



# City of Grand Island

Tuesday, October 28, 2003

Council Session

## Item E1

### **Public Hearing on Changes to the Grand Island Zoning Map for Property Proposed for Platting as Grand Island Mall 14th Subdivision**

*Gerald Jacobsen, as the owner is requesting a change of zoning for property located south of Capital Avenue and west of Webb Road. This application proposes to change the zoning from CD Commercial Development to an amended CD Commercial Development. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held October 1, 2003 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map.*

Staff Contact: Chad Nabity

October 6, 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 Zoning Map for properties located South of Capital Avenue, and West of Webb Road, Grand Island, Nebraska. (C-1-2004GI)**

At the regular meeting of the Regional Planning Commission, held October 1, 2003 the above item was considered following a public hearing. This application proposes to rezone property located at 2276 North Webb Road from CD Commercial Development to an Amended CD Commercial Development Zone.

Nobody from the public spoke against this item.

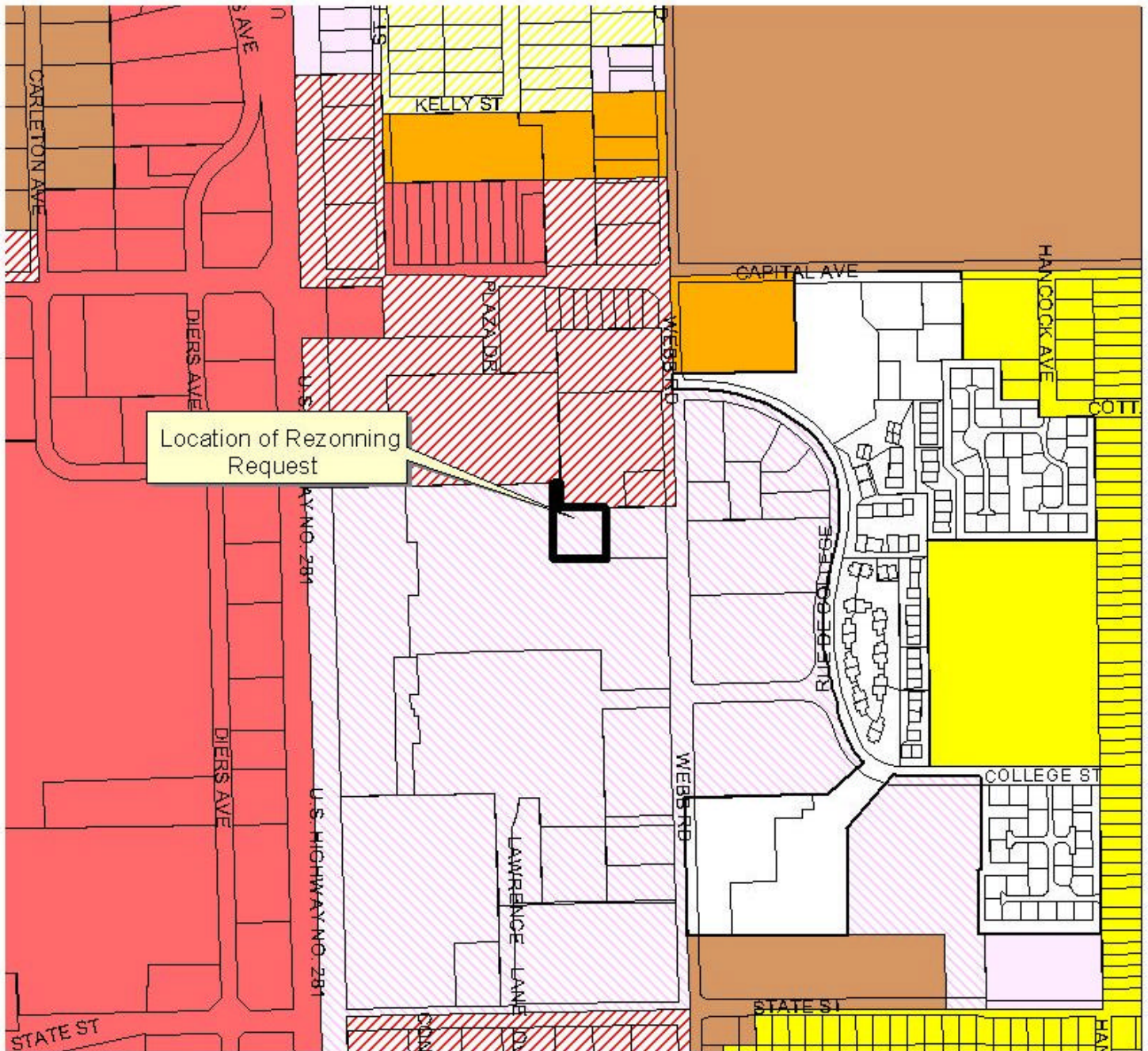
Following further discussion a motion was made by Hayes 2<sup>nd</sup> by Ruge to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

A roll call vote was taken and the motion passed with 10 members present voting in favor (Amick, Haskins, Lechner, O'Neill, Hooker, Eriksen, Miller, Ruge, 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

C-1-2004GI



To CD : Amended Commercial Development Zone



Scale None

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

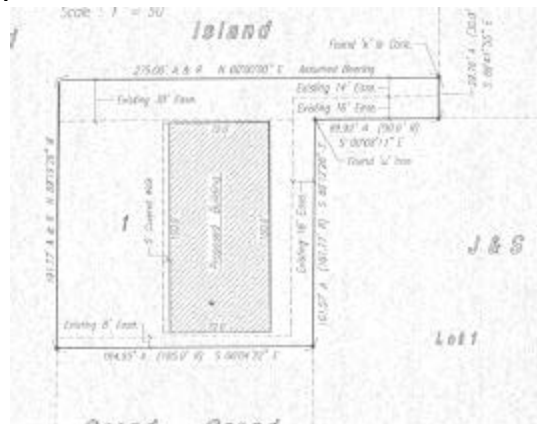
## Agenda Item #4 & #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 18, 2003

**SUBJECT:** *Change of Zoning for property proposed for platting as Grand Island Mall Fourteenth Subdivision, located South of Capital Avenue, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-1-2004GI)*

**PROPOSAL:** This proposed development would move the building envelope and increase the size of the proposed building on this lot from 5800 square feet to a 10,800 square foot building as shown below.

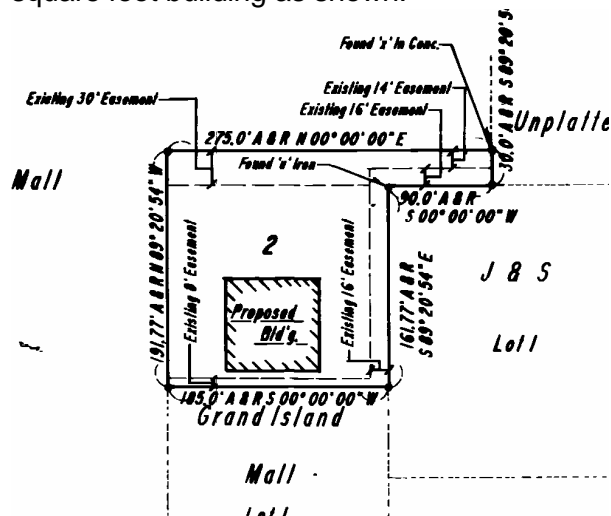


### OVERVIEW:

#### Site Analysis

Current zoning designation:

CD-Commercial Development Zone with a 5800 square foot building as shown.



Permitted and conditional uses:

Comprehensive Plan Designation:

Existing land uses.

Commercial development

Vacant

### **Adjacent Properties Analysis**

*Current zoning designations:*

**North:** B1-Light Business Zone,  
**South, East and West,** CD Commercial  
Development Zone

*Permitted and conditional uses:*

CD – Commercial office and retail uses. B1-  
Commercial and retail uses that do not include  
outside storage or display of merchandise, office  
uses 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:** Skate Island  
**East:** Burger King  
**West:** Grand Island Mall.  
**South:** Parking for GI Mall

### **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. This lot has been platted for several years without developing.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Water is available either in Webb Road from the public main or from the private main supplying the Grand Island Mall either source is acceptable to the city. Sewer is adjacent to the property.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

#### **Negative Implications:**

- *None foreseen*

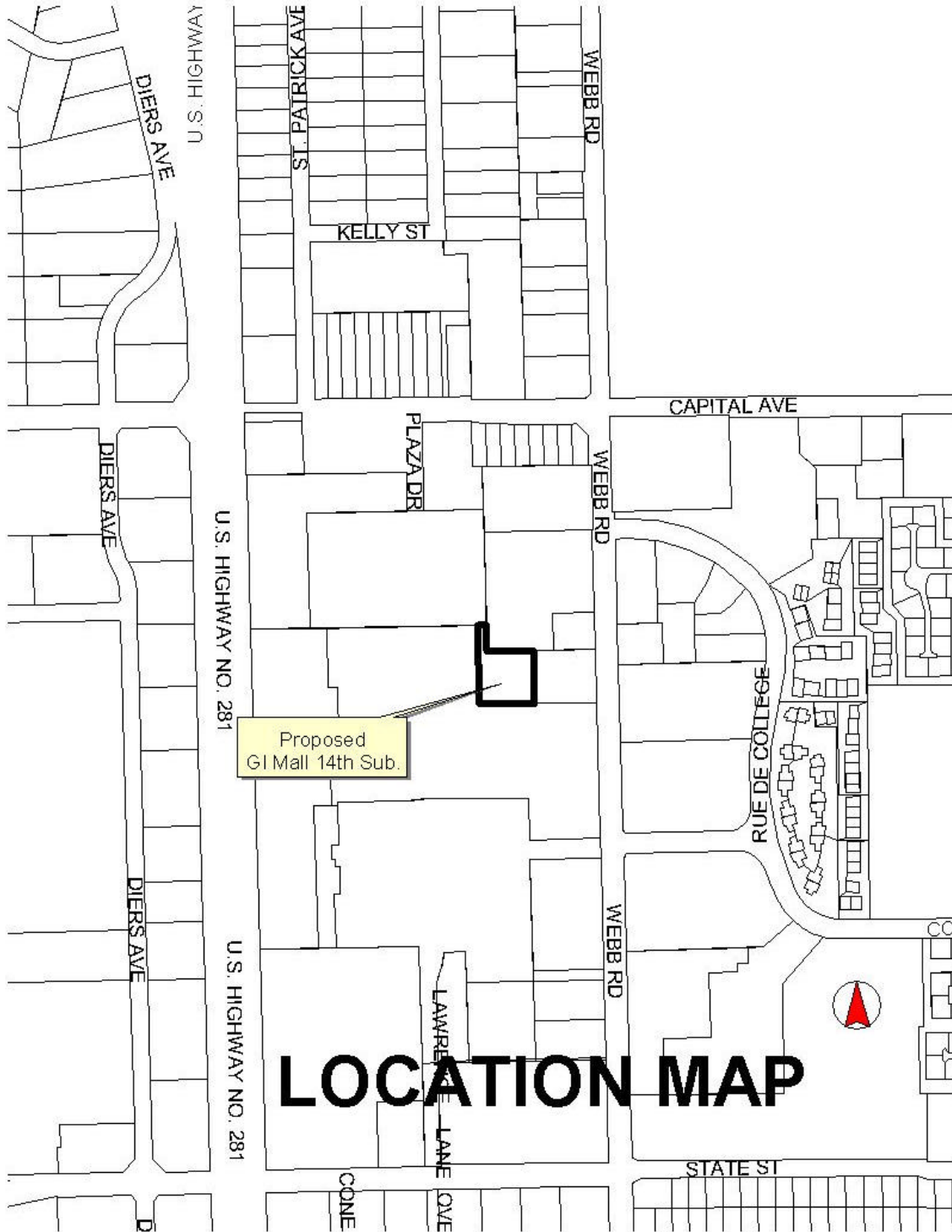
#### **Other Considerations**

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. The proposed plan covers 10,800 square feet of a 38,158 square foot lot. They could cover up to 11,447 feet.

### **RECOMMENDATION:**

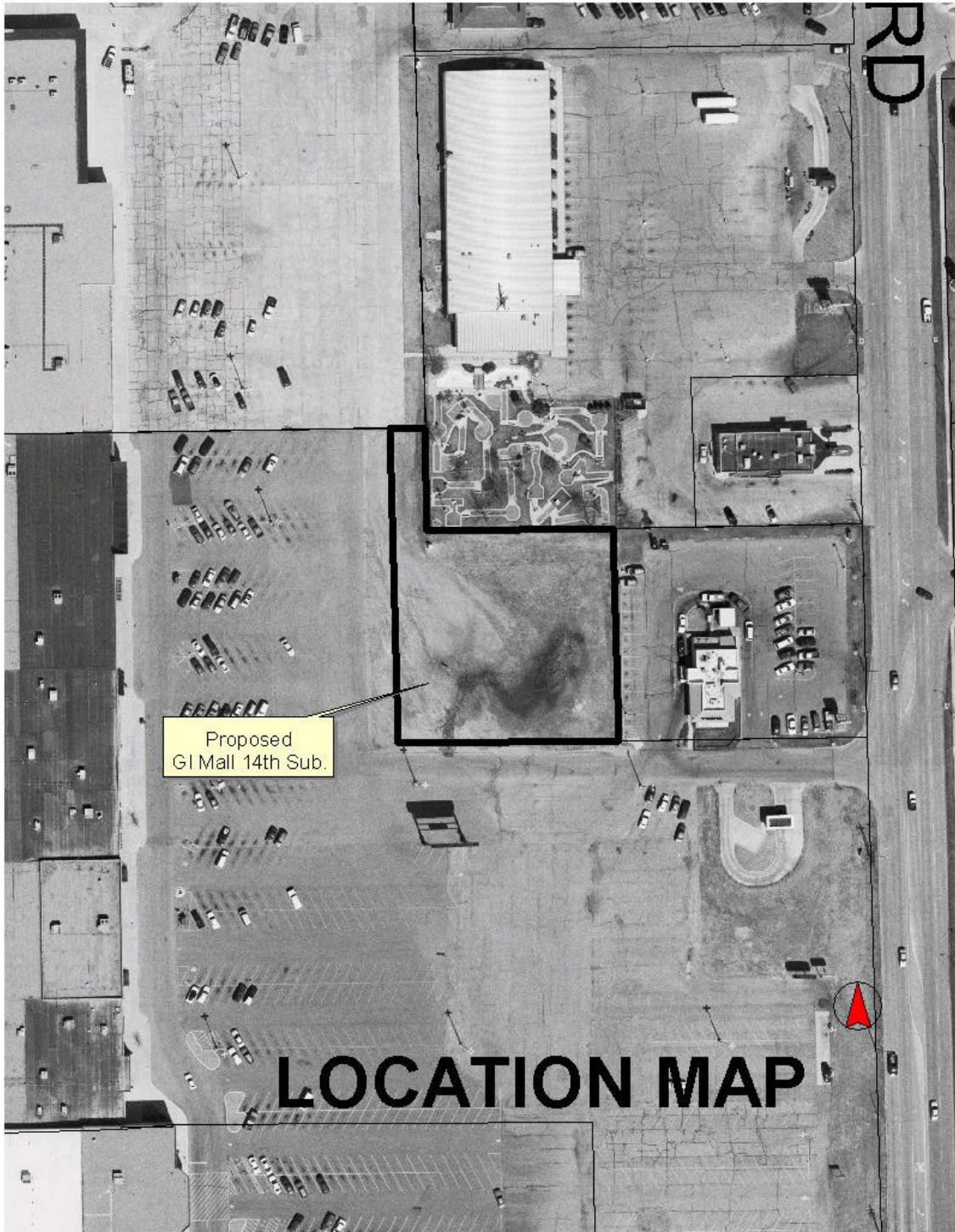
That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown on the final plat for Grand Island Mall 14<sup>th</sup> Subdivision.

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



# LOCATION MAP





**LOCATION MAP**