



# City of Grand Island

Tuesday, December 17, 2002

Council Session

## Item E1

### **Public Hearing on Proposed Amendment to Chapter 36 of the Grand Island City Code Relative to Creation of an M3 zone.**

*Amendments are proposed to Chapter 36 of the Grand Island City Code to create an M3 Mixed Use Manufacturing District. This zoning district would provide for a mix of light manufacturing, warehousing, wholesaling, retail, and residential uses for an area along the Union Pacific Railroad tracks through the central city. It is appropriate to solicit public comment. The action item is contained under Ordinances.*

Staff Contact: Chad Nabity

## **Agenda Item # 4**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

November 19, 2002

**SUBJECT:** Concerning the creation of a new zoning district to allow residential and church uses in the old central manufacturing districts and restrict uses that would currently be allowed but not appropriate to the core areas of the city. This would add the M3-Mixed Use Manufacturing District to chapter 36 of the Grand Island City Code. (C-20-2002-GI)

### **PROPOSAL:**

#### **M3-Mixed Use Manufacturing district.**

At their meeting in September 2002 the Regional Planning Commission created a committee to study the issue of creating a new zoning district. The committee has met, reviewed the recommendations of the planning director and toured the areas considered for the new zoning district. They are in support of creating the new district as proposed and rezoning those areas shown on the attached map to M3-mixed use manufacturing zone.

This district would replace the Heavy Manufacturing District currently in place along the Union Pacific Rail Road Tracks between the overhead BNSF line and Custer Street. The committee has also suggested that the M3 zone be considered for the Heavy Manufacturing area near the Platte Deutsch including Diamond Engineering, Priesendorf's, the COOP, etc... This area has traditionally contained a mix of manufacturing, commercial and residential uses. Under the current regulations heavy manufacturing uses such as meat packing and explosive storage and manufacture could be permitted in this area. Residential uses are not permitted in this district. There are some blocks adjacent to the UP tracks district that contain nothing but single-family residences. The committee will be looking at the existing uses and the historic mix of uses in this area as they formulate a new district that will likely limit the heavier manufacturing uses while permitting some lighter uses such as residences and churches.

### **Analysis**

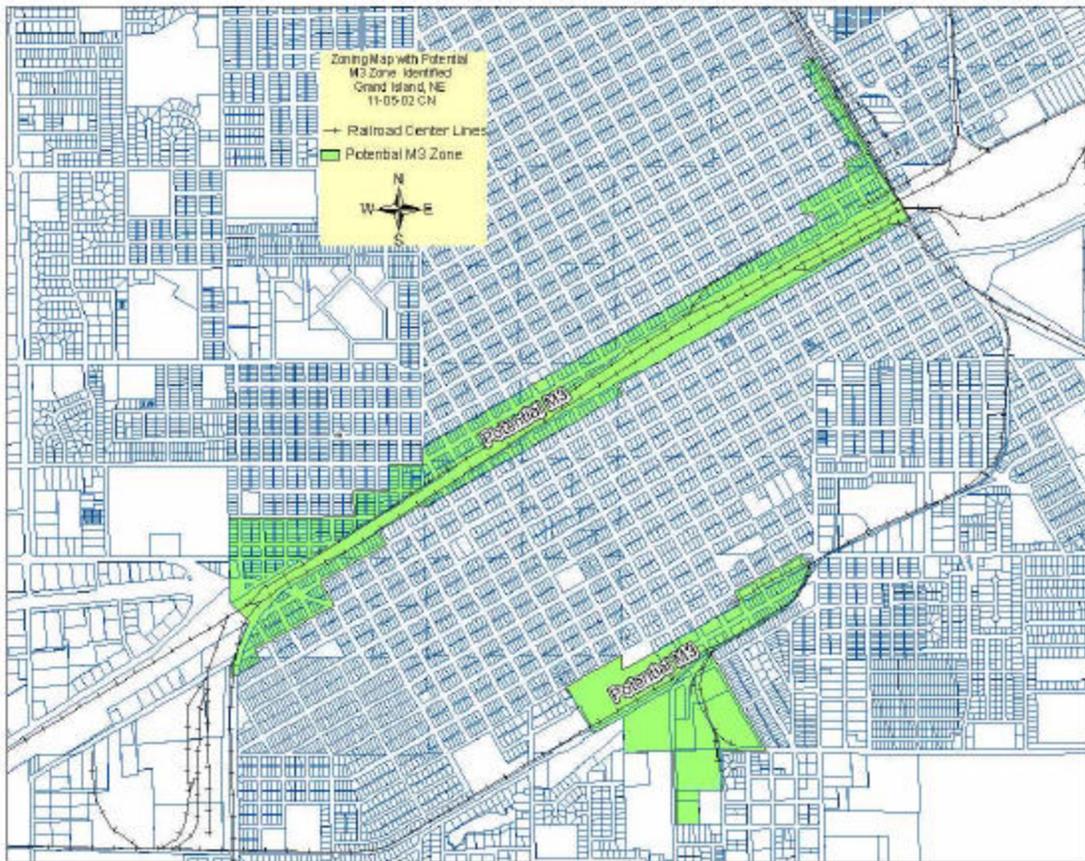
Currently there are at least 2 churches operating in this area. I have had many requests in the past 3 years from people wishing to use buildings in these areas as churches. In order to convert a warehouse structure to a place for public gatherings the buildings need to be brought up to current codes and receive a new occupancy permit.

Several blocks along North Front Street are zoned for manufacturing but contain only residential structures. These structures are currently allowed as legal non-conforming uses. Legal non-conforming uses cannot be rebuilt, replaced, enlarged or substantially altered without special permission by the Grand Island City Council. These changes

would permit residences in this district. Residential uses are permitted in the B2-General Business and B3-Heavy Business districts and the residential districts that adjoin these properties. Allowing residential uses in this district may also serve to revitalize the area by permitting second story residential uses in some of the older warehouse buildings. Again this change in use would require a new occupancy permit from the building department.

Many of the uses allowed in the M2 zone (eg. sauerkraut factories, meat packing, cesspool cleaning, explosives manufacture and storage) are not compatible with the urban nature of this area. A revised manufacturing district for these areas is in order even if residential and church uses are not permitted.

### M3 Zone



**§36-35. M3 – Central City Manufacturing Zone**

*Purpose:* To provide for a mix of light manufacturing, warehousing, wholesaling, retail, and residential uses. This zone is reflective of the mix of uses historically present along the Union Pacific Railroad tracks through the central city.

(A) Permitted Principal Uses:

- (1) Uses as listed under permitted principal uses of the B2, Zone except as listed under specifically excluded uses
- (2) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (3) Specific uses such as: Animal hospital, arena or athletic field or track, automobile body repair, automobile service station, bakery, bottling plant, blueprinting, brewery or distillery, cafe or restaurant, cannery, carpenter or woodworking shop, carpet cleaning, casting of lightweight or nonferrous metals, crating and hauling depot, dairy products distribution, dry cleaning and laundry plant, feed and seed processing and storage, furniture repair and warehousing, garage, laboratories, lapidary, printer, publisher or lithographer, sign painting, or manufacture, stone and monument works, storage yards or buildings for lumber, gas, oil and similar materials; but not explosives, vitreous ware, pottery and porcelain manufacture, warehouse.
- (4) Manufacture, processing, assembly, fabrication or storage of products and materials similar to the above
- (5) Railway right-of-way, including yards and facilities
- (6) Other uses which are, in the opinion of the Board of Adjustment, similar to the above.

(B) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses

(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) Salvage Yards except those dealing primarily with hazardous or regulated waste
- (2) Towers

(D) Specifically Excluded Uses:

- (1) Manufactured home parks

(E) Space Limitations:

- (1) Minimum lot area: 6,000 square feet
- (2) Minimum lot width: 50 feet
- (3) Maximum height of building: None
- (4) Minimum front yard: None
- (5) Minimum rear yard: None, when bounded by an alley, otherwise 10 feet
- (6) Minimum side yard: None, but if provided, not less than 5 feet or unless adjacent to a parcel whose zone requires a side yard setback, then 5 feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.
- (7) Maximum ground coverage: 65%

(F) 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.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the City Council of Grand Island approve and adopt changes to Chapter 36 of the Grand Island City Code to allow for the M3-Mixed Use Manufacturing District.

\_\_\_\_\_ Chad Nabity AICP, Planning Director