



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item E-4

**Public Hearing on Zoning Change to Property Located at 3553
Prairieview Street Lots 1 and 3 of Prairie Commons Second
Subdivision CD Commercial Development Zone to Amended CD
Commercial Development Zone (Prairie Commons MOB 2.0)**

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 20, 2022

Subject: Change of Zoning from CD Commercial Development Zone to Amended CD commercial Development Zone at 3553 Prairieview Street

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

Background

Prataria Ventures LLC, the owner of property at 3553 Prairieview Street located south of Husker Highway between Priarieview Street and U.S. Highway 281 is requesting that the zoning on property be changed on this property from the current plan for the CD zone that approved a hotel to be built at this site to allow a 60,000 square foot medical office building. Because this is a CD zone Council needs to approve substantial changes in the plan.

Discussion

At the regular meeting of the Regional Planning Commission, held December 7, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated Prataria Ventures LLC is requesting an amendment to the current redevelopment plan. The original plan for the hospital development has changed due to market conditions. Prataria Ventures LLC has brought an updated plan to replace the hotel with a medical office building. The project is consistent with the proposed zoning and will be consistent with the future land use plan for this area within the City of Grand Island with the proposed amendment.

Nabity also explained the rezoning request is proposed due to the area zoned as Commercial Development Zone to Amended Commercial Zone. Within a Commercial Development Zone there are no specific setbacks the developer is allowed to build within the plan as it is approved. If the plan changes significantly as the case in this application a new plan has to be approved. The final plat will also be amended.

Roger Bullington – 3935 Westgate Dr - Mr. Bullington talked about the project

and some of the proposed changes.

O'Neill closed the public hearing for Items #4 and Item #5.

A motion was made by Robb and second by Randone to approve the proposed rezoning located at 3553 Prairieview Street and the Preliminary and Final Plat for Prairie Commons Fifth Subdivision.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen 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 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 30, 2022

SUBJECT: *Zoning Change (C-11-23GI)*

PROPOSAL: To rezone a lots 1 and 3 of Prairie Commons Second Subdivision from CD Commercial Development Zone to Amended CD Commercial Development Zone. This property is located between Prairieview Street and U.S. Highway 281 south of Husker Highway. The proposed change would amend the approved development plan to allow a second medical office building and remove the proposed hotel on Lot 3. It would also move property lines between the Lot 1, the Hospital and the vacant lot that was originally planned for the hotel. The location of the proposed zoning changes is attached.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

Comprehensive Plan Designation:

Requested Zoning Designation:

Existing land uses.

CD Commercial Development Zone

CD The current development plan shows the hospital, medical office building and a hotel.

Highway Commercial

Amended **CD Commercial Development Zone** the plan as proposed would allow for construction of a second medical office building in place of the hotel that was planned on lot 3. Hospital and vacant property

Adjacent Properties Analysis

Current zoning designations:

Permitted and conditional uses:

Comprehensive Plan Designation:

Existing land uses:

North: B2- General Business

East: B1-Light Business

West: RO- Residential Office

South: B2-General Business

RO Residential uses with no density limitations, office uses, personal services and prescription related retail. **B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **B1** Commercial and retail uses except those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

North: Highway Commercial

East: Highway Commercial and Parks and Recreation

West: Low to Medium Density Residential

South: Highway Commercial and Low to Medium Density Residential

North: Gas'N Shop, Strip Commercial, Vacant Property, Apartments

East: Medical Office Building, Stuhr Museum

West: Office Uses

South: Single Family Residential (Ponderosa Estates), Vacant Property

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Adjacent street is classified as an arterial:* Husker Highway is an arterial street. It is expected that this street will carry significant traffic.
- *Development Accommodates Expressway Designation by NDOR:* The Nebraska Department of Roads has classified U.S. Highway 281 as an expressway. As part of that designation they limit the development of access to U.S. Highway 281 to one every ½ mile. This proposed plan shows one access onto U.S. Highway 281 at the approve location.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None foreseen*

Other

Several years into this project the developers are seeking changes due to changes in the market. The original plan called for development of a hotel at this location but that has not been feasible within the current market conditions. The proposed changes would allow of a more marketable project.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **CD** Commercial Development Zone to an **Amended CD** Commercial Development Zone as shown on the attached map along with the Preliminary and Final Plats for Prairie Commons Fifth Subdivision as proposed.

_____ Chad Nabity AICP, Planning Director

Proposed Rezoning Area



