



Hall County Regional Planning Commission

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

Item F5

Zoning Change from TA to I1

Staff Contact: Chad Nabity

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

May 18, 2015

SUBJECT: *Zoning Change (C-17-2015WR)*

PROPOSAL: To rezone a tract of land preliminary platted as the Wood River Industrial Park Subdivision located east of Walnut Street and north of Fifth Street extended and south of Seventh Street extended from TA-Transitional Agriculture to I1- Light Industrial District in the jurisdiction of the City of Wood River.

OVERVIEW:

Site Analysis

Current zoning designation:

TA- Transitional Agriculture District

Permitted and conditional uses:

TA- Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

Comprehensive Plan Designation:

Agriculture

Existing land uses.

Crop Ground

Adjacent Properties Analysis

Current zoning designations:

West, South and East: TA- Transitional Agriculture District

South: I1-Light Industrial District and **TA-** Transitional Agriculture District

East: R6-Multifamily Residential District

Permitted and conditional uses:

TA- Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

I1-Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.

R6-Residential uses on 6000 square foot lots, schools, churches and parks

Comprehensive Plan Designation:

North: General Commercial

South: Light Industrial

East: Agricultural

West: Medium Density Residential

Existing land uses:

North: Single Family Residential on Large Lots, City owned property

East: Agricultural

West: Single Family Residential, Mobile Homes on residential lots

South: Agricultural and Mead Industries

EVALUATION:

Positive Implications:

- *Consistent with the Wood River Comprehensive Plan:* This property is planned for light industrial development.
- *Is adjacent to a similar use in an Industrial zone:* This property is immediately north of Mead Industries a property that was rezoned for industrial uses a number of years ago. The extension of industrial uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Economic Development for Wood River:* This development could have a substantial economic impact on the community of Wood River adding jobs, provision of utilities and valuation to the community.

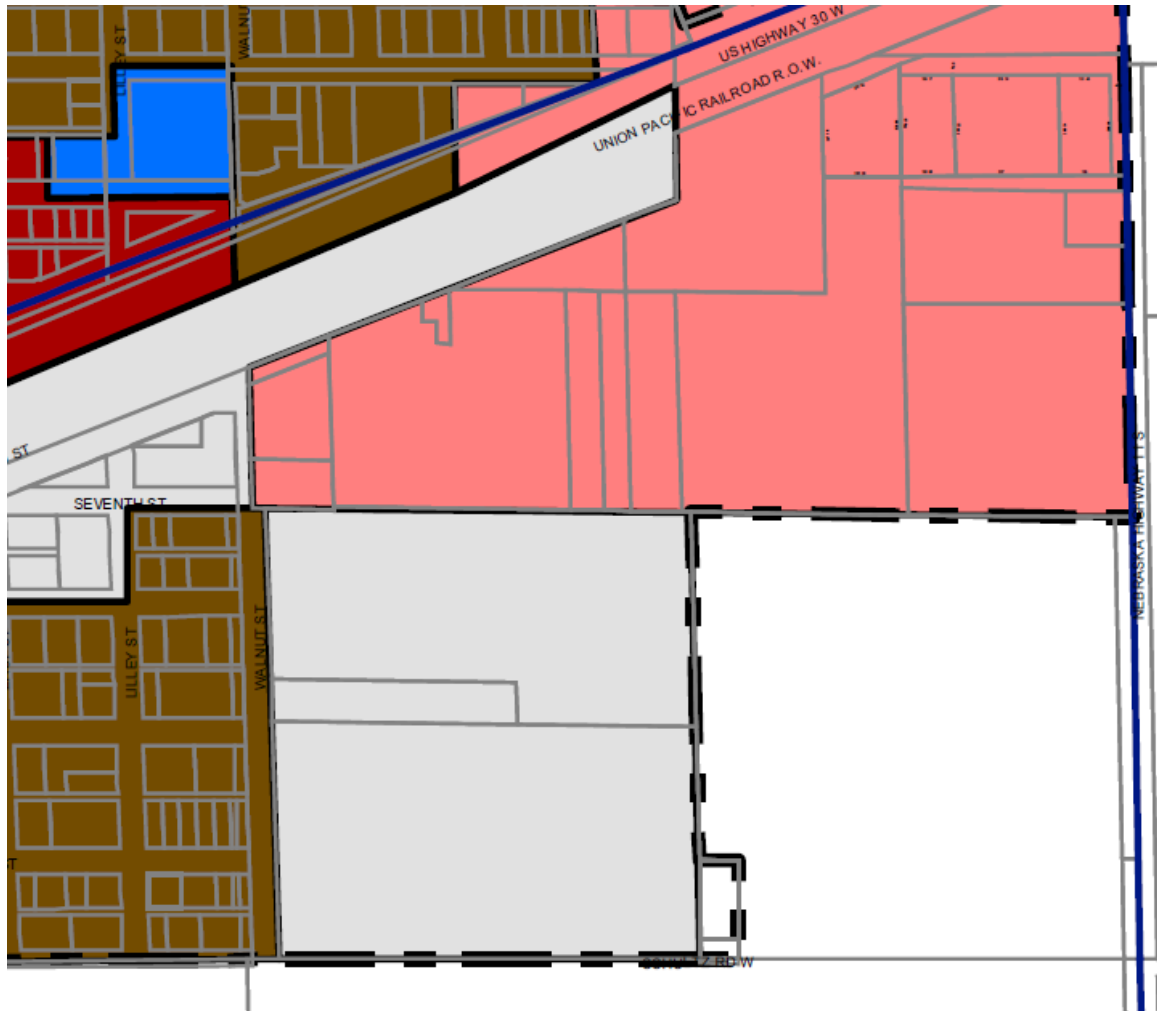
Negative Implications:

- *Additional traffic:* This development will add more truck traffic to the area.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from TA-Transitional Agriculture to I1-Light Industrial Zone.

_____ Chad Nabity AICP, Planning Director



*Wood River, Nebraska
Future Land Use Map
Figure 6*

Legend

- Low Density Residential
- Medium Density Residential
- Downtown Commercial
- General Commercial
- Heavy Industrial
- Light Industrial
- Public
- Parks and Recreation
- Corporate Limits
- ETJ

May 20, 2015

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from TA Transitional Agriculture to I1 Light Industrial Zone, in the City of Wood River, in Hall County, Nebraska.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Wood River Zoning Map from TA Transitional Agriculture to I1 Light Industrial 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.