



# City of Grand Island

Tuesday, September 23, 2003

Council Session

## Item E1

### **Public Hearing to Amend the Future Land Use Map for the City of Grand Island for Property Located North of Capital Avenue and East of North Road in the SW 1/4 SW 1/4 of Section 1-11-10**

*Chad Nabity, Regional Planning Director, is requesting approval of the adoption of amending the Land Use Map for the City of Grand Island for property located north of Capital Avenue and east of North Road from Low to Medium Density Residential to Medium Density Residential/Office. The Regional Planning Commission approved this request unanimously at their September 3, 2003 meeting. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.*

Staff Contact: Chad Nabity

September 4, 2003

Honorable Jay Vavricek, Mayor  
and Members of the Council  
100 E. 1<sup>st</sup> Street  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: An amendment to the Future Land Use Map for properties located North of Capital Ave, and East of North Rd, Grand Island, Nebraska.**

At the regular meeting of the Regional Planning Commission, held September 3, 2003 the above item was considered following a public hearing. This application proposes to change the Future Land Use Map from Agricultural to Residential Office for property located in the SW ¼ SW ¼ 1-11-10.

Nobody from the public spoke against this item.

Jim Thares from Primrose was present to answer questions from the Planning Commission.

Following further discussion a motion was made by Ruge 2<sup>nd</sup> by Hayes to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Future Land Use Map.

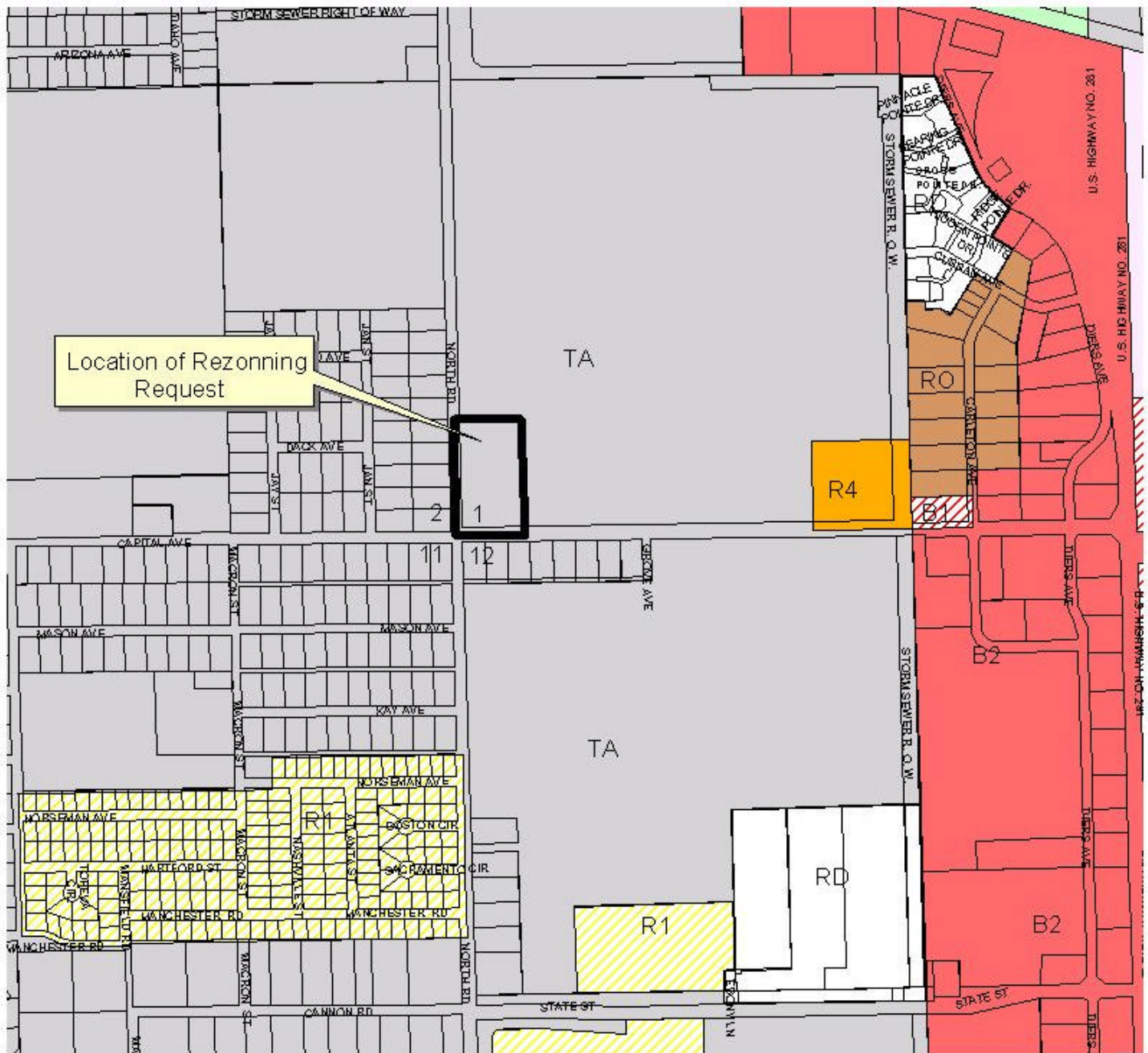
A roll call vote was taken and the motion passed with 10 members present voting in favor (Amick, Lechner, O'Neill, Eriksen, Miller, Obst, Ruge, Obermeier, Hayes, Wagoner).

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  
Rockwell & Associates





# Requested Zoning



From TA : Transitional Agricultural Zone



To RO : Residential Office Zone

C-16-2003GI



Scale None

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

## Agenda Item #5 & #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 18, 2003

**SUBJECT:** *Future Land Use Map and Zoning Change (C-16-2003GI)*

**PROPOSAL:** To rezone approximately 5 acres of land east of North Road and north of Capital Avenue, from TA-Transitional Agriculture to RO Residential Office, in the City of Grand Island. The stated purpose of this rezoning is to allow the construction of an elderly assisted living facility on the northeast corner of North Road and Capital Avenue.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

TA-Transitional Agriculture.

*Permitted and conditional uses:*

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

*Comprehensive Plan Designation:*

Designated for future low to medium residential development.

*Existing land uses.*

Agricultural crops. Pivot Corner

##### Adjacent Properties Analysis

*Current zoning designations:*

**North:** TA-Transitional Agriculture,

**South, East and West:** TA-Transitional Agriculture.

*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, South, East and West:** Designated for future low to medium density residential development.

*Existing land uses:*

**North, and East:** Agricultural land. Commercial  $\frac{3}{4}$  mile to the east

**South and West:** Residential subdivision (1/2 acre lots) and development west of North Road and south of Capital Avenue. One row of houses fronting onto Capital Avenue with agricultural uses south of the houses.

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment. Although the intersection of North Road and Capital Avenue has not been designated in the Comprehensive Plan for commercial use; this request is consistent with comprehensive Land Use/Planning goal to "***Revise the Land Use Plan , where appropriate, to accommodate commercial uses at selected locations along major arterials.***" This use while not commercial would be a more intense use than single family residential, though quite likely the use would not be as intense a medium density general occupancy apartments.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this pivot corner.

### Negative Implications:

- *Intersection will become a destination:* The development of additional residential uses at this location will cause the intersection to become a destination possibly increasing traffic congestion at this intersection.
- *Uses other than assisted living facilities are allowed in the RO zoning district:* Potential uses for the site would include a office or high density residential uses. A copy of the uses allowed in the RO Zoning District is attached.

## RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan to show medium density residential to office use development at this site instead of low to medium density residential based upon the intent within the plan to examine intersections of arterial streets for more intense development.

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

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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:

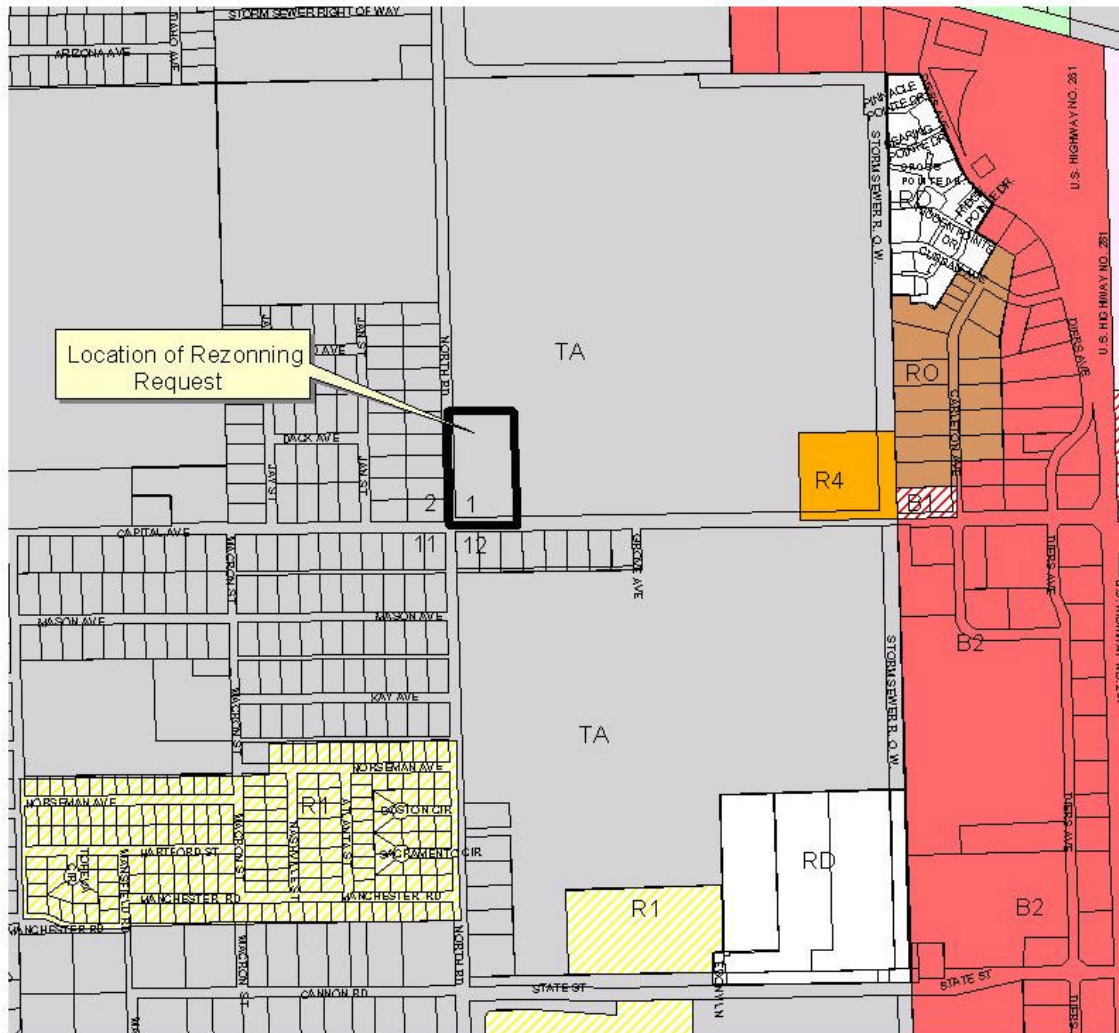
- (1) Driveways, parking lots or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (2) Towers
- (3) Off-street parking areas for schools and places of worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal 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 TA : Transitional Agricultural Zone
-  To RO : Residential Office Zone

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Scale None

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