



City of Grand Island

Tuesday, March 28, 2023

Council Session

Item E-3

Public Hearing on Zoning Change for property located south of South Street along Henry and Ada Street, 1703 Henry Street and 1703 Ada Street (Lots 1 and 2, Block 2 and part of Lot 1 and Lot 2, Block 1 of Dawn Subdivision) from M2 Heavy Manufacturing to B2 General Business

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 28, 2023

Subject: Change of Zoning from M2 Heavy Manufacturing Zone to B2 General Business Zone

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

Background

JBA Ventures LLC., the owner of property at 1703 Henry Street and 1703 Ada Street located south of South Street and east of the Grand Island Cemetery is requesting that the zoning on property be changed on this property from M2 Heavy Manufacturing to B2 General Business Zone. They are proposing to build four 4-plex apartment buildings on these lots similar to those located south of these properties on Henry and Ada. They will be removing the existing building at the corner of Henry and South.

Discussion

At the regular meeting of the Regional Planning Commission, held March 1, 2023 the above item was considered following a public hearing.

O'Neill opened the public hearing for agenda item #4 and #5.

Nabity stated the developer is proposing to develop multifamily residential in four buildings with 18 units between 1703 Henry and 1703 Ada Street. These properties have been zoned M2 Heavy Manufacturing and have been used for storage. The Baasch's have cleaned up the properties and removed the older buildings. The plan use for the property is mixed use office but the existing zoning to the south is B-2. Provided the plan is consistent with the Future Land Use Map and the Comprehensive Plan Nabity stated the Planning Department recommending approval of both.

Zack Butz representing JBA Ventures went over the Redevelopment Plan for CRA Area 31 and the need of housing.

Bruce Shriner, representing JBA Ventures went over the TIF application for the project.

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

A motion was made by Ruge and second by Goplin to approve the proposed rezoning of property located south of South Street along Henry and Ada Streets from M2 to B2.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, 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 #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

February 20, 2023

SUBJECT: *Zoning Change (C-14-23GI)*

PROPOSAL: To rezone approximately 2 acres of land south of South Street and east of Henry Street, from M2 Heavy Manufacturing to B-2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request allow for the construction of apartments on these lots as permitted in the B2 Zoning District.

OVERVIEW:

Site Analysis

Current zoning designation:

M2: Heavy Manufacturing

Intent of zoning district

M2: The intent of this zoning district is to provide for the greatest amount of manufacturing, warehousing, wholesaling and business uses. Conditional use permits are required for those uses with more significant health and safety concerns. This zoning district does not permit residential dwellings

Permitted and conditional uses:

M2: No residential uses are permitted. A wide variety of manufacturing, retail, office and warehousing uses are permitted.

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 mixed use office.

Existing land uses.

Vacant property was used for warehousing and storage previously.

Adjacent Properties Analysis

Current zoning designations:

East: R-4-High Density Residential

South: B-2 – General Business

West and North: M2- Heavy Manufacturing

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-4 - Agricultural uses, recreational uses, non-profit uses, day cares and residential uses at a density of 43 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. **M2:** No residential uses are permitted. A wide variety of manufacturing, retail, office and warehousing uses are permitted.

Comprehensive Plan Designation: **North:** Designated for Manufacturing
South: Designated Mixed use office
East: Designated for Low to Medium Density Residential
West: Designated for public use

Existing land uses: **North:** Hike Bike Trail and Sunrise Express Trucking
East: Mixed Residential Uses
South: Elderly Residential and Self Storage
West: Grand Island Cemetery
EVALUATION:

Positive Implications:

- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use office but the existing zoning to the south 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 residential units that are similar in nature to those proposed.

Negative Implications:

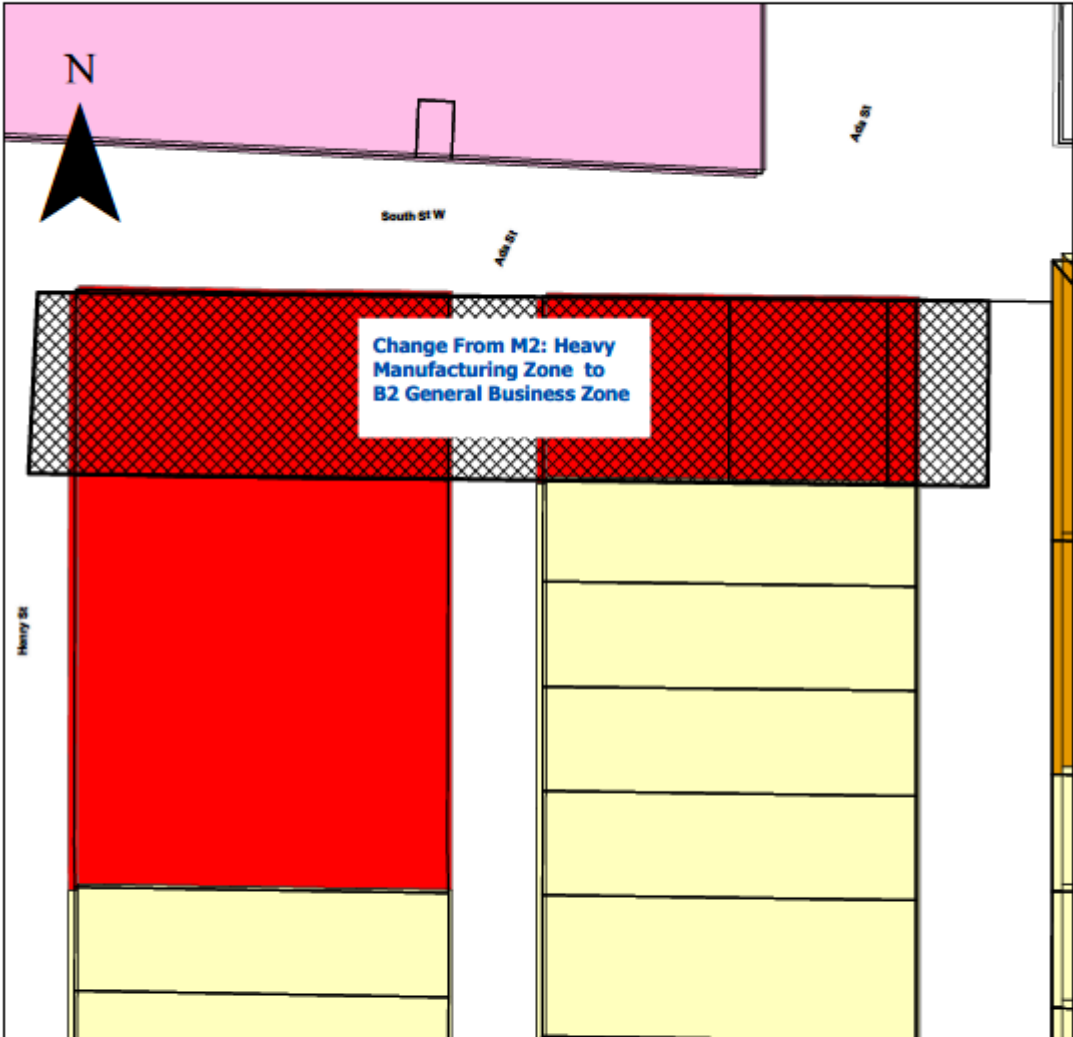
No Negative Consequences Foreseen

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

**PROPOSED ZONING CHANGE SITE
EXISTING LANDUSE MAP**



Legend

Proposed Rezoning Location

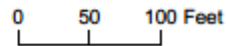
Proposed Rezoning Location

Grand Island Existing Land Use

- Commercial
- Industrial
- Multi-Family Residential
- Residential
- Vacant

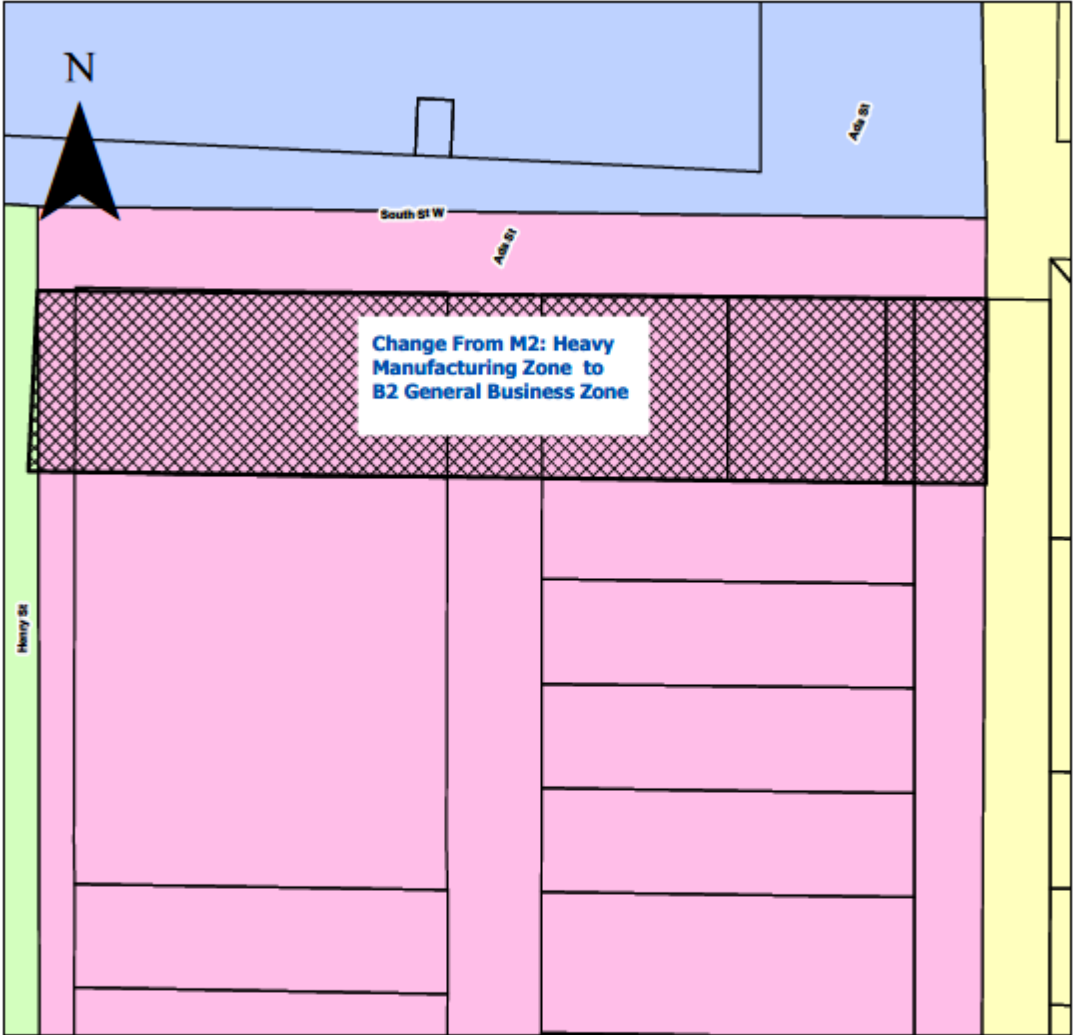


THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Mills, Cairo and Douglas, Nebraska



Existing Landuse

**PROPOSED ZONING CHANGE SITE
FUTURE LANDUSE MAP**



Legend

Proposed Rezoning Location

Proposed Rezoning Location

Grand Island Future Land Use

- LM - Low to Medium Residential
- MO - Mixed Use Office
- M - Manufacturing
- P - Public



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0 50 100 Feet

Future Land Use Map