



City of Grand Island

Tuesday, November 22, 2022

Council Session

Item E-2

**Public Hearing on Zoning Change to Property located at 4060
Stauss Road from LLR Large Lot Residential to B2 General
Business Zone (MII-Blondo, LLC)**

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 22, 2022

Subject: Change of Zoning from LLR Large Lot Residential Zone to B2 General Business Zone

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

Background

MII-Blondo, LLC. The owners of property at 4060 Stauss Road located north of Stauss Road and west of North Road are requesting that the zoning on property be changed on a portion of this property from LLR Large Lot Residential to B2 General Business Zone. They currently own the property to the east and have self storage units on the property. They will be expanding their storage offering on that property and would like the option to extend that onto this property. They will be removing the dilapidated house from 4060 Stauss Road.

Discussion

At the regular meeting of the Regional Planning Commission, held November 2, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the purpose of the rezoning request is to extend the self storage buildings from the east and remove the existing house. The owner of the property has purchased the property to west and would like to expand the storage units. The rezoning is consistent with the City's Comprehensive Land Use Plan and staff is recommending approval.

Mr. McGregor – Mr. McGregor is the owner of the property explained the long term plan is to expand the existing facility on the current parcel.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Ruge to approve the proposed rezoning at 4060 Stauss Road.

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

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
4. Deny the application

Recommendation

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

Sample Motion

Move to approve the ordinance as presented.

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

October 24, 2022

SUBJECT: *Zoning Change (C-06-23GI)*

PROPOSAL: To rezone approximately 2.5 acres of land north of Stauss Road and east of Centre Street, from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request extend the self storage buildings from the east and remove the existing house.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR: Large Lot Residential.

Intent of zoning district

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

Permitted and conditional uses:

LLR: Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre.

Proposed zoning district

B-2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

Comprehensive Plan Designation:

Designated for manufacturing development.

Existing land uses.

Single family home to be removed.

Adjacent Properties Analysis

Current zoning designations:

East: B-2-General Business

North: R-1 – Suburban Density Residential

West and South: LLR- Large Lot Residential

Intent of zoning district:

B-2: 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:

R-1 - Agricultural uses, recreational uses and residential uses at a density of four dwelling units per acre **LLR -** Agricultural uses, recreational uses and residential uses at a density of two dwelling units per acre. **B-2-Residential** uses at a density of

up to 43 units per acre, a variety of commercial, retail, office and service uses.

Comprehensive Plan Designation:

North: Designated for Low to Medium Density Residential

South, East and West: Designated Manufacturing Development.

Existing land uses:

North: single-family residential

East: Storage Units

South and West: Single-family home on large lots

EVALUATION:

Positive Implications:

- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing development but the existing zoning to the east is B-2.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Constant with the existing commercial development:* This property adjacent to existing commercial uses (self storage). This proposal just extends the commercial zoning across the full property.

Negative Implications:

No Negative Consequences Foreseen

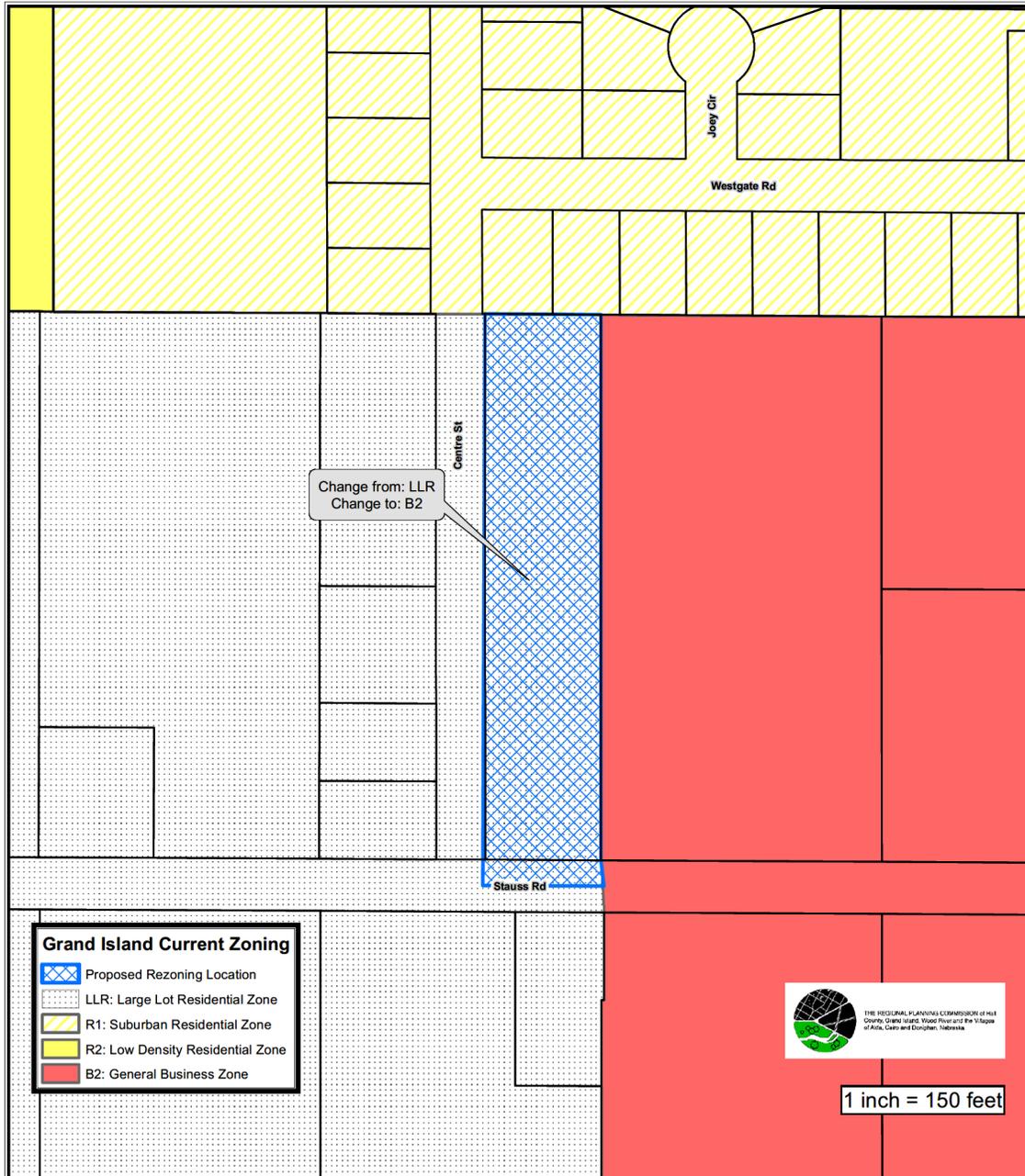
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR-Large Lot Residential to B-2-General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change

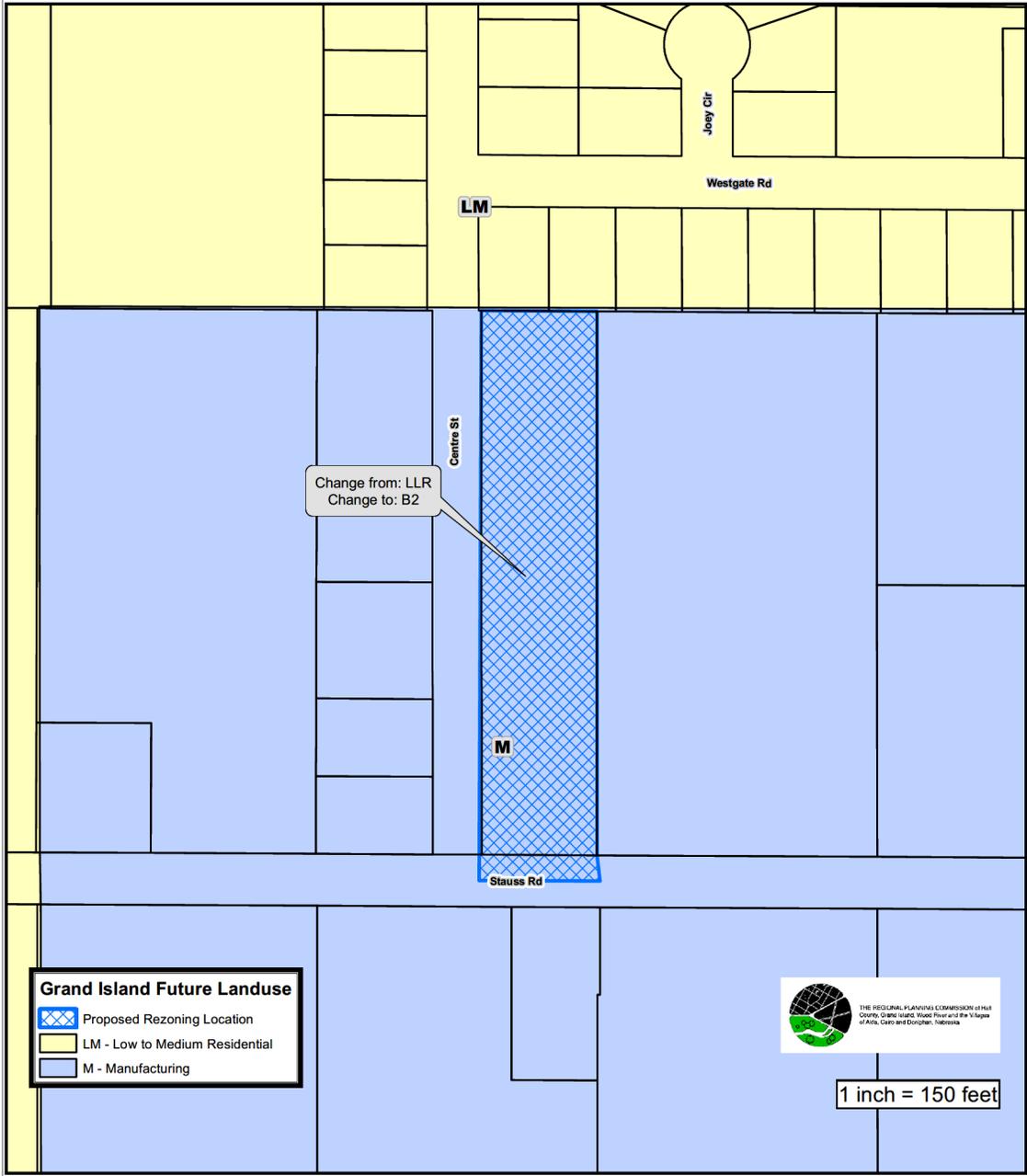
A tract of land consisting of all of lots 1 through 14 West End Subdivision, in the City of Grand Island, Hall County, Nebraska



Existing Zoning

Proposed Zoning Change

A tract of land consisting of all of lots 1 through 14 West End Subdivision, in the City of Grand Island, Hall County, Nebraska



Future Land Use Map

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan