



Hall County Regional Planning Commission

**Wednesday, July 6, 2022
Regular Meeting**

Item F1

**Public Hearing - Proposed Rezoning - Grand Island - Proposed
rezoning of a Tract of Land including on Lots 13,14 and 15 of
Bosselman Second Subdivision**

Staff Contact:

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

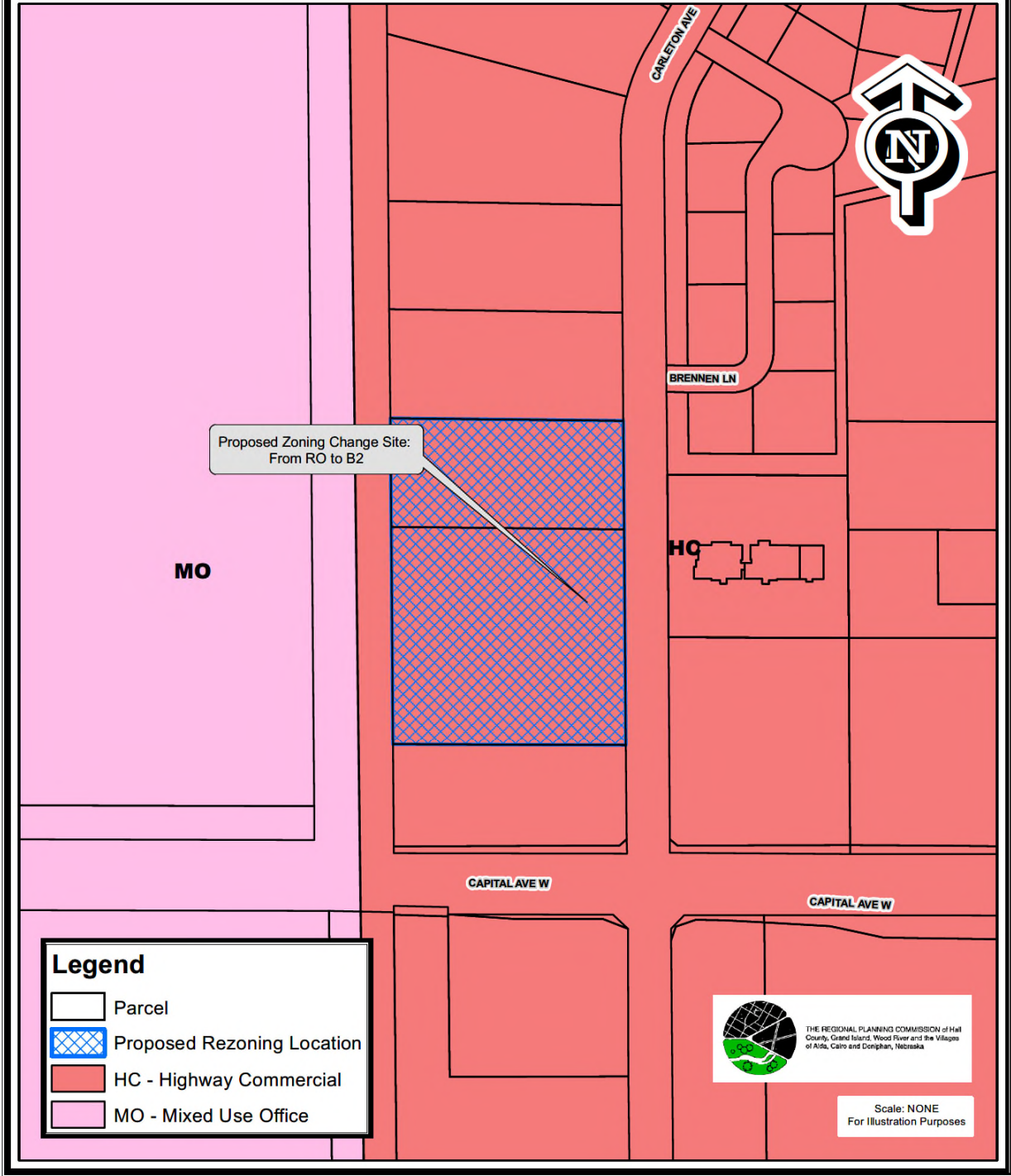
This property is planned for highway commercial development on the Future Land Use Map for the City of Grand Island. These changes would be consistent with the plan for the area and would allow for expanded commercial use of these properties.

RECOMMENDATION:

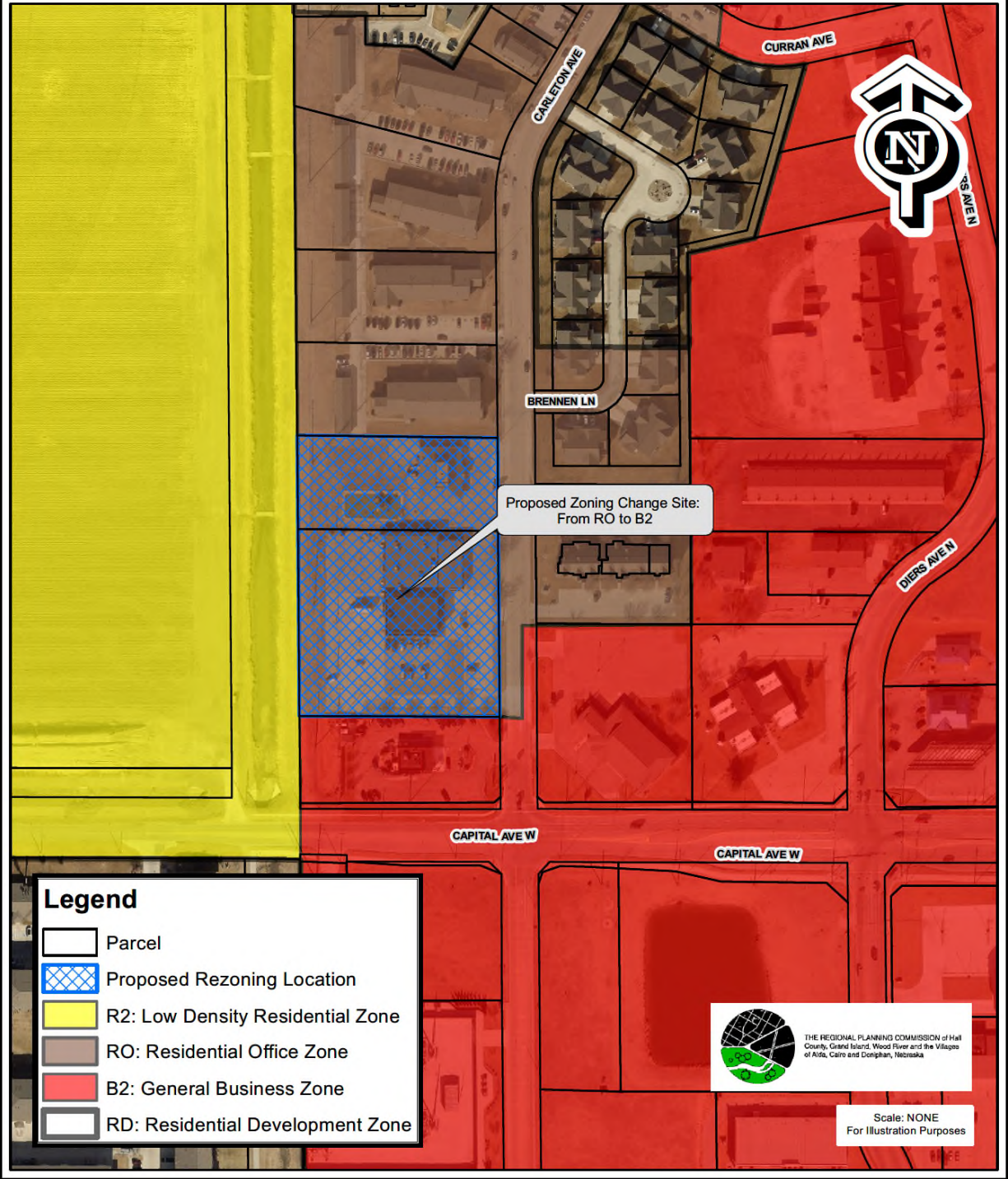
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **RO:** Residential Office Zone to **B2:** General Business.

_____ 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