercial. These changes as proposed will allow for some flexibility in the development across the area

A map of the requested changes is shown below.



EVALUATION:

The Grand Island Comprehensive Plan and this Future Land Use Map were approved in 2004. With the development anticipated at the former Veteran’s Home site, staff is recommending changes that would align with the current zoning district and the proposed development.

This property was in the Grand Island City Limits and was initially designated to be used for Pubic purposes. Based on the proposed development in the area it is appropriate to consider changes to the future land use map that would allow for more of a mixed use designation.

The proposed changes facilitate development north of Capital Ave in accordance to the vision of the Veterans Legacy Project Master Plan. These changes would allow for the creation of a mixed use developments north of Capital Ave and South of Airport Rd. While preserving property for public uses around Eagle Scout Park, the Veteran’s Ball fields and the Veteran’s Cemetery

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

_____ Chad Nabity AICP, Planning Director