



City of Grand Island

Tuesday, September 24, 2002

Council Session

Item E2

Public Hearing on Amendment to the Grand Island Zoning Map

The Evangelical Free Church, as the owner is requesting a change of zoning for property located at 2916 W. Stolley Park Road. This application proposes to change the zoning from R-4 High Density Residential to RO Residential Office. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held September 4, 2002 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. The action item is contained under Ordinances.

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 27, 2001

SUBJECT: *Zoning Change (C-18-2001GI)*

PROPOSAL: To rezone the westerly 142.09 feet of Lot 1 Block 1 of West Bel Air Third Subdivision approximately 0.8 acres of land north of Stolley Park Road and east of the spur line to the power plant from R4-High Density Residential to RO-Residential Office zone, in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

R4- High Density Residential

Permitted and conditional uses:

R4 - Recreational uses, non-profit community uses churches, preschools and daycare facilities, parking lots for adjacent uses and residential uses at a density of 1 dwelling units per 1000 square feet, (parking requirements are the real limitation on residential development).

Comprehensive Plan Designation:

Existing land uses.

Vacant Lot

Adjacent Properties Analysis

Current zoning designations:

North and East: R4-High Density Residential,
South, RO-Residential Office and R2-Low Density Residential

West: -B2-General Business.

Permitted and conditional uses:

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

Comprehensive Plan Designation:

North, East:

South: Designated for future Medium Density Residential to Office and Low to Medium Density Residential Development

West: Designated for commercial development

Existing land uses:

North, and East: Single Family Residential, Detention Cell and Church

West: Detention Cell, Rail Road Spur Line, and Commercial Development.

South: Office Development, Single Family Detached and Duplex/Townhome Development to the South and East

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term medium density to office redevelopment.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Uses would be consistent with the level of service provided by Stolley Park Road:* Stolley Park Road is a The development of commercial facilities at this intersection is likely to divert traffic that would have to travel further to the east to obtain the same services.
- *Monetary Benefit to Applicant:* Would allow the applicant to sell this property for development into office uses. Given the size of the property it has limited potential for residential development.
- *The detention cell provides a buffer between this property and single family development to the north.* The existing detention cell is already buffering this site from the single family development to the north. There should not be any conflicts between office uses at this location and the single family.
- *Existing RO immediately to the South:* This change would be an extension of the existing RO on the south side of Stolley Park Road. It would also provide a transition between the B2 to the west and the R4 on the east and north.

Negative Implications:

- *None foreseen.* It does not appear that there are any negative consequences to this proposed change.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R4-High Density Residential to RO-Residential Office Zone.

Chad Nabity AICP, Planning Director

§36-28. RO - Residential Office Zone

Purpose: To provide the highest density of residential uses as well as for various office, personal services and professional uses. This zone is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

(A) Permitted Principal Uses:

- (1) Dwelling units
- (2) Boarding and lodging houses, fraternity and sorority houses
- (3) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (4) Public parks and recreational areas
- (5) Country clubs as defined herein
- (6) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level, and colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college.
- (7) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (8) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.
- (9) Public and quasi-public buildings for cultural use.
- (10) Railway right-of-way but not including railway yards or facilities.
- (11) Nonprofit community buildings and social welfare establishments.
- (12) Hospitals, nursing homes, convalescent or rest homes.
- (13) Radio and television stations (no antennae), private clubs and meeting halls
- (14) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses.
- (15) Beauty parlors and barber shops.
- (16) Office and office buildings for professional and personal services such as real estate, insurance, savings and loan associations, banks, accountants, architects, engineers, photographers, doctors, dentists, optometrists, chiropractors, podiatrists, etc. Retail activities shall be permitted but limited to uses pertaining to professional prescription services such as pharmacies, opticians, audiology, medical supply shops or items clearly accessory with the service such as picture frames to the photographer, shampoo and hair care items to the beauty and barber shop or similar uses.
- (17) Mortuaries, funeral homes, and funeral chapels.
- (18) Preschools, nursery schools, day care centers, children's homes, and similar facilities.

(B) Permitted Accessory Uses:

- (1) Customary home occupations

(C) Permitted Conditional Uses: The following uses may be permitted, if approved by the city council, in accordance with the procedures set forth in Article VIII and X of this chapter:

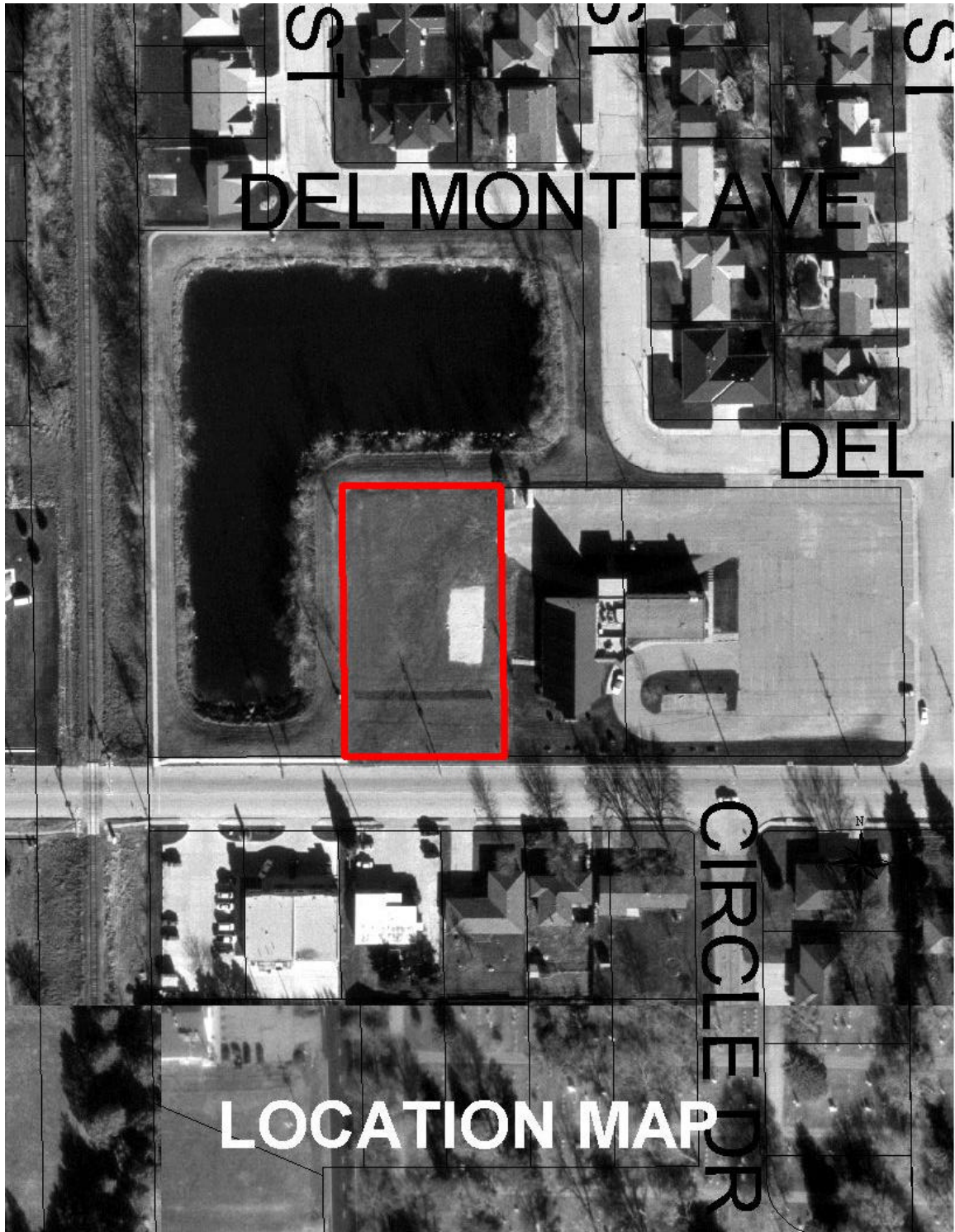
- (1) Driveways, parking lots or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (2) Towers
- (3) Off-street parking areas for schools and places of worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.

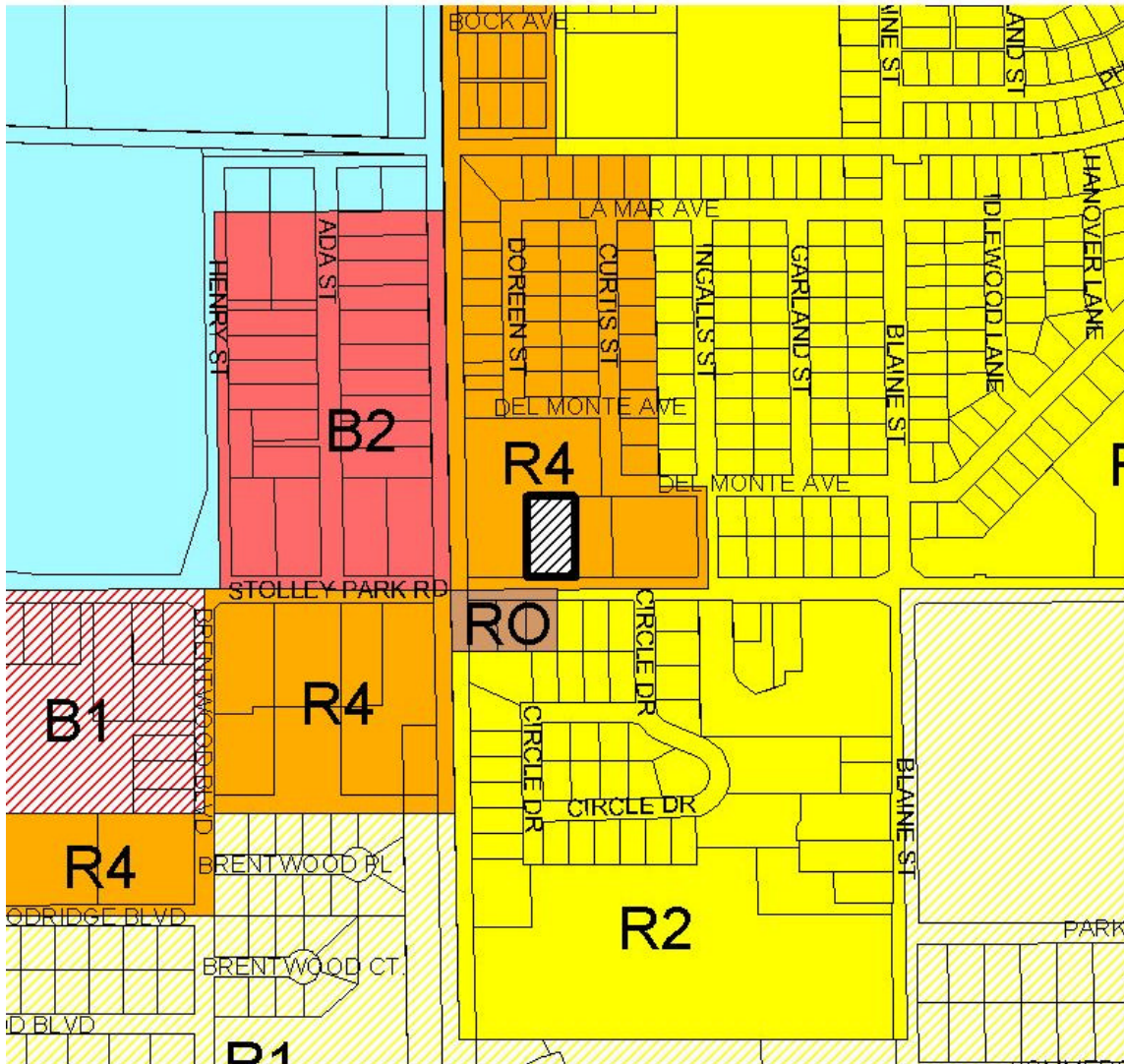
(D) Space Limitations:

- (1) Minimum lot area per dwelling units: None
- (2) Minimum zoning lot: 6,000 square feet
- (3) Minimum lot width: 50 feet
- (4) Maximum height of building: 150 feet
- (5) Minimum front yard: 10 feet
- (6) Minimum rear yard: 10 feet
- (7) Minimum side yard: 5 feet, except a corner lot shall have a 10 foot set back adjacent to the side street
- (8) Maximum ground coverage: 75%

(E) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.





Requested Zoning



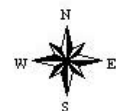
From R4: High Density Residential Zone



To RO: Residential Office Zone

Scale: 1" = 400'

C-18-2002G1



Regional Planning Commission
100 East 1st St
Grand Island, NE 68801
308-385-5444 Ext 210

September 5, 2002

Honorable Ken Gnadt, Mayor
and Members of the Council
City Hall
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties located at 2916 W. Stolley Park Road from R-4 High Density Residential to RO Residential Office.

At the regular meeting of the Regional Planning Commission, held September 4, 2002 the above item was considered following a public hearing. This application proposes to rezone property comprising of the land located at 2916 W. Stolley Park Road, in the City of Grand Island. This application proposes to rezone the land from R-4 High Density Residential Zone to RO Residential Office Zone.

Sam Huston spoke in favor of this rezoning. Nobody spoke against this item.

Following further discussion a motion was made by Ruge 2nd by Hayes to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 10 members voting in favor (Haskins, Ruge, Eriksen, O'Neill, Lechner, Miller, Obst, Amick, Hooker, Hayes).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations