



City of Grand Island

Tuesday, April 23, 2013

Council Session

Item E-4

Public Hearing on Request to Rezone Property Located West of South Locust Street and South of US Hwy 34 from LLR (Large Lot Residential) to B2 (General Business Zone)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2013

Subject: Rezone Property located West of South Locust Street and South of US Hwy 34 from LLR (Large Lot Residential) to B2 (General Business Zone)

Item #'s: E-4 & F-1

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

Background

Concerning a request to rezone property located west of South Locust Street and south of US Hwy 34. From LLR (Large Lot Residential) to B2 (General Business Zone). This property is located at 3556 South Locust and is immediately west of the Ditch Witch Dealership and part of the same parcel of property.

Discussion

At the regular meeting of the Regional Planning Commission, held April 3, 2013 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this was to rezone approximately 4 acres of land west of the existing Ditch Witch Dealership on South Locust, from LLR (Large Lot Residential) to B2 (General Business Zone), in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the entire parcel.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Hayes to approve the rezone from LLR (Large Lot Residential) to B2 (General Business Zone).

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Connelly, Bredthauer, Haskins, Snodgrass and Eriksen,) and no one voting against.

The Planning Director's recommendation to the Planning Commission is also attached to this recommendation from the Planning Commission.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

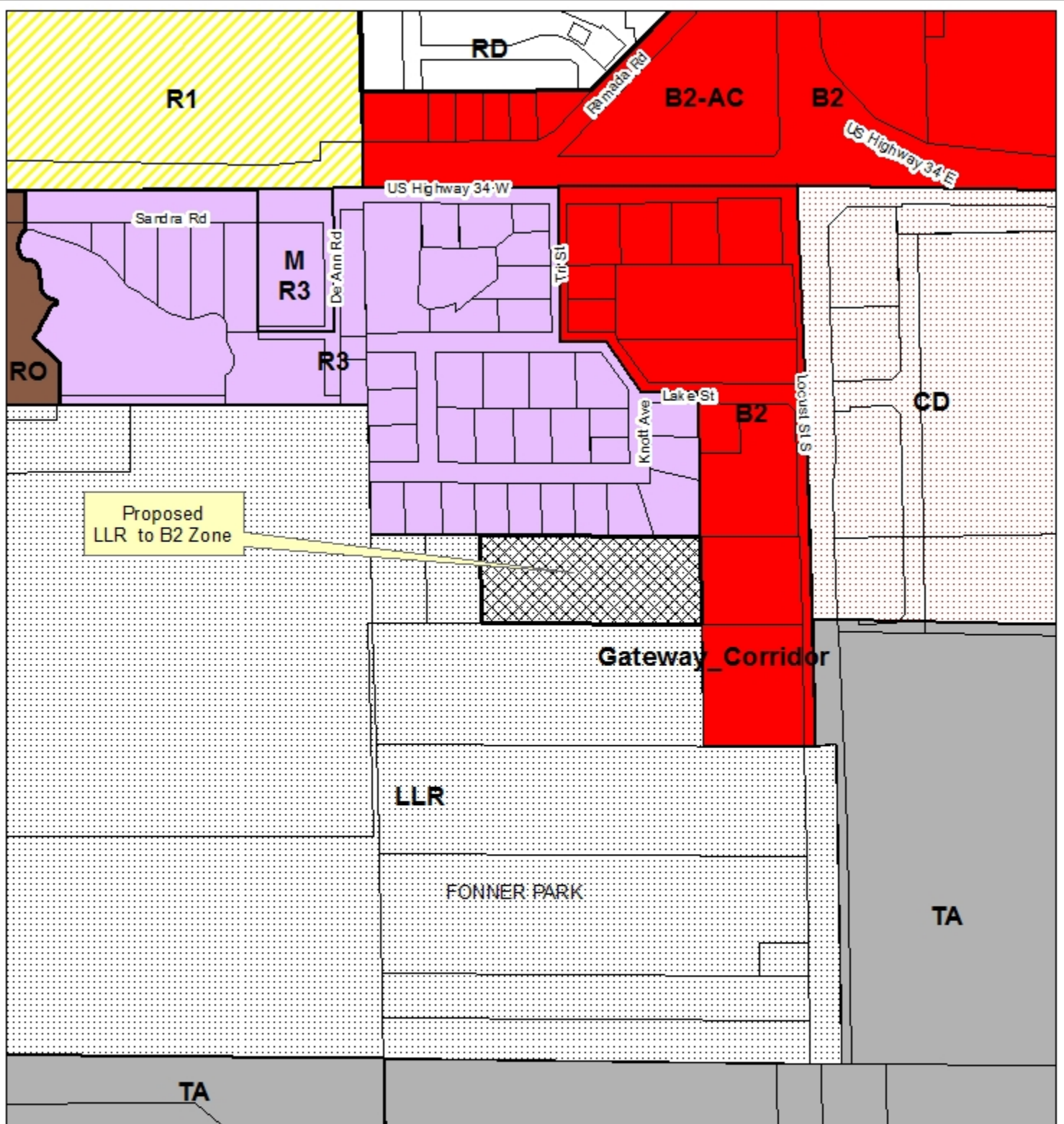
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Approve the request to rezone property as proposed.





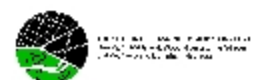
Requested Zoning



Scale : NONE
C-10-2013GI



-  From LLR : Large Lot Residential Zone
-  to B2 : General Business Zone



Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 3, 2013

SUBJECT: *Zoning Change (C-10-2013GI)*

PROPOSAL: To rezone approximately 4 acres of land south of Lake Street and west of South Locust Street, from LLR Large Lot Residential to B2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the full parcel.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential.

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for commercial development.

Existing land uses.

Property fronting South Locust is zoned B2 and occupied by the Ditch Witch Dealership

Adjacent Properties Analysis

Current zoning designations:

South: B2-General Business and LLR Large Lot Residential

North: R3-Medium Density Residential

East: B2-General Business and CD Commercial Development Zone

West: LLR- Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R2- Agricultural uses, recreational uses and residential uses at a density of 13 dwelling units per acre. B2-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. CD a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

Comprehensive Plan Designation:

North, South, East and West: Designated Commercial Development.

Existing land uses:

North: Vacant property

East: Commercial Property Ditch Witch and Wal Mart

South: Honda Shop Property

West: Single Family Homes

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to Highway Commercial development (Typically B2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Consistent with the existing commercial development:* This property is already and has historically been used for commercial purposes. This proposal just extends the commercial zoning across the full property.

Negative Implications:

No Negative Consequences Foreseen

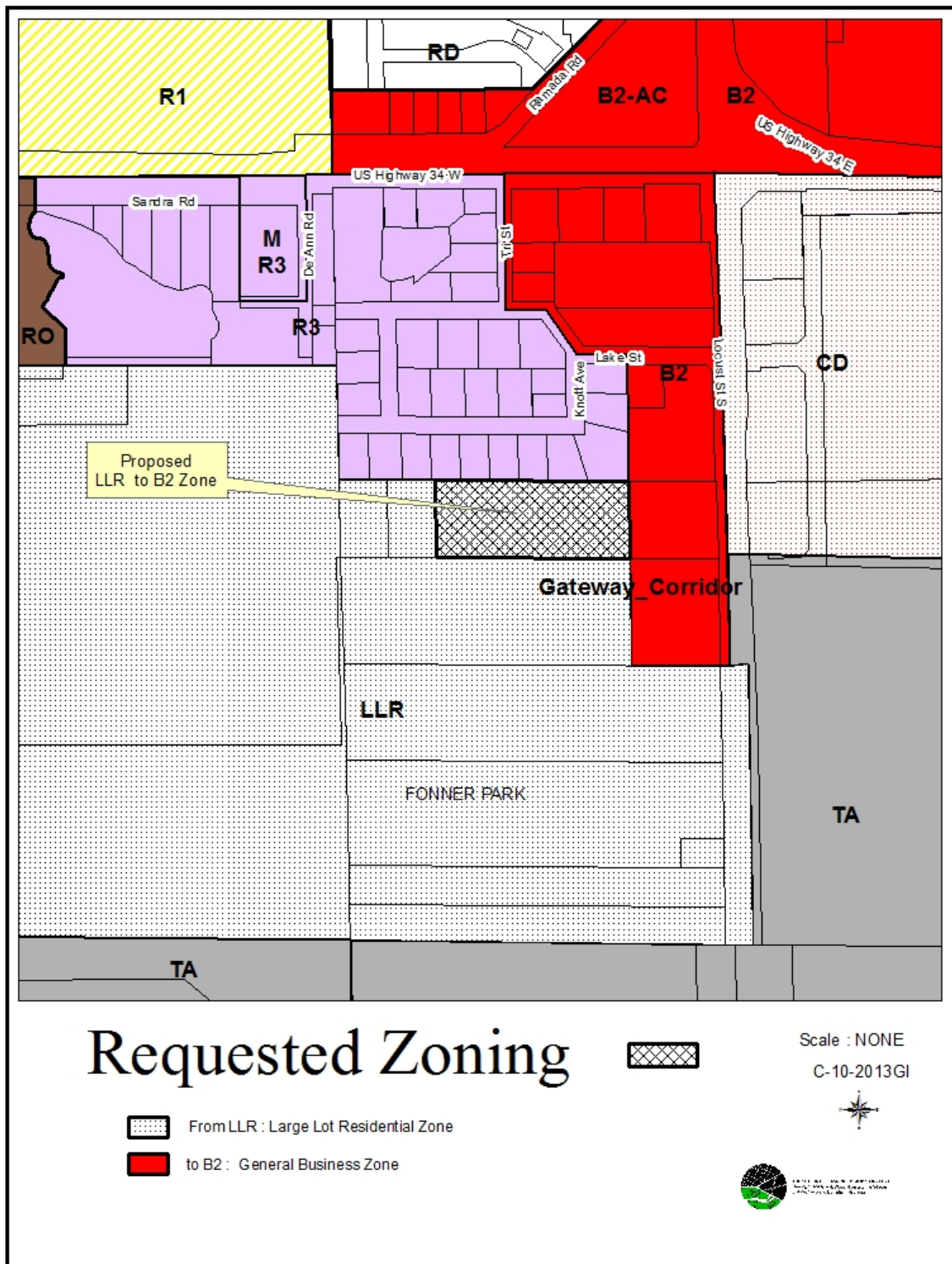
Other Considerations

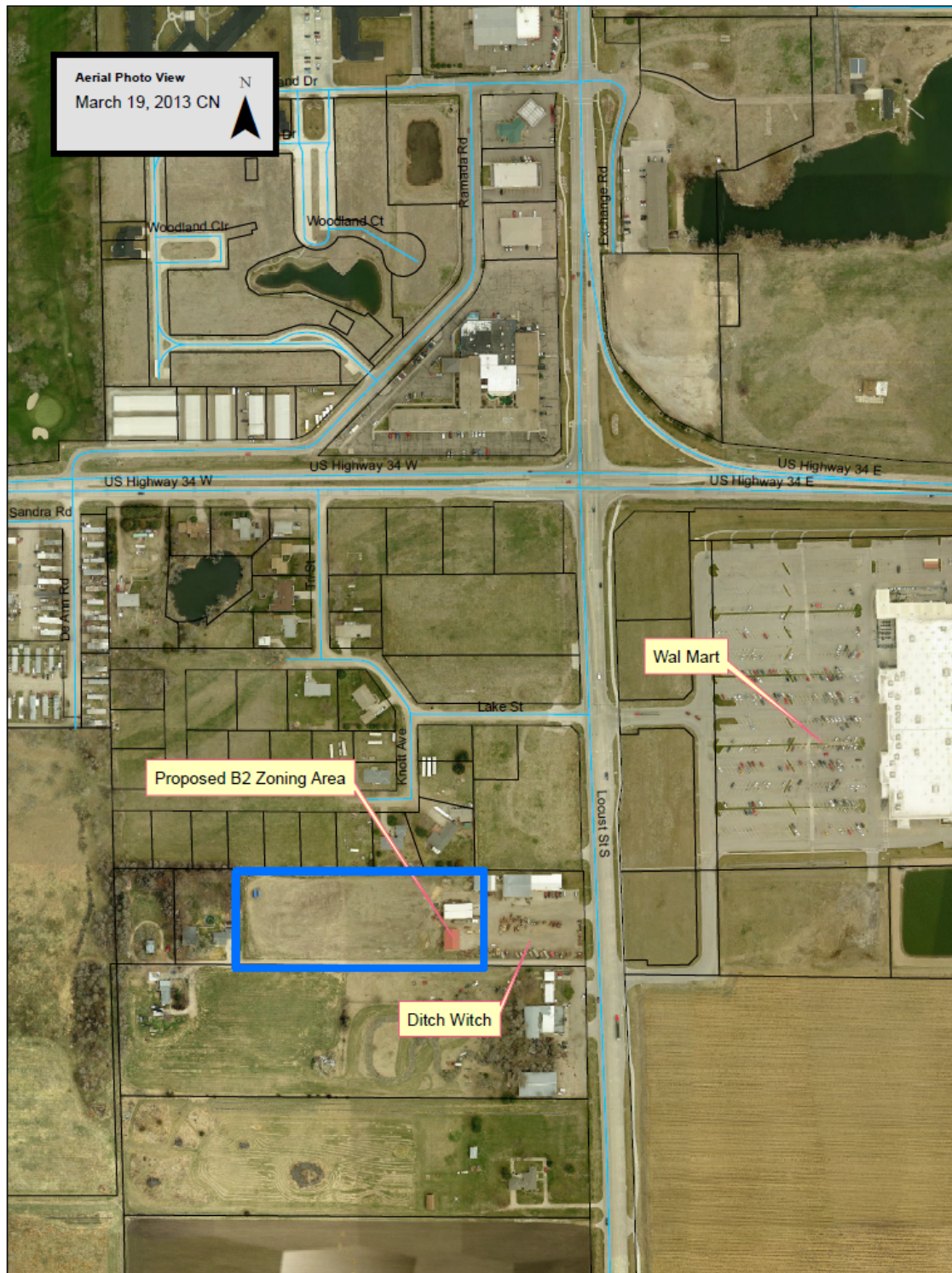
This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

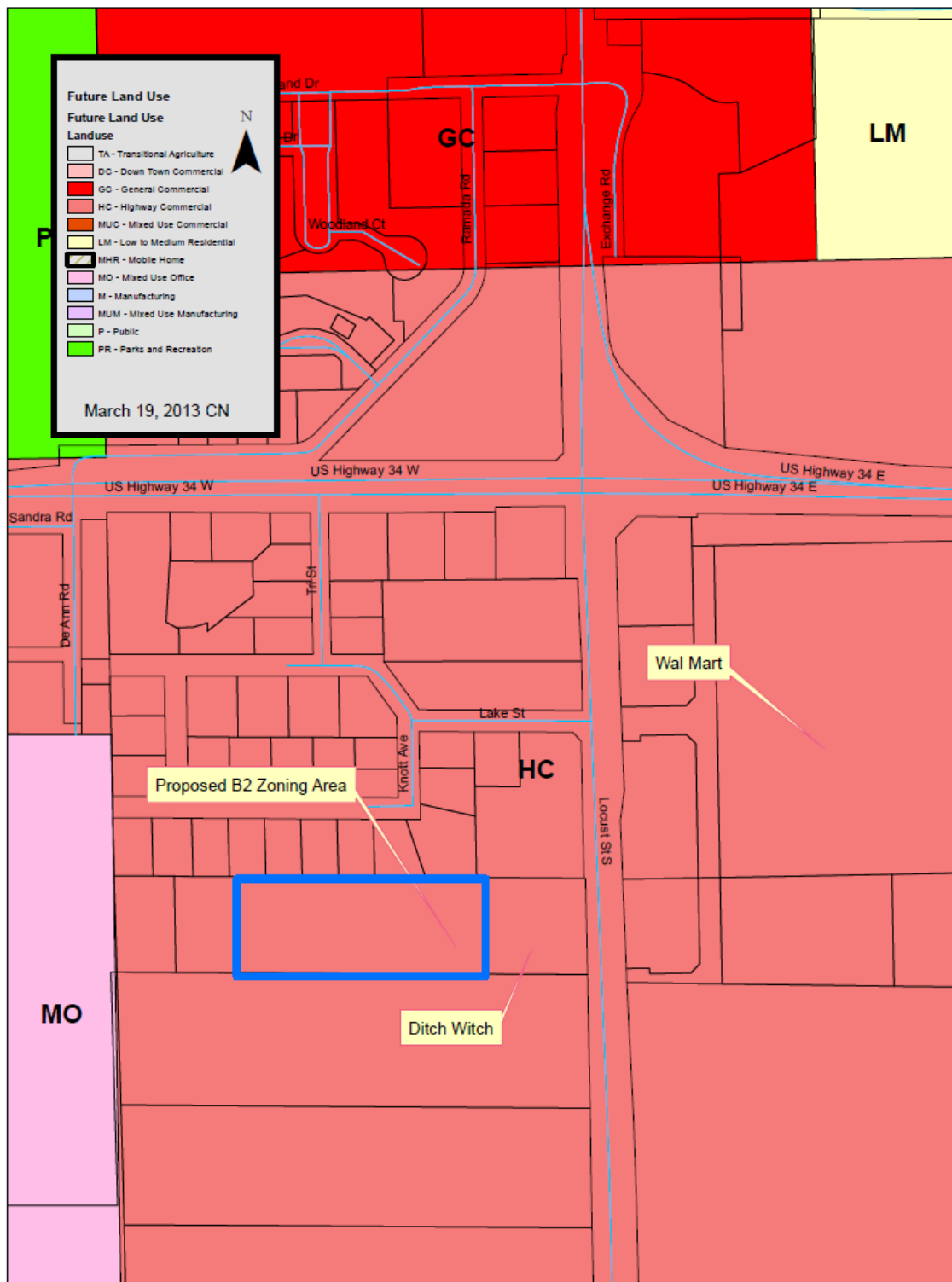
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR-Large Lot Residential to B2-General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director





2011 Aerial Photos



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

March 20, 2013

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from LLR Large Lot Residential to B2 General Business Zone, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from LLR Large Lot Residential Zone to B2 General Business Zone, A tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 33, Township 11 North, Range 9 West of the 6th P.M. in Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4); thence westerly along the south line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), a distance of 1,000.7 feet; thence northerly a distance of 264.8 feet; thence easterly, a distance of 1,000.9 feet to the east line of said Section 33, thence southerly along the east line of said Section 33, a distance of 266.9 feet to the place of beginning.

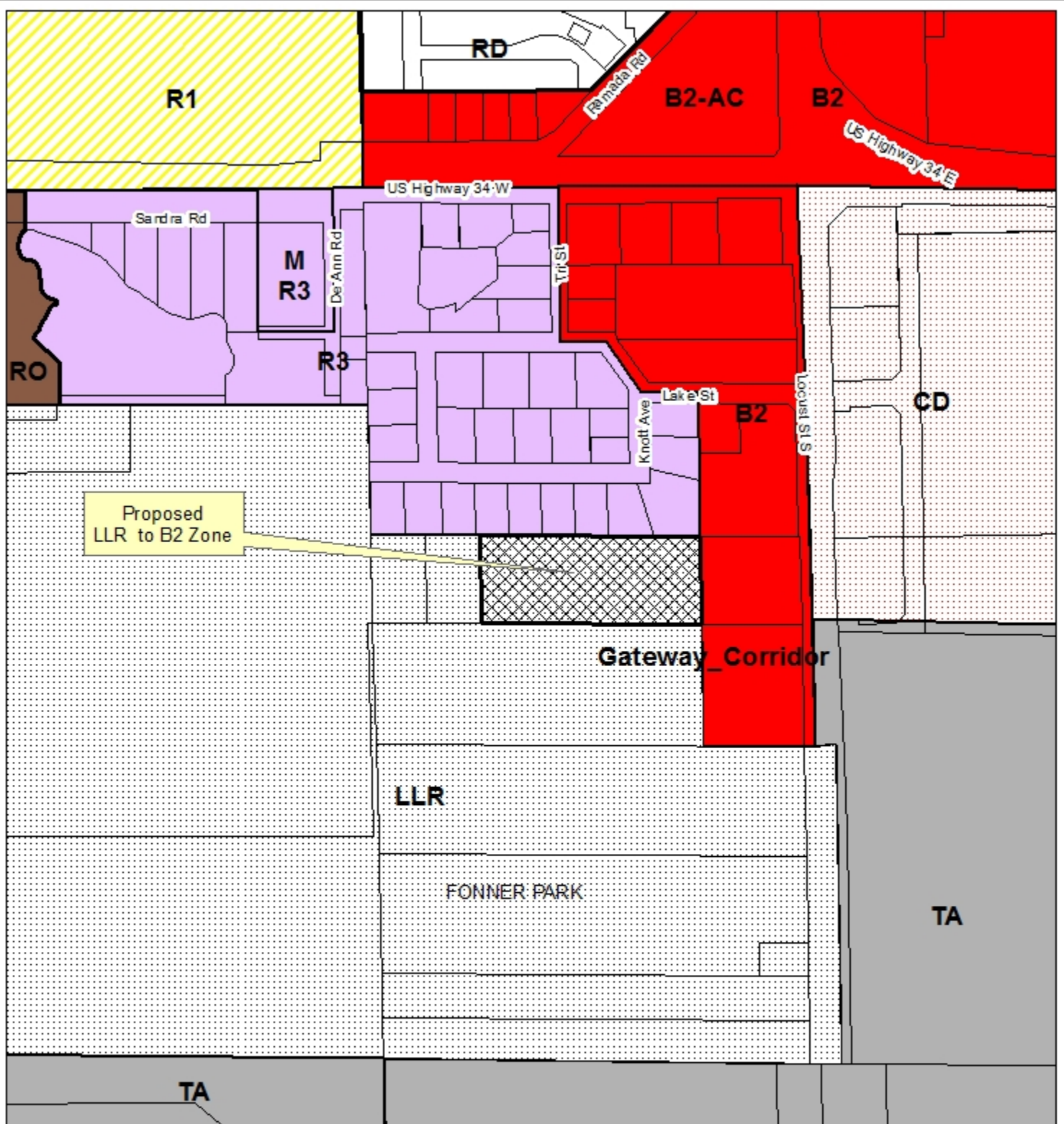
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on April 3, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





Requested Zoning



Scale : NONE
C-10-2013GI



-  From LLR : Large Lot Residential Zone
-  to B2 : General Business Zone

