



# **City of Grand Island**

**Tuesday, August 23, 2005**

**Council Session**

## **Item E1**

**Public Hearing on Change of Zoning for Land Located at 224 East  
Capital Avenue from M2 Heavy Manufacturing to B2 General  
Business**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** August 23, 2005  
**Subject:** Change of Zoning  
**Item #'s:** E-1 & F-1  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

Change of Zoning for land located at 224 E Capital Avenue from M2 Heavy Manufacturing to B2 General Business.

## **Discussion**

This property has been zoned M2 since at least 1979. The zoning was not an issue with the owners until recently when the estate has tried to sell the house. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Grand Island City Council. The change to a B2 zone would allow the house to be rebuilt should it become damaged. This will not change any of the current uses of the property. The B2 zone will also limit the uses on this property to uses that would be more compatible with the residential properties south of Capital Avenue.

No members of the public testified in favor of or opposition to this change at the Planning Commission meeting.

## **Alternatives**

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

1. Approve the change of zoning as presented
2. Modify the change of zoning to meet the wishes of the Council
3. Table the issue

## **Recommendation**

A motion was made by Wagoner 2<sup>nd</sup> by Miller to approve and recommend that the City of Grand Island approve this change of zoning and as presented.



A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Wagoner) voting in favor.

## **Sample Motion**

Approve the change of zoning as Submitted



# Requested Zoning

-  From M2 : Heavy Manufacturing Zone
-  To : B2 : General Business Zone

Scale : NONE

C-32-2005GI



THE REGIONAL PLANNING COMMISSION of 19th, 20th, 21st, and 22nd Counties, Grand Island, Wood River and The Villages of Hills, Cairns and Conception, Nebraska

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 12, 2005

**SUBJECT:** *Zoning Change (C-32-2005GI)*

**PROPOSAL:** To rezone the proposed a parcel of ground with an existing house on it north of Capital Avenue between Oak and Sycamore Streets from M2- Heavy Manufacturing to B2-General Commercial, in the City of Grand Island.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

M2- Heavy Manufacturing

*Permitted and conditional uses:*

M2-Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district. uses.

*Comprehensive Plan Designation:*

Commercial/Manufacturing

*Existing land uses.*

Single Family Home

##### Adjacent Properties Analysis

*Current zoning designations:*

**North and East:** M2 Heavy Manufacturing

**West:** B2-General Commercial

**South:** R2-Low Density Residential

*Permitted and conditional uses:*

**R2-** Residential uses at a density of 7 dwelling units per acre. **B2-**General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **M2-**Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.

*Comprehensive Plan Designation:*

**North, East:** Manufacturing

**West:** Commercial

**South:** Low to Medium Density Residential

*Existing land uses:*

**North and East:** Warehousing and smaller businesses

**West:** Single family acreage development

**South:** Capital outfall ditch, Single family residential

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This area is designated as commercial/manufacturing within the plan.
- *Residential is a permitted use in the B2 zone:* The existing house would be a permitted use in the B2 zone.
- *Adjacent to existing property zoned B2:* This property is immediately adjacent to property that is zoned B2 and the uses are similar on both properties.
- *B2 zone is a more appropriate buffer zone:* The B2 zone provides a better buffer between the residential development south of Capital Avenue and the outfall ditch and the railroad tracks and heavy manufacturing north of the tracks.

### **Negative Implications:**

- *None foreseen*

### **Other**

This property has been zoned M2 since at least 1979. The zoning was not an issue with the owners until recently when the estate has tried to sell the house. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Grand Island City Council. The change to a B2 zone would allow the house to be rebuilt should it become damaged. This will not change any of the current uses of the property. The B2 zone will also limit the uses on this property to uses that would be more compatible with the residential properties south of Capital Avenue.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing Zone to B2-General Business Zone.

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