



# Hall County Regional Planning Commission

Wednesday, March 1, 2023

Regular Meeting

## Item F2

**Public Hearing - Proposed Rezoning - Property located south of  
South Street along Henry and Ada Streets M2 to B2**

Staff Contact:

**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:**

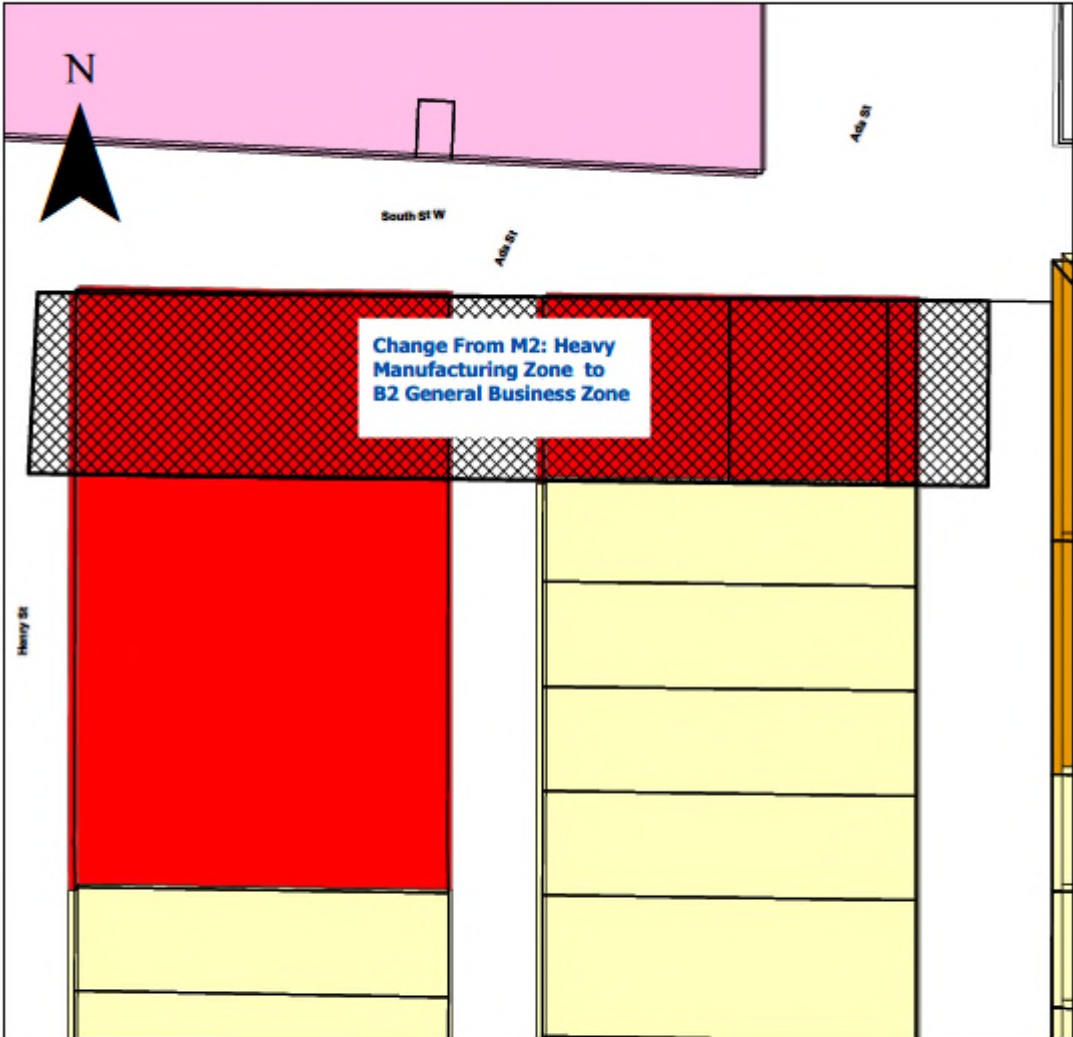
*No Negative Consequences Foreseen*

**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

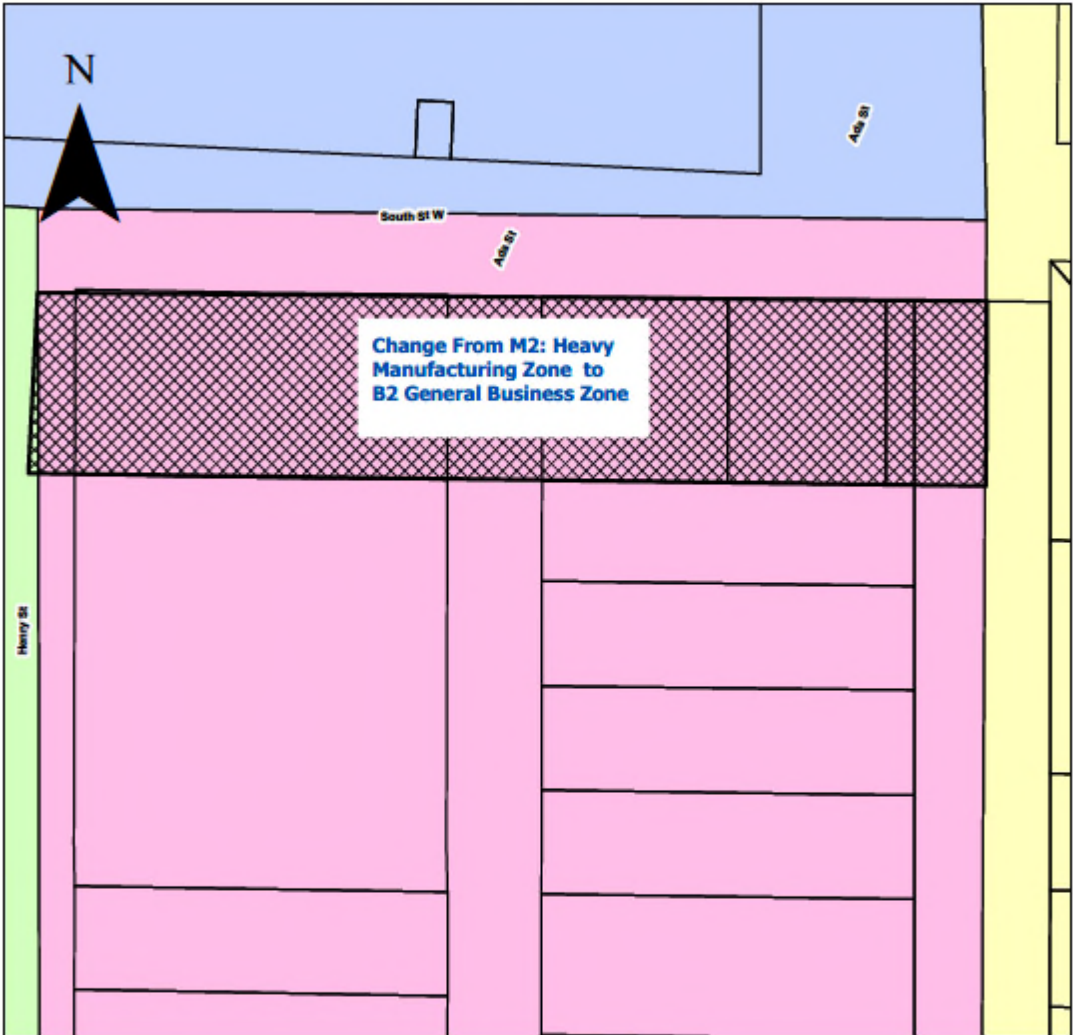


THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Ash, Cain and Douglas, Nebraska

0 50 100 Feet

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

# 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 JBA Ventures, LLC Phone (h) \_\_\_\_\_ (w) 308-390-0351  
Applicant Address 114 N. Custer, Grand Island, NE  
Registered Property Owner (if different from applicant) See supplemental form  
Address See supplemental form Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address 1703 Henry Street; 1704 Ada Street; 1703 Ada Street, Dawn Sub Lt 1 Blk 1 - No Address  
Legal Description: (provide copy of deed description of property)  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name See Supplemental Form, and/or  
All/Part \_\_\_\_\_ ¼ of Section \_\_\_\_\_ TWP \_\_\_\_\_ RGE \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

- Property Rezoning (yes ) (no )  
(provide a properly scaled map of property to be rezoned)  
From M-2 Heavy Manufacturing Zone to B-2 General Business Zone
- 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:

See supplemental Form

### NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- 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).
- 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 Riley Baasch Digitally signed by Riley Baasch Date: 2022.02.16 09:12:50 -06'00' Date 2/16/2022

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