



City of Grand Island

Tuesday, September 24, 2013

Council Session

Item E-2

Public Hearing on Request to Rezone Property Located at 2012 N Webb Road from CD Commercial Development to Amended CD Commercial Development Zone

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 24, 2013

Subject: Rezone Properties located West of Webb Road and North of State Street from CD – Commercial Development Zone to Amended CD – Commercial Development Zone.

Item #'s: E-2 & F-2

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

Background

This is a request to rezone properties located west of Webb Road and north of State Street north from CD – Commercial Development Zone to Amended CD – Commercial Development Zone.

Since this building is located in a CD Zone Council needs to take action to approve changes to the development plan that would allow expansion of the building at this location. Council will also be vacating 15 feet of the existing access easement along the west side of this property to allow for the expansion of this building.

Discussion

At the regular meeting of the Regional Planning Commission, held September 4, 2013 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this proposed development would move the building envelope and increase the size of the proposed building on this lot from 5,760 square feet (including the gas island canopy) to a 7,650 square foot building.

O'Neill closed the Public Hearing.

A motion was made by Hayes and seconded by Reynolds to approve the Rezone from CD – Commercial Development Zone to Amended CD – Commercial Development Zone.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (Hayes, Snodgrass, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

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

Recommendation

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

Sample Motion

Move to approve the ordinance and amended development and easement vacation as presented.

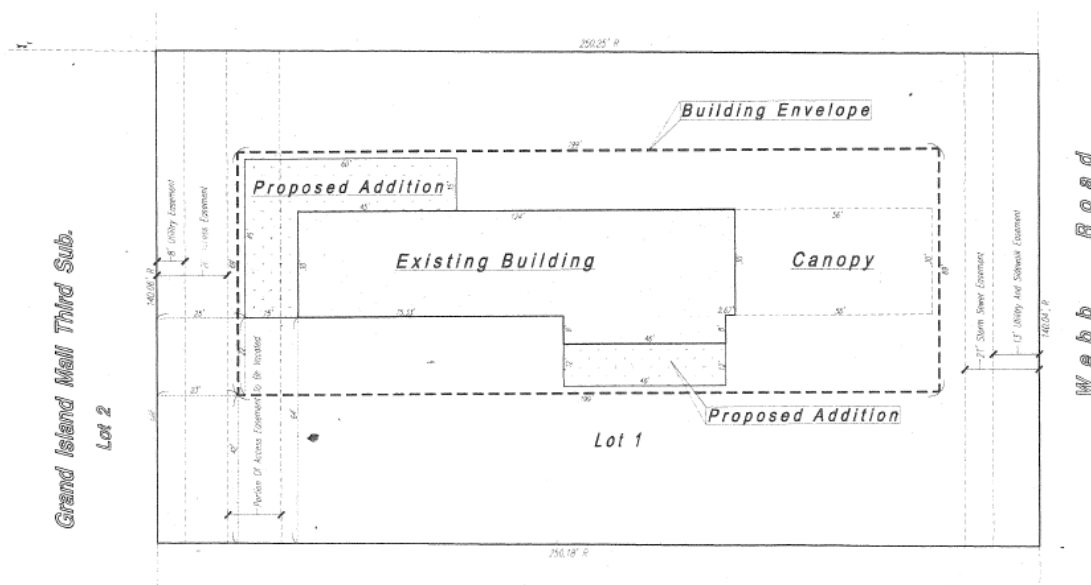
Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 19, 2013

SUBJECT: Concerning change of zoning for property located described as Lot 1 Grand Island Mall 13th, also known as 2012 N Webb Rd, Grand Island NE, from CD Commercial Development to Amended CD Commercial Development Zone. (C-22-2013GI)

PROPOSAL: This proposed development would move the building envelope and increase the size of the proposed building on this lot from 5,760 square feet (including the gas island canopy) to a 7,650 square foot building as shown below.



OVERVIEW:

Site Analysis

Current zoning designation:

CD-Commercial Development Zone.

Permitted and conditional uses:

Commercial, Office and Retail Uses

Comprehensive Plan Designation:

Commercial development

Existing land uses.

Gas Station, Convenience Store, Carwash

Adjacent Properties Analysis

Current zoning designations:

East: RD-Residential Development Zone,
North, South, and West, CD Commercial Development Zone

Permitted and conditional uses:

CD – Commercial, office and retail uses. RD-Residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation:

North, South, East and West: Designated for commercial development and uses.

Existing land uses:

North: Video Kingdom
East: Webb Road and Apartments
West: Union Bank, Shopko
South: Home Health Care

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.

Negative Implications:

- *None foreseen*

Other Considerations

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. The proposed plan covers 7,650 square feet of a 35,000 square foot lot. They could cover up to 10,500 feet.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.

_____ Chad Nabity AICP, Planning Director

