



Hall County Regional Planning Commission

Wednesday, March 2, 2022

Regular Meeting

Item F4

**Public Hearing - Proposed Rezoning - Wood River - Rezoning of
property located 411 W. 8th Street in Wood River**

Staff Contact:

Agenda Item # 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 21, 2022

SUBJECT: *Zoning Change (C-22-22WR).* An application was received requesting that property at 411 W. Eighth Street at the southwest corner of Eighth and Dodd be rezoned from BG General Business to R-6 Medium Density Residential with an RM Mobile Home Overlay.

REZONING PROPOSAL: To rezone 411 W. 8th Street (Lots 1-5 Block 3 of Clarks Addition) in Wood River from BG General Commercial to R6-Medium Density Residential with a Mobile Home Overlay in the City of Wood River. The owner of the existing Mobile Home Park at this location would like to replace existing mobile homes with newer models. Currently and since 2004 this property has been zoned for General Business uses but it has been a mobile home parks since at least 1975 based on aerial photography.

OVERVIEW:

Site Analysis

| | |
|--|--|
| <i>Current zoning designation:</i> | BG- General Business District |
| <i>Permitted and conditional uses:</i> | BG- Commercial, Retail, Office and Storage uses and housing |
| <i>Comprehensive Plan Designation:</i> | Mobile Home |
| <i>Existing land uses.</i> | Mobile Home Park |

Adjacent Properties Analysis

| | |
|--|---|
| <i>Current zoning designations:</i> | North: R-6 RM Medium Density Residential with a Mobile Home Overlay |
| | South East and West: BG-General Commercial Transitional Agriculture District |
| <i>Permitted and conditional uses:</i> | R-6 RM Residential uses including Single Wide Mobile Homes |
| | BG- Commercial, Retail, Office and Storage uses and housing. |
| <i>Comprehensive Plan Designation:</i> | North: Mobile Home |
| | South, East and West: Industrial |
| <i>Existing land uses:</i> | North: Mobile Homes |
| | East: Gas Company Buildings |
| | West: House |
| | South: County Road Shop |

EVALUATION:**Positive Implications:**

- *Consistent with the Wood River Comprehensive Plan:* This property is planned for Mobile Home Use.
- *Is adjacent to a similar uses:* The same owners operate this and mobile home park and the one immediately across the street to the north.
- *Provides Affordable Housing:* Mobile homes provide a form of affordable housing that is needed across the County. This change will allow the owners to update the homes and replace older ones with newer ones.
- *Municipal Infrastructure is Available:* This property currently served with city sewer and water and is set up to support mobile homes.

Negative Implications:

- *None Foreseen*

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site (411 W. 8th Street Lots 1-5 Block 3 of Clarks Addition) in Wood River from BG General Commercial to R6- Medium Density Residential with an RM Mobile Home Overlay in the City of Wood River

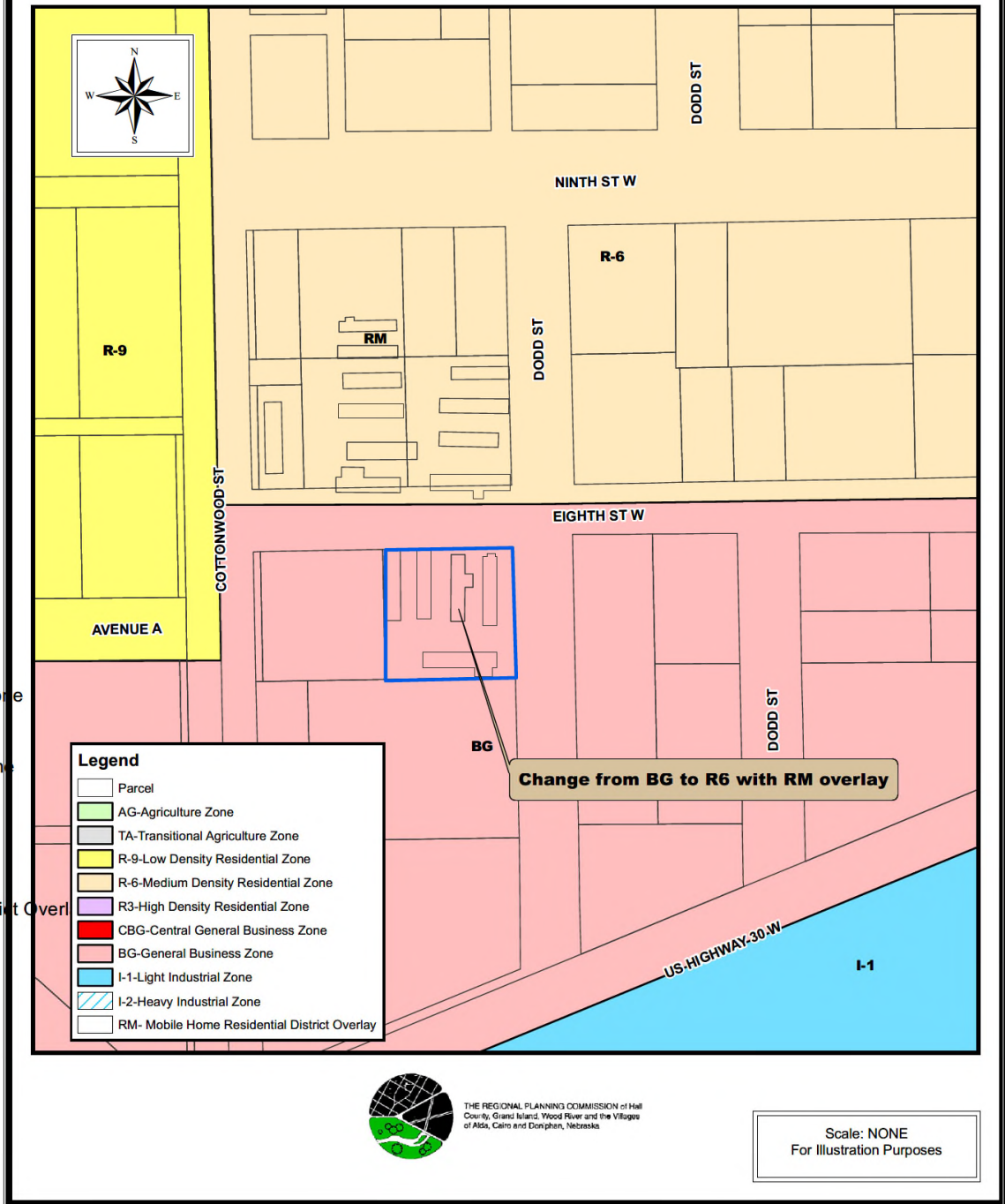
LEGEND

- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- RESIDENTIAL (MOBILE HOME)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER CORPORATE LIMITS



From the 2015 Wood River Comprehensive Plan SW Corner of Eighth and Dodd planned for Mobile Homes

PROPOSED ZONING CHANGES LOCATION MAP



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 Grant Packer Phone (h) 583-2381 (w) (308) 227-8809

Applicant Address 901 East 11th St. Wood River, NE 68883 P.O. Box 155

Registered Property Owner (if different from applicant) JP Trailer Park, LLC

Address _____ Phone (h) _____ (w) _____

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

Property Address 411 ~~South~~ West 8th Street

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

Lot 1-5 Block 3 Subdivision Name Clarks Addition, and/or

All/Part _____ ¼ 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 BG General Business Zone to B-6 Medium Density Residential Zone
RM Mobile Home Overlay

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:

In order to further improve the trailer park located in Wood River, a mobile home overlay must be granted for the stated property above. This will grant me the ability to move outdated and run-down mobile homes off the premises and replace them with newer models that will continue to bring affordable housing to the city of Wood River. The trailers have been on these lots for 50+ years and Wood River passed a comprehensive plan in 2015 to allow trailers on these lots.

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 Grant Packer Date 2/08/22

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