



City of Grand Island

Tuesday, September 23, 2014

Council Session

Item E-2

**Public Hearing on Request to Rezone Property Located at 3420
West State Street from CD Commercial Development to Amended
Commercial Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 23, 2014

Subject: To Rezone Properties from CD Commercial Development to Amended Commercial Development Zone

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

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

Background

Concerning change of zoning for property located described as Lot 1 Grand Island Mall 12th, also known as 3416, 3420, 3430 and 3436 W State Street, Grand Island NE, from CD Commercial Development to Amended CD Commercial Development Zone.

This proposed development would create 2 additional lots within the development one on the north side of the existing building and one in the southwest corner. Only one new building is proposed as the development plan for Grand Island Mall 12th subdivision called for a second building north of the main building. The new building is on the small pad lot in the southwest corner of the development. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 30% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is 22.67%, well below the maximum coverage.

Discussion

At the regular meeting of the Regional Planning Commission held September 3, 2014 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby explained the rezone request.

O'Neill closed the Public Hearing.

A motion was made by Ruge and to approve the rezone, motion was seconded by Bredthauer 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 8 members present and voting in favor (O’Neill, Ruge, Hayes, Reynolds, Heckman, Huisman, Bredthauer and Connelly) 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.

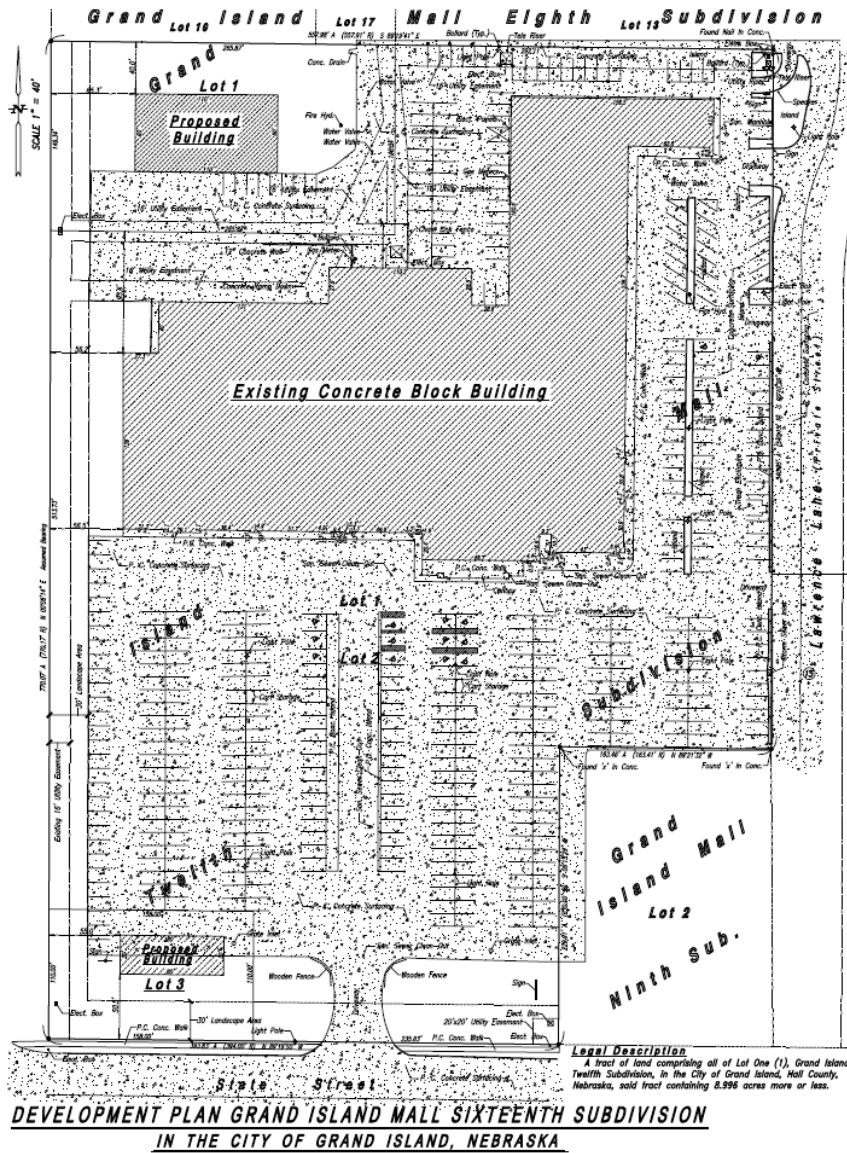
Sample Motion

Move to approve the ordinance and development plan 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 12th, also known as 3416, 3420, 3430 and 3436 W State Street, Grand Island NE, from CD Commercial Development to Amended CD Commercial Development Zone. (C-18-2014GI)



PROPOSAL: This proposed development would create 2 additional lots within the development one on the north side of the existing building and one in the southwest corner. Only one new building is proposed as the development plan for Grand Island Mall 12th subdivision called for a second building north of the

main building. The new building is on the small pad lot in the southwest corner of the development. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 30% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is 22.67%, well below the maximum coverage.

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: Retail development and vacant property

Adjacent Properties Analysis

Current zoning designations: **East, and North** CD Commercial Development Zone
South: B1- Light Business
West: B2 General Business

Permitted and conditional uses: CD – Commercial, office and retail uses as permitted and built according to the approved development plan. B2- Commercial, office, retail and service uses along with residential uses up to a density of 43 units per acre. B1 limited commercial, office, and interior retail to support the immediate neighborhood and 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:** Shopko and vacant Grand Island Mall Property
East: Credit Union and Detention Cell
West: U.S. Highway 281 and Commercial Uses
South: Commercial Development

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*

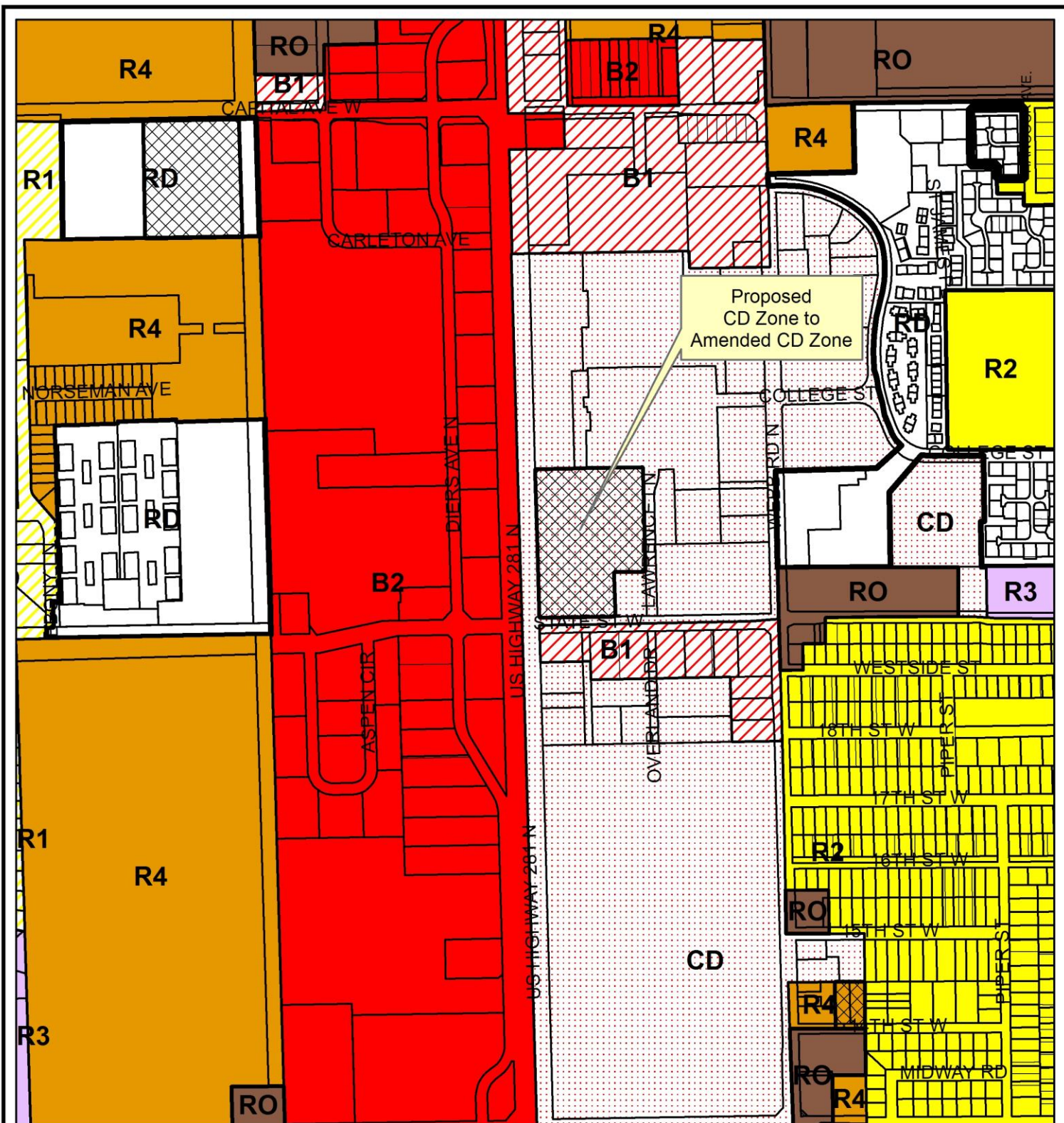
Other Considerations

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. The proposed plan covers 100,158 square feet of a combined 441,858 square feet for the three proposed lots. They could cover up to 132,557 square 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 Nability AICP, Planning Director



Requested Zoning



Scale : NONE

C-18-2014GI



- From CD : Commercial Development Zone
- to Amended CD : Commercial Development Zone

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 \$800.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Kelly Raftery Phone (h) (308) 383-4995 (w) _____

Applicant Address 717 West Anna St. Grand Island, Ne. 68801

Registered Property Owner (if different from applicant) EIG Grand Island LLC Robert Sutton, CIO

Address 111E Wayne Suite 800, Fort Wayne IN 46802 Phone h) _____ (w) _____

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

Property Address 3420 West State St., Grand Island, Ne

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

Lot 1 Block _____ Subdivision Name Grand Island Mall Twelfth Subdivision, and/or

All/part _____ ¼ of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes x) (no _____)
(provide a properly scaled map of property to be rezoned)

From Commercial Development to Amended Commercial Development

2. Amendment to Specific Section/Text of Zoning Ordinance (yes _____) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To Add An Additional Building To The Property

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 _____

Date 7-30-14

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 4/30/07

August 20, 2014

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from CD Commercial Development to Amended Commercial Development in the City of Grand Island, Hall County, Nebraska.

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 CD Commercial Development to Amended Commercial Development Zone. As shown on the enclosed map.

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 September 3, 2014 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, 19, 82, 83, 100, 126.