



Hall County Regional Planning Commission

Wednesday, November 2, 2022

Regular Meeting

Item F1

**Public Hearing - Proposed Rezoning - Rezoning - Grand Island -
Public Hearing regarding the rezoning located at 4060 Stauss Road
including West Road including West End Subdivision Lots 1-14
Inclusive and adjoining right of way**

Staff Contact:

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

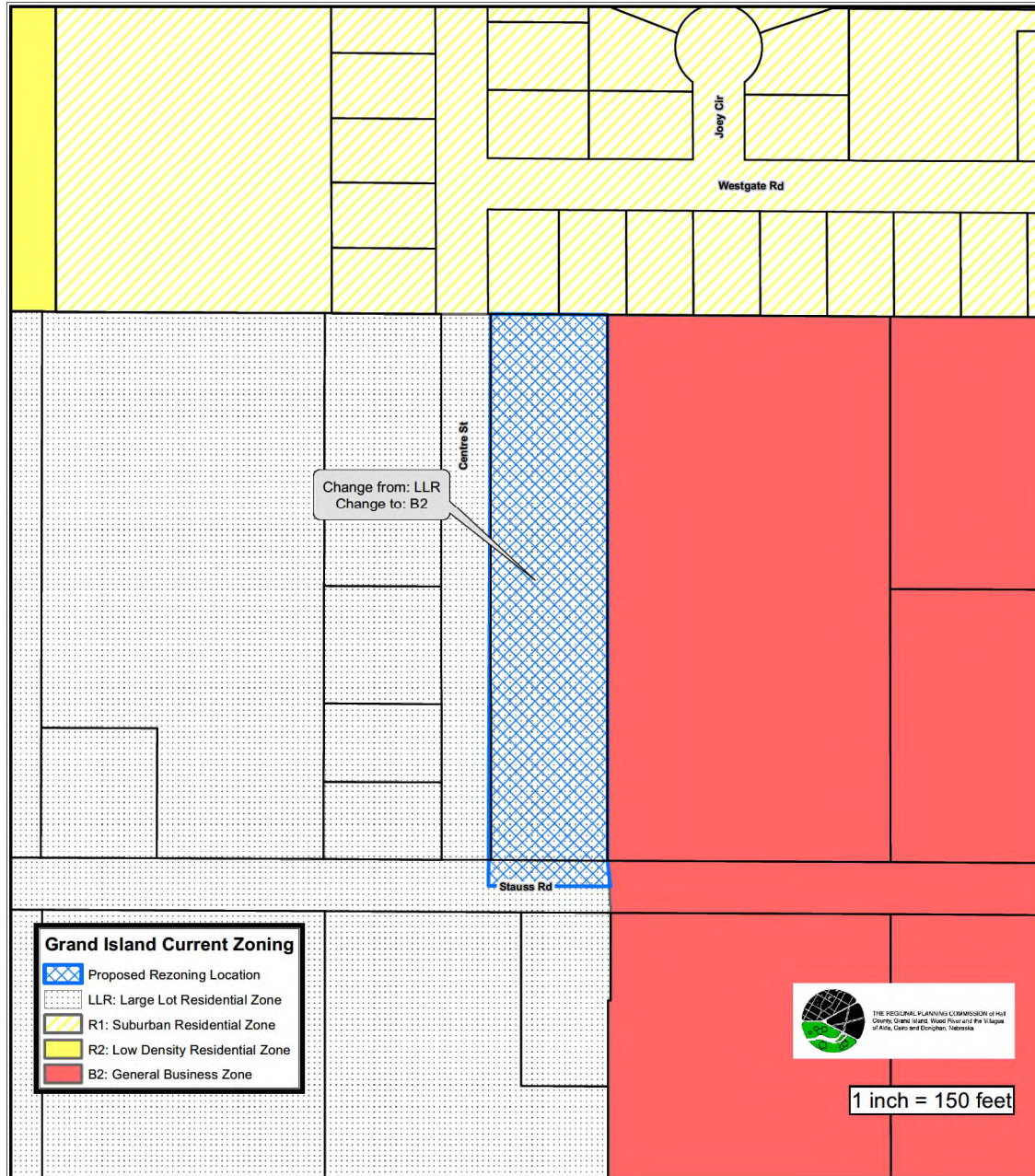
RECOMMENDATION:

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

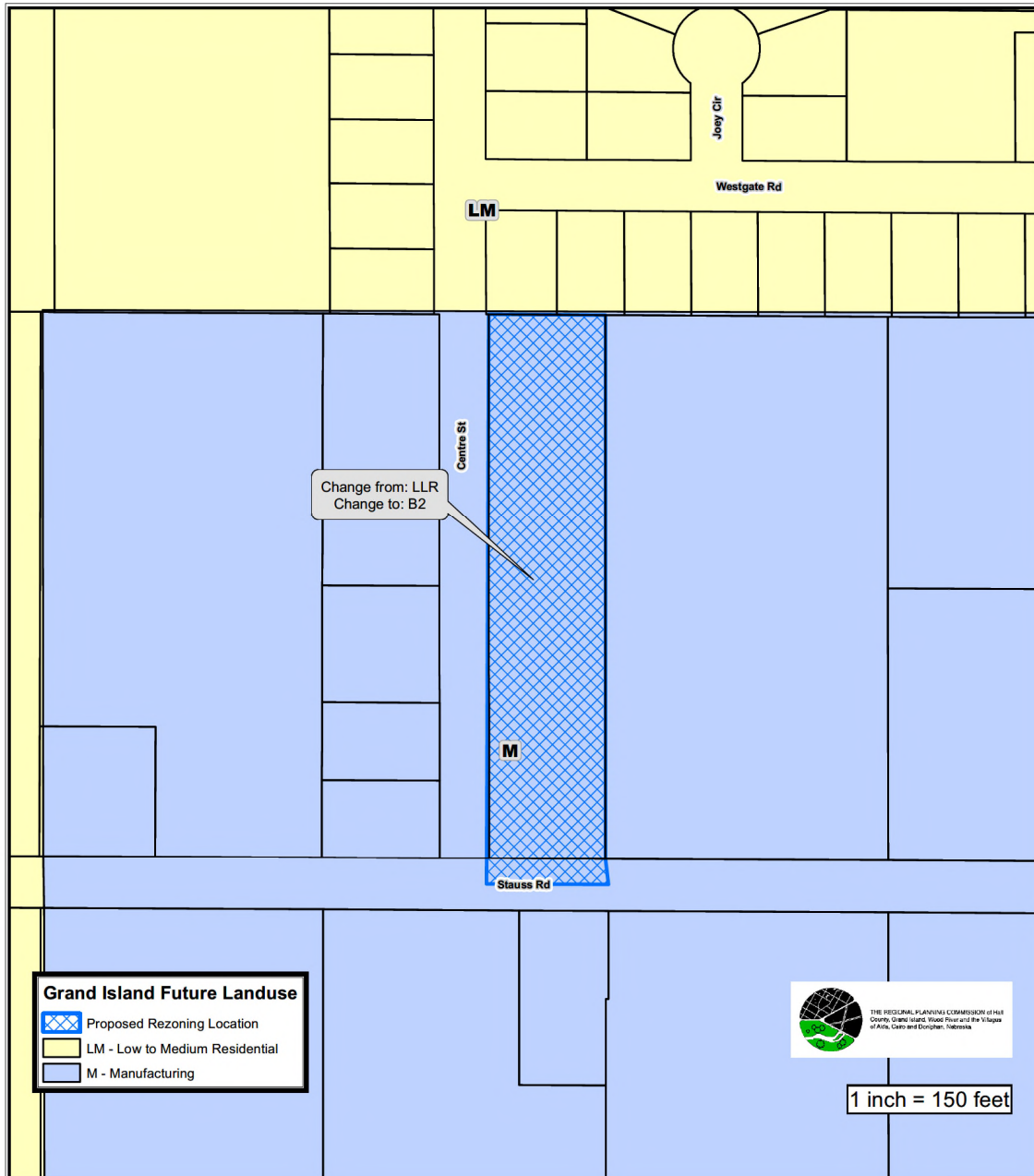
A tract of land consisting of all of lots 1 through 14 West End Subdivision, in the City of Grand Island, Hall County, Nebraska



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

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 _____ Phone (h) _____ (w) _____

Applicant Address _____

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address _____

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

Lot _____ Block _____ Subdivision Name _____, 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 _____ to _____

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:

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 _____ Date _____

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

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2020

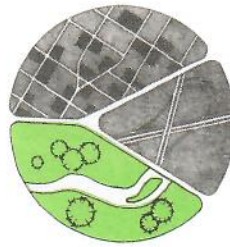
Service or Product	Fee
Zoning Map Amendment (General)	\$900.00
Zoning Ordinance Text Amendment	\$900.00
CD or RD Comprehensive Rezoning (Grand Island 2 mile)	\$900.00
P.U.D. Rezoning	\$850.00 + \$10.00/lot

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island**.

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office**.

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office**.



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

October 19, 2022

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on November 2, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of
Deeds

Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Central Community College Preliminary Plat	55.09	10	A tract of land in part of the Southwest Quarter of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska
Central Community College Final Plat	29.26	9	A tract of land in part of the Southwest Quarter of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska
RNS Engel Subdivision	1.257	1	Part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska