



City of Grand Island

Tuesday, December 23, 2003

Council Session

Item E1

Public Hearing on Changes to the Grand Island Zoning Ordinance and Zoning Map to Add Gateway Protection Corridor Overlay District

Amendment to the Grand Island Zoning Ordinance and Official Zoning Map to add language for a Gateway protection Corridor Overlay District, and define this corridor on the Official Zoning Map. The Regional Planning Commission at their regular meeting of December 3, 2003 voted to approve the amendments to the Zoning Map and Zoning Ordinance. It is appropriate to solicit public comment. The action item is contained under Ordinances.

Staff Contact: Chad Nabity

December 4, 2003

Honorable Jay Vavricek, Mayor
And Members of the Council
City Hall
Grand Island, NE 68801

Dear Mayor and Members of the Council:

RE: Changes to the Grand Island Zoning Ordinance and official Zoning Map to add language for a Gateway Protection Corridor Overlay District.

At the regular meeting of the Regional Planning Commission, held December 3, 2003, the above item was considered following a public hearing. The above item will make changes to the Grand Island Zoning Ordinance and official Zoning Map to add language for a Gateway Protection Corridor Overlay District for properties located generally ¼ mile east and west of U.S. Highway 281 south of Schimmer Drive and ¼ mile east and west of S. Locust Street south of U.S. Highway 34 and define this corridor on the Official Zoning Map.

Nabity said he would like to suggest making a couple of amendments to the Overlay District, the first would be to stop the overlay district along Hwy 281 at Wood River Road, and in section E 1 36-37 include the words all non-residential developments.

Fred Bosselman with Bosselman Tank and Trailer spoke and said he has some concerns with this Overlay District. He said they purchased land in the Industrial Park to build their business, and have recently purchased more land in the area for future expansion, without these regulations in place, and to put these regulations in place now would hinder what they have planed for the future use of the land they own.

Brandi Bosselman spoke and said she has concerns with these regulations and how it could effect future commercial development. She said that such things as signs, colors, are important for some businesses to attract people to them. She has concerns with not allowing pole signs so you can see where the business is. She also expressed concern with the uniformity of colors and allowing bright colors for accent use only, she feels this takes away from the identity of some businesses.

Larry Williams with Chief spoke and said he has concerns with the type of material that must be used for the buildings. He said they deal in pre-manufactured metal buildings, and what would happen to their customers if they chose to add on to their existing building. He feels that by requiring brick, stucco, etc... to be used we are driving up the cost to the developer, and we need to stay competitive to the surrounding cities.

June O'Neill spoke she feels once again billboards are being singled out as being bad. She said many businesses in this town have been helped by billboards, and they are the

most effective to bring traffic into the city if you are traveling down the road. She was told by BID 3 & 4 that they feel billboards are good and that they need them. She feels billboards are essential to direct the traffic off the Interstate and into Grand Island on the new South Locust Interchange.

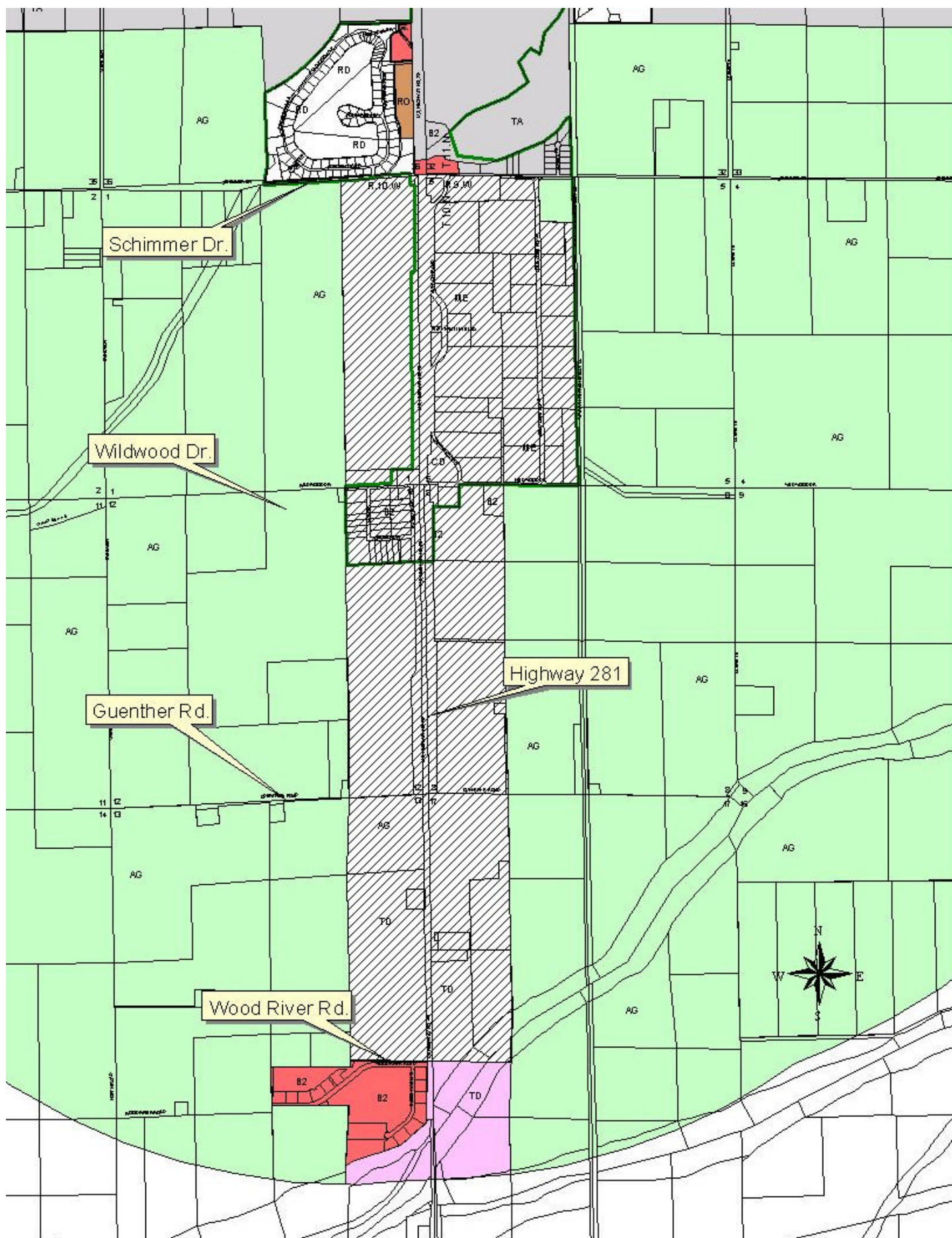
Following further discussion a motion was made by Amick and 2nd by Haskins to approve and recommend the City of Grand Island approve the Overlay District with the following changes **1)** Strike 3 L all together, **2)** Strike the first sentence on 4 M, **3)** add the words pre-engineered structures in the appropriate place in 4 C, **5)** to end the district along 281 at Wood River Road, and **6)** to add the words non-residential developments to E 1.

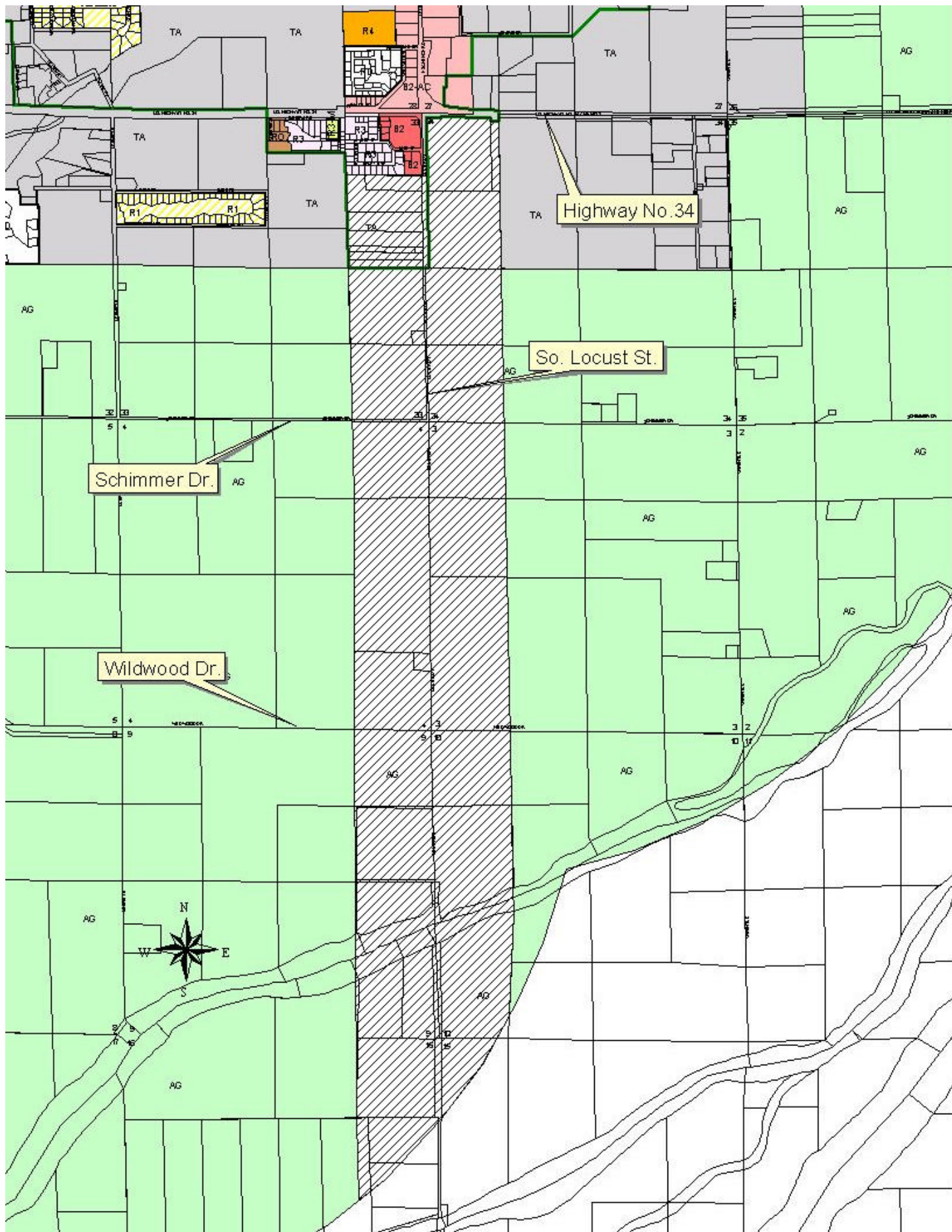
A roll call vote was taken and the motion passed with 7 members present voting in favor (Amick, Haskins, Lechner, Brown, Miller, Obst, Ruge, Wagoner) and 2 members voting against (Niemann, O'Neill).

Yours truly,

Chad Nabity AICP
Planning Director

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





PLANNING DIRECTOR RECOMMENDATION

December 17, 2003

SUBJECT: Concerning changes to the Grand Island Zoning Ordinance and official Zoning Map to add language for a Gateway Corridor Overlay District for properties located generally ¼ mile east and west of U.S. Highway 281 south of Schimmer Drive and ¼ mile east and west of S. Locust Street south of U.S. Highway 34 and define this corridor on the Official Zoning Map. (C-11-2004GI)

PROPOSAL:

Gateway Corridor Overlay District

This District is a product of the comprehensive plan update process. This zone is one that was proposed for adoption with the new comprehensive plan and zoning regulations. This zone is consistent with the goals and objectives of the Comprehensive Plan and the South Locust Sub-Committee that made recommendations to the comprehensive plan steering committee and City Council in December of 2002.

We expected to adopt these changes as part of the revised zoning regulations in February or March of 2004. Regional Planning staff made is recommending that the adoption of this overlay be expedited based on the announcement from Wal-Mart that they are considering a site along South Locust south of U.S. Highway 34. Overlay districts for these sections of South Locust and U.S. Highway 281 are proposed because they are major gateways into the community.

This type of corridor overlay district will give the City the ability to influence the type of development that occurs along these corridors. The proposed district will require that developers consider the relationship of the buildings to the site, building materials and design, landscaping and site treatments, signage and lighting design in their overall development. City staff, the Hall County Regional Planning Commission, neighboring property owners, interested citizens and ultimately the Grand Island City Council will be able to provide input on development within these corridors based upon these regulations.

Adoption of these regulations prior to any application (rezoning, subdivision or building permit) from Wal-Mart along South Locust will give the City the ability to negotiate for development that is consistent with the community vision for the South Locust corridor. The citizens of Grand Island have spent too much time and money on the improvements to South Locust to let mediocre development between U.S. Highway 34 and the Interstate detract from the improvements that have been made north of U.S. Highway 34.

RECOMMENDATION:

The Regional Planning Commission recommended that the Grand Island City Council adopt the regulations as proposed with changes either underlined for additions or identified by strikeouts if removed. Additional changes in italics are being suggested for adoption by council by the Planning Director based on comments from the public after the planning commission hearing.

This set of regulations will continue to evolve as new questions arise. Council needs to take action on these regulations in short order to protect these corridors. The regulations can be adopted either as recommended by the planning commission or with the additional changes as identified by the italic font.

_____ Chad Nabity AICP, Planning Director

§ 36-42 Gateway Corridor District (Overlay District)

Intent: The City of Grand Island has established basic site and building development criteria to be implemented within the boundaries of this overlay district. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and interior street development. The purpose for regulating these issues is to provide for a cohesive and properly developed entrance into the City of Grand Island from the Interstate corridor. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction that will also aid in the protection of past and future investment in the corridor.

Purpose: The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of Grand Island's environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

(A) Geographic Area:

The Gateway Corridor Overlay District extends generally to ~~Interstate 80~~ Wood River Road or the southern portion of the Grand Island Extraterritorial Jurisdiction. The overlay districts generally are ½ mile wide and centered along U.S. Highway 281 south of Schimmer Drive and South Locust Street south of U.S. Highway 34.

If a site is partially covered by said overlay district, and then the entire portion of the site facing the Gateway Corridor is to be covered by these regulations. For a graphically defined area, see the Official Zoning Map.

(B) Criteria for Application:

- All commercial developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar shall be required to meet the zoning requirements for a Commercial Development (CD) Zone *or the Travel Development (TD)*. The CD *or TD* process and rezoning shall be in conjunction with Preliminary and Final Plat review and approval. *The design criteria of this section shall be met as part of the subdivision approval.*
- *All industrial developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar shall be required to meet the zoning requirements of the Manufacturing Estates (ME) Zone. The design criteria of this section shall be met as part of the subdivision approval.*
- All commercial *or industrial* developments consisting of one principal building with single or mixed uses in *an existing* zone shall comply

with the design criteria of this section. *This would include additions and exterior remodeling of existing structures.*

- All residential subdivisions shall be required to meet the landscape and site treatment criteria wherever the proposed development is adjacent to an Arterial or frontage road. The criteria shall be implemented for the entire frontage, including entrances into the development.
- Exception: Single-family dwelling units within this Overlay on property zoned for Agricultural or Transitional Agriculture shall be exempted from these criteria.

(C) Criteria for Appearance

(1.) Relationship of Buildings to Site

The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.

- a Site planning in which setbacks and yards are in excess of standard commercial zoning restrictions is encouraged to provide an interesting relationship between buildings.
- b Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
- c Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- d Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

(2.) Relationship of Buildings and Site to Adjoining Area (Outside Of Subdivision)

- a Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- b Attractive landscape transitions shall be designed to be compatible to adjoining properties.
- c Harmony in texture, lines, and masses is required. Monotony shall be avoided

(3.) Landscape and Site Treatment

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- a Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good site design and development.
- b Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- c Landscape treatments shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
- d Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.

- e Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.
- f Site must be serviced by an underground or approved irrigation system and all plant material shall be kept in good health and maintained. If plant material dies, it shall be replaced.
- g Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h Use of walls, fencing, planting, or combinations of those shall accomplish screening of service yards and other places that tend to be unsightly. Screening shall be equally effective in winter and summer.
- i Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas.
- j All fencing within this Overlay shall be defined including height, type and materials within the development plan.
- k Fencing within the District and as part of an Industrial Development may be required to be a solid fence.
- ~~l All signage along the public way shall be ground monuments. Pole signs shall not be allowed within this overlay.~~
- m All signs shall meet the Sign Design Criteria within the City of Grand Island Sign Code.

(4.) Building Design

- a Architectural design and style are not restricted, however architectural style should be consistent throughout the subdivision. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c The primary building material for all portions of the structures shall be negotiated with the City. However, sample materials shall include but not be limited to materials of high quality, such as brick (clay), stucco, wood, glass, split faced concrete masonry units (CMU) with integrated color pigmentation, pre-engineered structures provided the exterior skin meets the criteria for appearance for the area as defined in the subdivision agreement or approved by the site design and review committee and stone material native to Nebraska. The materials shall be similar and compatible throughout the entire development. The Grand Island staff and/or design review architect may allow other primary building designs (of good architectural character i.e. CMU, poured-in-place concrete) for portions of the building not visible from public areas. Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
- d Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
- e Materials shall be of durable quality.

- f In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
- h Colors shall be harmonious and shall use only compatible accents
- i Colors shall be of low reflectance and shall not be of high-intensity or metallic colors unless the colors are true to the materials beings used.
- j Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- k Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- l Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- m ~~Freestanding signs shall be limited to monument type signs.~~ The style and material of the signs shall be included within the development plan.
- n Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
- o Building orientation shall be toward an arterial street, unless it is demonstrated that this would not be feasible.

(D) Factors For Evaluation

The following factors and characteristics, which affect the appearance of a development, will govern the evaluation of a design submission:

- (1.) Conformance with ordinances and the Building Design Criteria
- (2.) Logic of design.
- (3.) Exterior space utilization.
- (4.) Architectural character.
- (5.) Attractiveness of the Material selection.
- (6.) Harmony and compatibility.
- (7.) Circulation-vehicular and pedestrian.
- (8.) Maintenance aspects.

(E) Process

- (1.) Commercial Development Zone Application
All ~~non-residential developments~~ *(non-residential developments would be removed with additional language)* *General Commercial developments on property not already zoned for commercial uses* within the Gateway Corridor District shall be required to apply for rezoning under the criteria in §36-37 of this Ordinance.
- (2.) *Industrial Development Zone Application*
All Industrial Developments within the Gateway Corridor District Shall be required to apply of rezoning to ME Manufacturing Estates under the criteria in §36-33 of this ordinance.
- (3.) *Individual Commercial or Industrial Buildings and additions or exterior remodeling of existing buildings shall be subject to site plan and design review by a committee consisting of The Hall County Regional Planning Director, The Grand Island Building Department Director, one (1) Planning Commission Member representing the City of Grand Island and if appointed*

a design review architect representing the City of Grand Island. This committee can request additional input from surrounding property owners and near by business improvement districts as ex-officio members of the design review committee.

- (4.) Subdivision Approval
All new commercial buildings or developments within the Gateway Corridor Overlay shall be on properly subdivided lots. As a condition of subdivision approval, all said commercial *and or industrial* buildings or developments shall comply with the provisions of the Gateway Corridor Overlay District. The Developer shall place maintenance provisions required by this Section within all restrictive covenants
- (5.) Pre-application Conference:
A pre-application conference with city staff to give the applicant an opportunity to discuss plans before a great deal of time or money is expended.
- (6.) Application for Design Review:
The applicant needs to fill out the "Application for Certificate of Approval" and submit it along with the required submittals. See Administrative Forms for a listing of required submittals.
- (7.) Certificate of Approval:
Upon a successful review, the City of Grand Island will issue to the applicant a Certificate of Approval. A copy of this will need to be included with the Building Permit documents in order to receive a Building Permit.
- (8.) Appeals:
In the event, where the Applicant, City staff and/or a design review architect representing the City, *or the site plan and design review committee* cannot come to an agreement the applicant may appeal the decision by requesting an amendment to the Subdivision Agreement from the Grand Island City Council.
- (9.) Certificate of Occupancy Permit:
After the building permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.
- (10.) Maintenance of Design requirements:
The Applicant needs to maintain the Design Requirements for the life of the project. In the event that they fail to do, so the City may revoke the Occupancy Permit.
- (11.) Fees:
Fees may apply to each individual step as established by separate ordinance.

