



Hall County Regional Planning Commission

**Wednesday, June 10, 2015
Regular Meeting**

Item F4

Zoning Change from TA to B2

Staff Contact: Chad Nabity

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 18, 2015

SUBJECT: *Rezoning Request C-19-2015GI*

PROPOSAL: To change the zoning for a tract of land in the SE ¼ of the SE ¼ of 29-11-09 from TA – Transitional Agriculture Zone to B2 - General Business Zone. The subject property is located west U.S. Highway 281 and north of Wildwood Road. A portion of this property already zoned to B2. All of this property is within the Gateway Corridor Overlay Zone and no changes are proposed to the overlay zone.

OVERVIEW:

Site Analysis

Current zoning designation: TA-Transitional Agriculture Zone
Permitted and conditional uses: TA: Small scale animal ag uses, field crop and limited residential
Comprehensive Plan Designation: Manufacturing
Existing land uses: Irrigation Supply and Equipment Sales
Site constraints: none

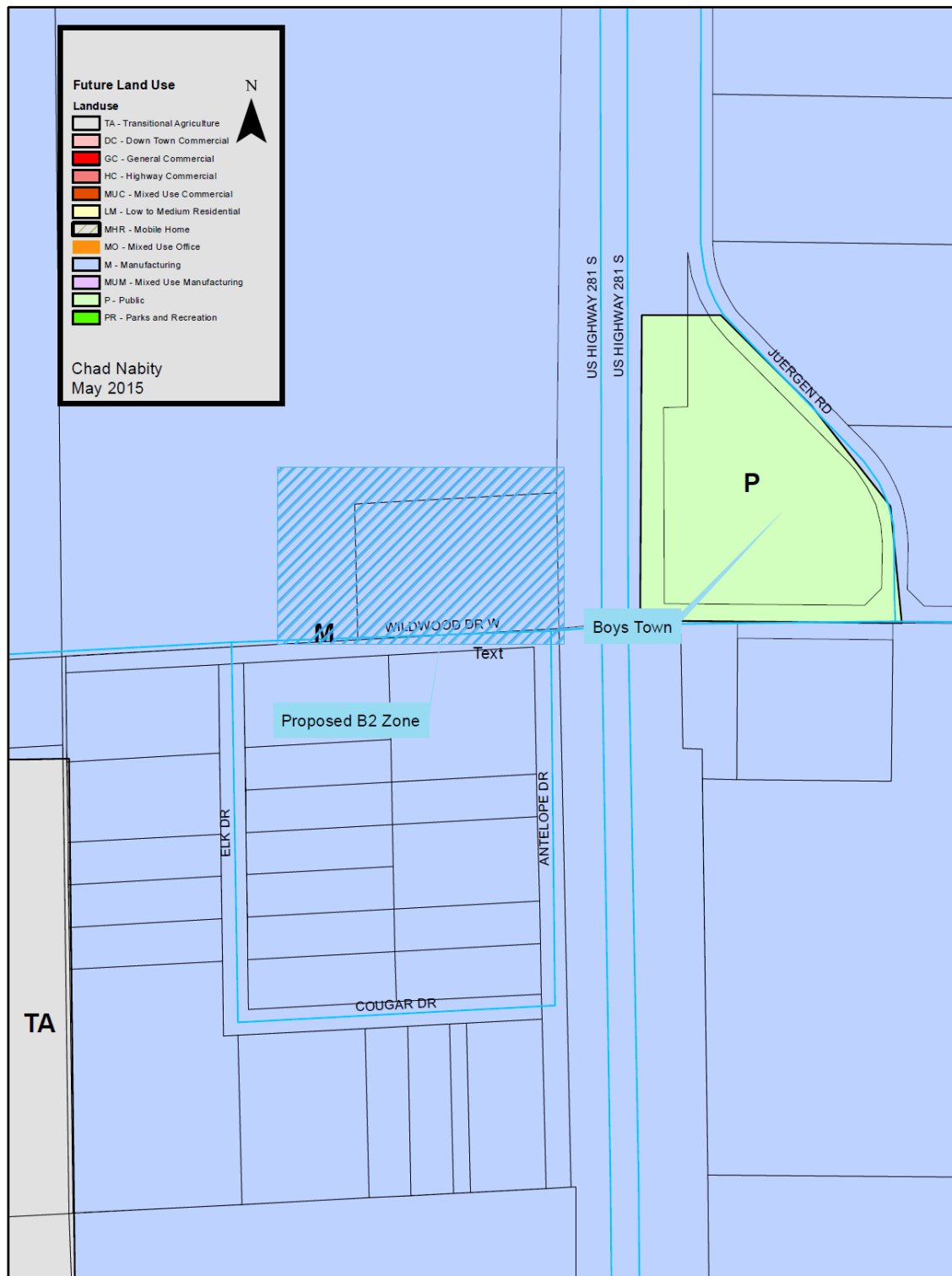
Adjacent Properties Analysis

Current zoning designations: **North and West:** TA-Transitional Ag Zone
South and West: B2-General Business

Permitted and conditional uses: TA: Small Scale ag uses and limited residential
B2: General Service, retail and wholesale commercial uses including outdoor sales, Billboards

Comprehensive Plan Designation: **North:** Manufacturing
South: Manufacturing
East: Manufacturing
West: Manufacturing

Existing land uses: **North and West:** Farm ground
East: 281 and Boys Town
South: Commercial Businesses



Future Land Use Map 2004 Grand Island Comprehensive Plan

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan and the surrounding land uses. This property is currently split between two zoning districts the proposed change makes the zoning consistent across the property

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for manufacturing uses.
- *Compatible with adjacent land uses:* The B2 zone is consistent with the current zoning on surrounding properties.

Negative Implications:

- *No negative implications foreseen.*

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from TA Transitional Agriculture to B2 General Business as presented.

_____ Chad Nabity AICP, Planning Director

May 20, 2015

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from B2 General Business Zone and TA Transitional Agriculture to B2 General Business Zone in the City of Grand Island, in Hall County, Nebraska. Property is located at 3344 Wildwood Drive, Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from B2 General Business Zone and TA Transitional Agriculture to B2 General Business Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on June 10, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.