



City of Grand Island

Tuesday, January 25, 2005

Council Session

Item E2

**Public Hearing on Amendments to the Grand Island
Comprehensive Plan and Future Land Use Map**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 25, 2005

Subject: Amendment to Future Land Use Map and Amendment to Zoning Map

Item #'s: E-2, E-3, F-1, & I-2

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This development proposes to amend the future land use map from medium density residential/office to general commercial for property located at 2820 E Highway 34.

Discussion

Kim Meyer, president of Cedar Hollow School, spoke in favor of the change to the comprehensive plan and rezoning. She said it needs repairs and they want to sell it. They do not see traffic being a problem.

Steve Morris, Principal at Cedar Hollow School, spoke in favor of the plan change and rezoning. He said it needs to be maintained as a bus pickup and Robert Kayl has agreed to that stipulation. If this property is not rezoned it severely limits the ability of the school district to sell the property.

Robert Kayl, the applicant, said he is planning to do the repairs to the building that are necessary, and the building needs minimum remodeling for their use. Uses such as a veterinary clinic would generate more traffic at this location than his use as a heating and air conditioning business. This site would be beneficial to his business because the building could be modified easily to fit his needs and it would give him good exposure along the highway. Most of the work they do is done either at the location where equipment is installed not in the shop so they would not create a great deal of traffic.

No members of the public spoke in opposition to this request.

Planning commission did discuss the issues and Chairman Pat O'Neill made the statement that he did not feel that this use would be bad at this location. Rather he felt that changing the zoning here would open the property up to other uses that would not be appropriate at this location. Commissioner Ruge asked if it would be possible to allow this use at this location by conditional use permit. Nabity explained that that would not be allowed under the current regulations. The regulations could be amended to allow commercial uses such as this in the TA district by conditional use permit but there was an attempt to allow storage units in the TA district that met with strong opposition a couple of years ago. It is unlikely that this change would be supported.

Commissioner Miller pointed out that there are several other uses including a veterinary clinic, green house and day care that would be permitted or conditional uses in the district. Mr. Morris commented that they did not get any bids on the building from people intending to use the property for any of those uses.

Alternatives Regarding Changes to the Comprehensive Plan

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to leave the comprehensive plan unchanged.
2. Move to approve the amendment as requested.
3. Refer the issue back to the Planning Commission
4. Postpone the issue to future date
5. Take no action on the issue

Recommendation Regarding Change to the Comprehensive Plan

A motion was made by Amick and seconded by Niemann to **approve** and recommend that the Grand Island City Council **approve** the amendment to the future land use map as presented. Amick supported his motion with the fact that this is an existing building and other the proposed use would work well at this location. Other requests for commercial zoning would also have to be approved by the planning commission and council and those would not have the existing building as a consideration.

A roll call vote was taken and the motion failed with 3 members present (Amick, Niemann, Eriksen) voting in favor and 5 member present (Miller, O'Neill, Ruge, Hayes, Haskins) voting against.

A motion was made by Miller and seconded by Ruge to recommend that the Grand Island City Council **make no change** to the comprehensive plan and future land use map.

A roll call vote was taken and the motion passed with 5 members present (Haskins, O'Neill, Miller, Ruge, Hayes) voting in favor and 3 members present (Amick, Niemann, Eriksen) voting against.

Sample Motion for Change to the Comprehensive Plan

Move to make no change to the comprehensive plan and future land use map as a result of this application.

If no change is made to the comprehensive plan it would be inappropriate to approve a change to the Zoning Map.

Alternatives Regarding Changes to the Zoning Map

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to leave the zoning map unchanged.
2. Move to approve the zoning change as requested. (Only if changes to the Comprehensive Plan are approved by the City Council.)
3. Refer the issue back to the Planning Commission
4. Postpone the issue to future date
5. Take no action on the issue

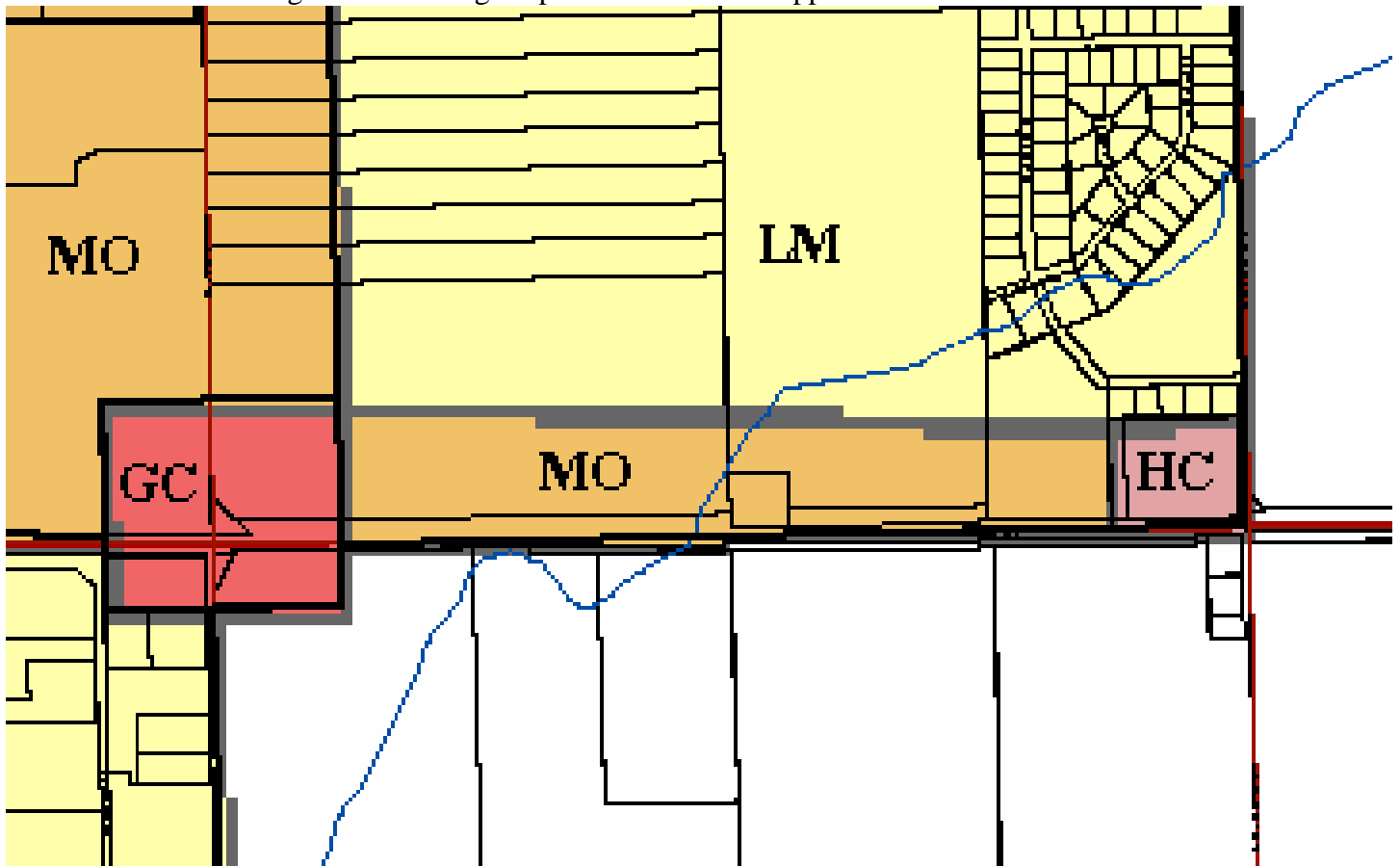
Recommendation Regarding Change to the Zoning Map

A motion was made by Ruge and seconded by Miller to leave the zoning map **unchanged** and recommend that the Grand Island City Council also make **no change** to the zoning map. This is consistent with the comprehensive plan and the recommendation of the planning commission regarding changes to the Comprehensive Plan.

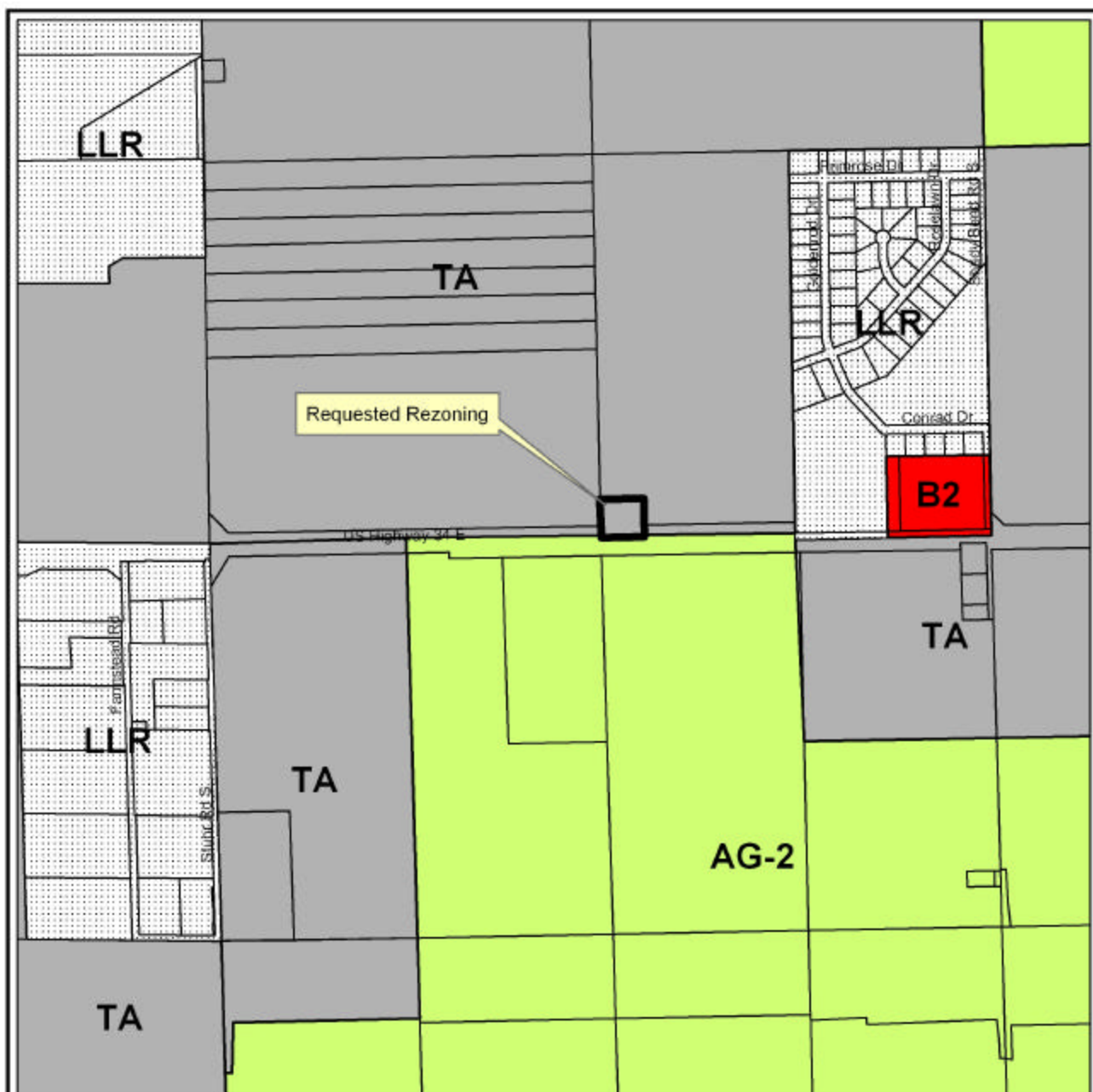
A roll call vote was taken and the motion passed with 5 members present (Haskins, O'Neill, Miller, Ruge, Hayes) voting in favor and 3 members present (Amick, Niemann, Eriksen) voting against.

Sample Motion for Change to the Zoning Map

Move to make no change to the Zoning Map as a result of this application.



Future Land Use Map as Adopted by the Grand Island City Council effective August 1, 2004



Requested Zoning

 From TA: Transitional Agricultural Zone

 To B2 : General Business Zone

Scale: 1" = 400'

C-6-2005GI



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