



Hall County Regional Planning Commission

**Wednesday, September 2, 2015
Regular Meeting**

Item F1

Rezone

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Grand Island Joint Venture, LLC Phone 314 - 513 - 1500

Applicant Address 2127 Innerbelt Business Center Dr. Suite 310 St. Louis, Missouri 63114

Registered Property Owner (if different from applicant) Ray J. O'Connor and Jennifer S. O'Connor

Address PO Box 139 Grand Island, NE 68802-0139 Phone 308 - 381 - 2497

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2228 North Webb Road Grand Island, Nebraska

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Grand Island Mall 11/17th Subdivision and/or
All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From: CD to Amended CD

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Redevelopment of Grand Island Mall consistent with redevelopment plan and TIF contract

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person _____

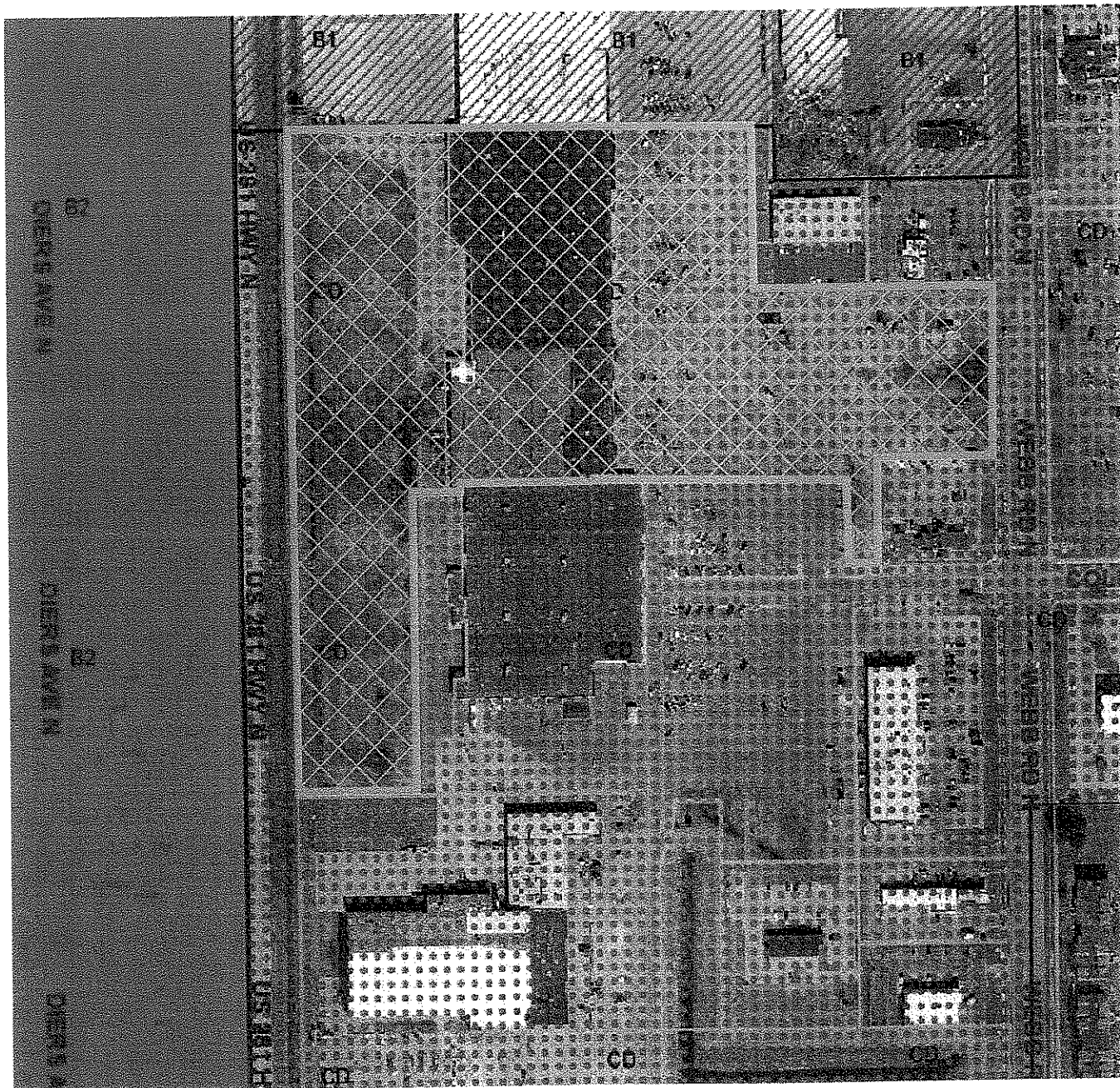
Date 11.7-14

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

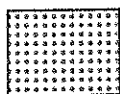
Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

DWG: F:\projects\014-2360\SRV\MasterXrefs\Rezoning.dwg
 DATE: Nov 06, 2014 2:17pm
 USER: jamirez
 XREFS:



REQUESTED ZONING AREA



From CD: Commercial Development Zone

To : Amended CD: Amended Commercial Development Zone

NOT TO SCALE



PROJECT NO:	2014-2360
DRAWN BY:	JMR
DATE:	11.05.2014

REZONING

OLSSON
ASSOCIATES

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT

1

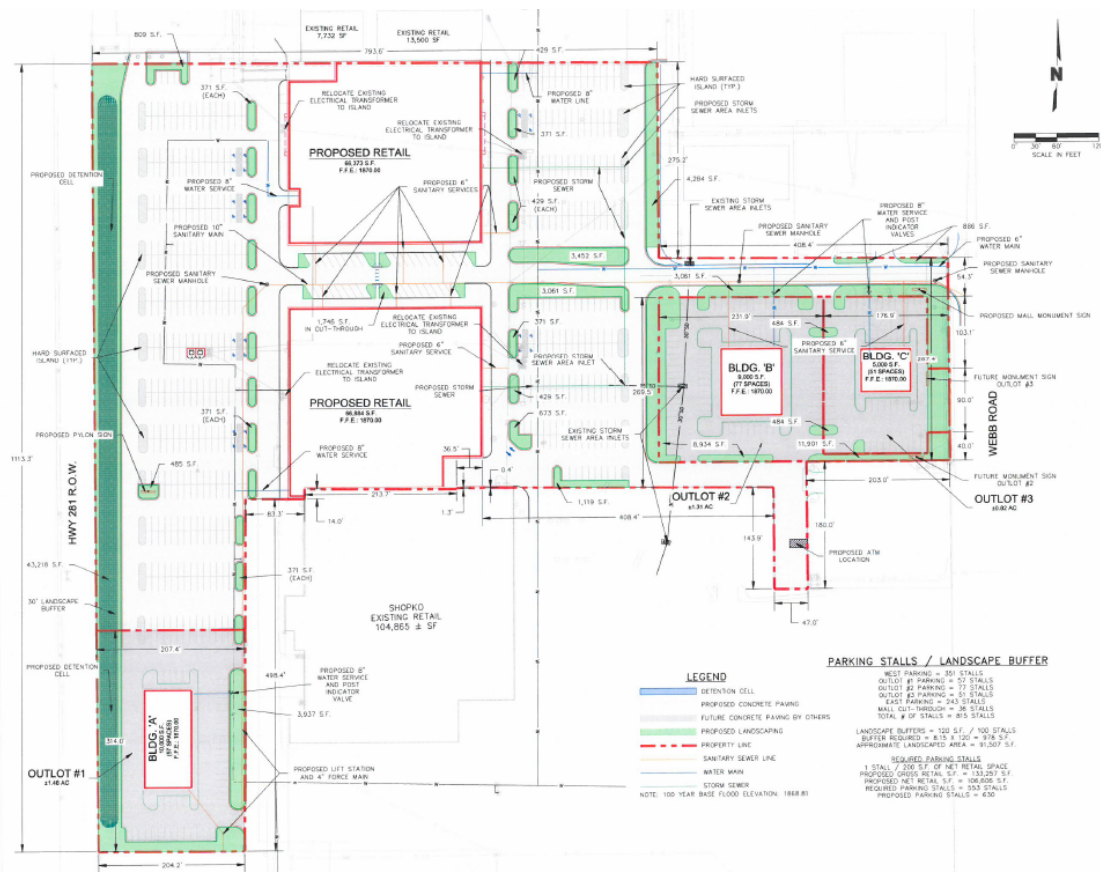
Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

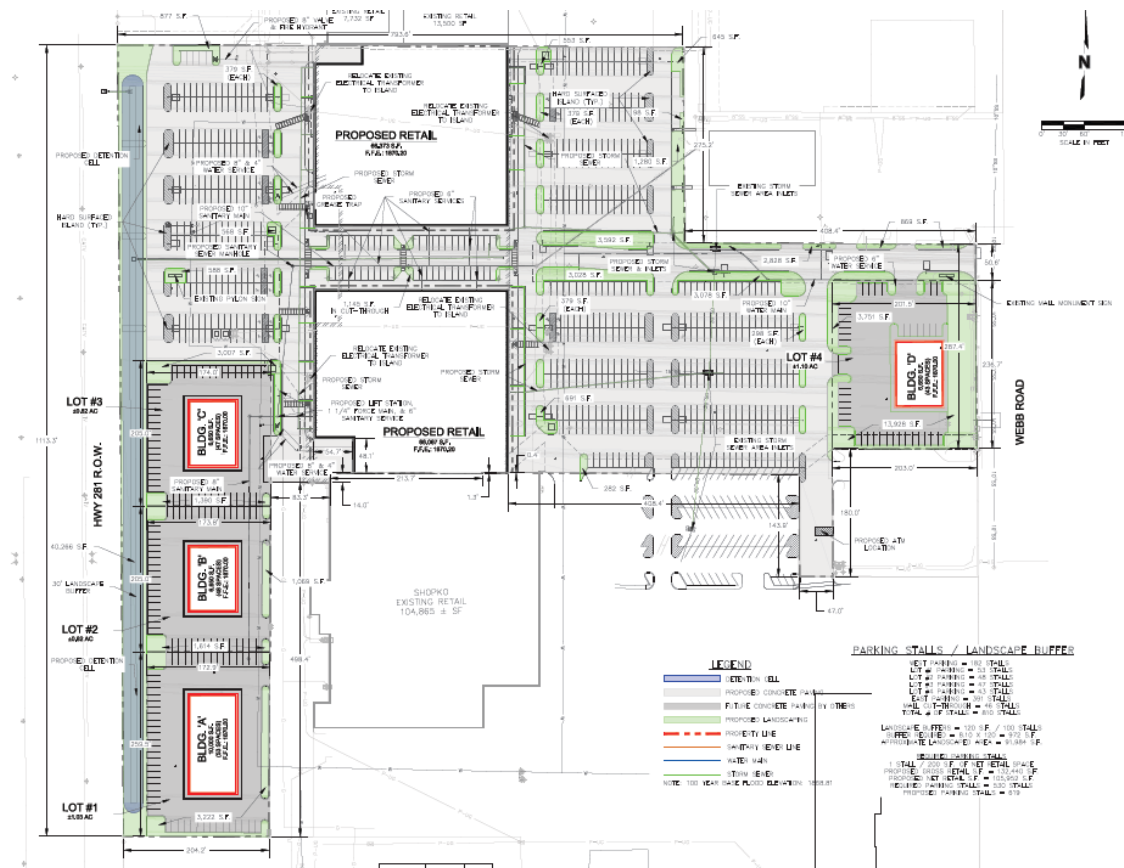
August 25, 2015

SUBJECT: Concerning change of zoning for property described as all of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-24-2015GI)

The Development Plan for Grand Island Mall 17th Subdivision was approved by the Grand Island City Council in January of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and enhance the appearance of this property from the U.S. Highway 281 side.



Development Plan as Approved in January 2015



Proposed Development Plan as submitted August 2015

PROPOSAL: This proposed development would create 2 additional lots within the development on the west side of the existing building and eliminate one lot that was previously approved for the east side of the building. The space on the east side of the development would be used for parking. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

OVERVIEW:

Site Analysis

Current zoning designation: CD-Commercial Development Zone.
Permitted and conditional uses: Commercial, Office and Retail Uses
Comprehensive Plan Designation: Commercial development
Existing land uses: Retail development and vacant property

Adjacent Properties Analysis

Current zoning designations: **South and East CD Commercial Development Zone**

North: B1- Light Business
West: B2 General Business

Permitted and conditional uses: CD – Commercial, office and retail uses as permitted and built according to the approved development plan. B2- Commercial, office, retail and service uses along with residential uses up to a density of 43 units per acre. B1 limited commercial, office, and interior retail to support the immediate neighborhood and residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation: **North, South, East and West:**
 Designated for commercial development and uses.

Existing land uses: **North:** Gordman Property Retail Development
East: Webb Road, Taco Johns, Burger King, Strip Commercial
West: U.S. Highway 281 and Commercial Uses
South: Shopko, and Northwest Crossings Commercial Development

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island. This is a piece of property that is in need of redevelopment. The City and the Community Redevelopment Authority have already approved the use of Tax Increment Financing to further this project.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.
- *More visually appealing development along 281:* The proposed plan would put buildings between 281 and the west side of the main mail building. This would hide the back of the building and create a more visually appealing drive along this stretch of 281.

Negative Implications:

- *None foreseen*

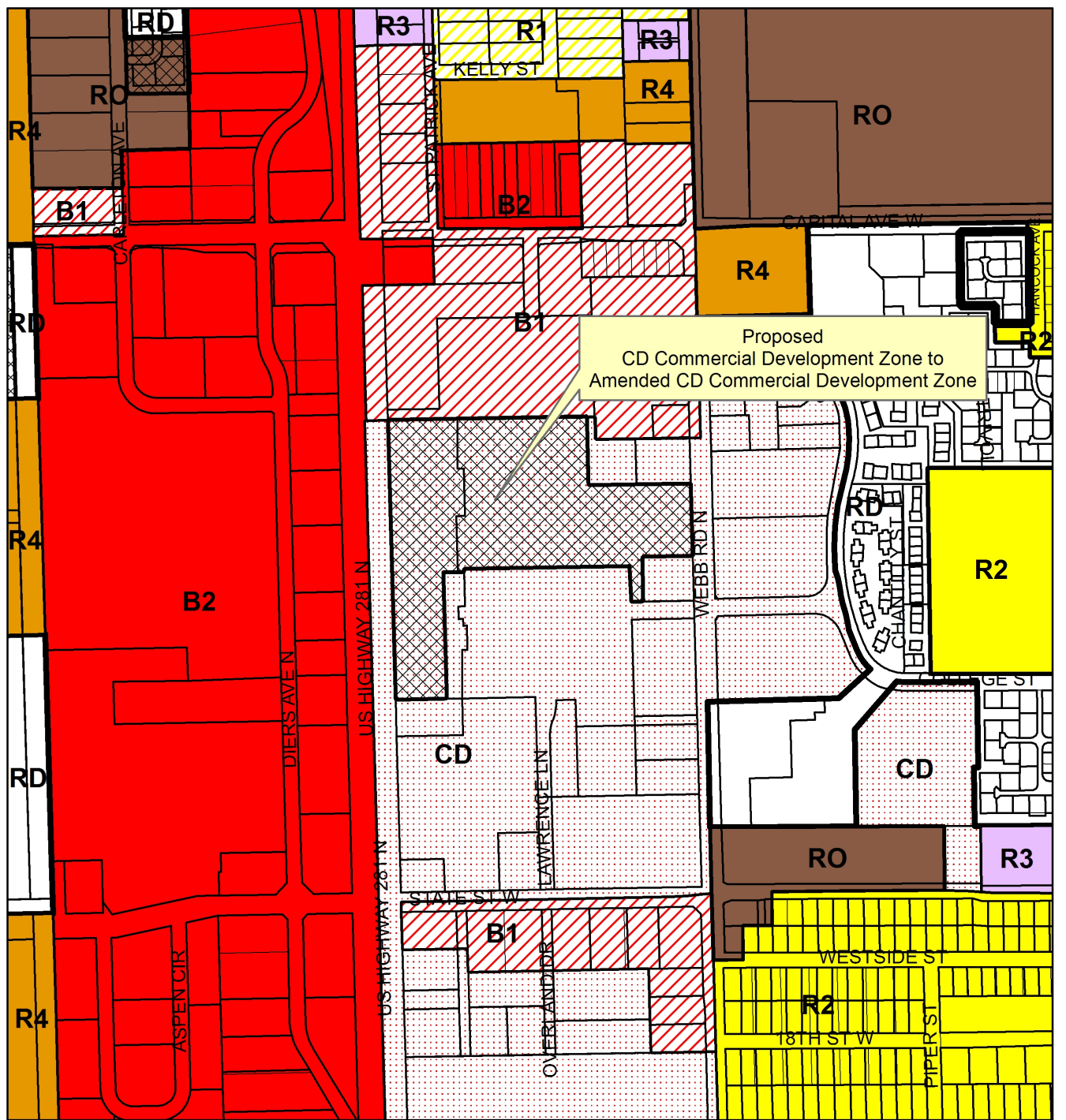
Other Considerations

Commercial development zones allow up to 50% of the property within the CD zone to be covered with buildings.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE

C-01-2015GI



From CD : Commercial Development Zone



to CD : Amended Commercial Development Zone

GRAND ISLAND JOINT VENTURE, LLC

AMENDED DEVELOPMENT PLAN FOR CD ZONE

GRAND ISLAND, NEBRASKA

2015

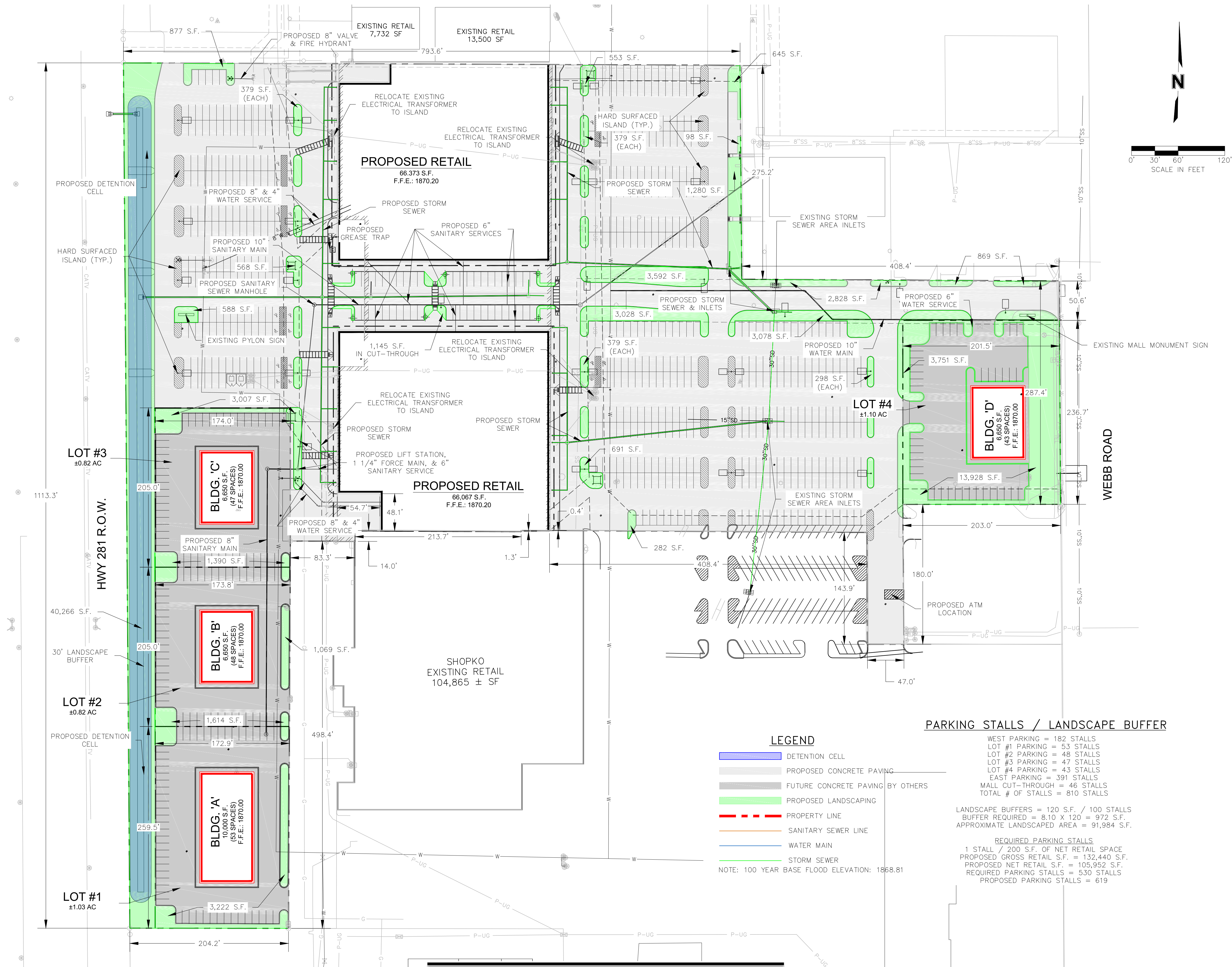


INDEX OF DRAWINGS	
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3	DRAINAGE PLAN
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5	OVERALL WEST ELEVATIONS
6	SOUTHEAST PERSPECTIVE
7	WEST ELEVATIONS
8	SIGN DETAIL
9	LIGHTING EXHIBIT
10	OVERALL SITE PLAN

drawn by: _____ BJF
checked by: _____ DZ
approved by: _____ DZ
QA/QC by: _____
project no.: 014-2360
drawing no.: _____
date: JULY 2015

SHEET
1 of 10

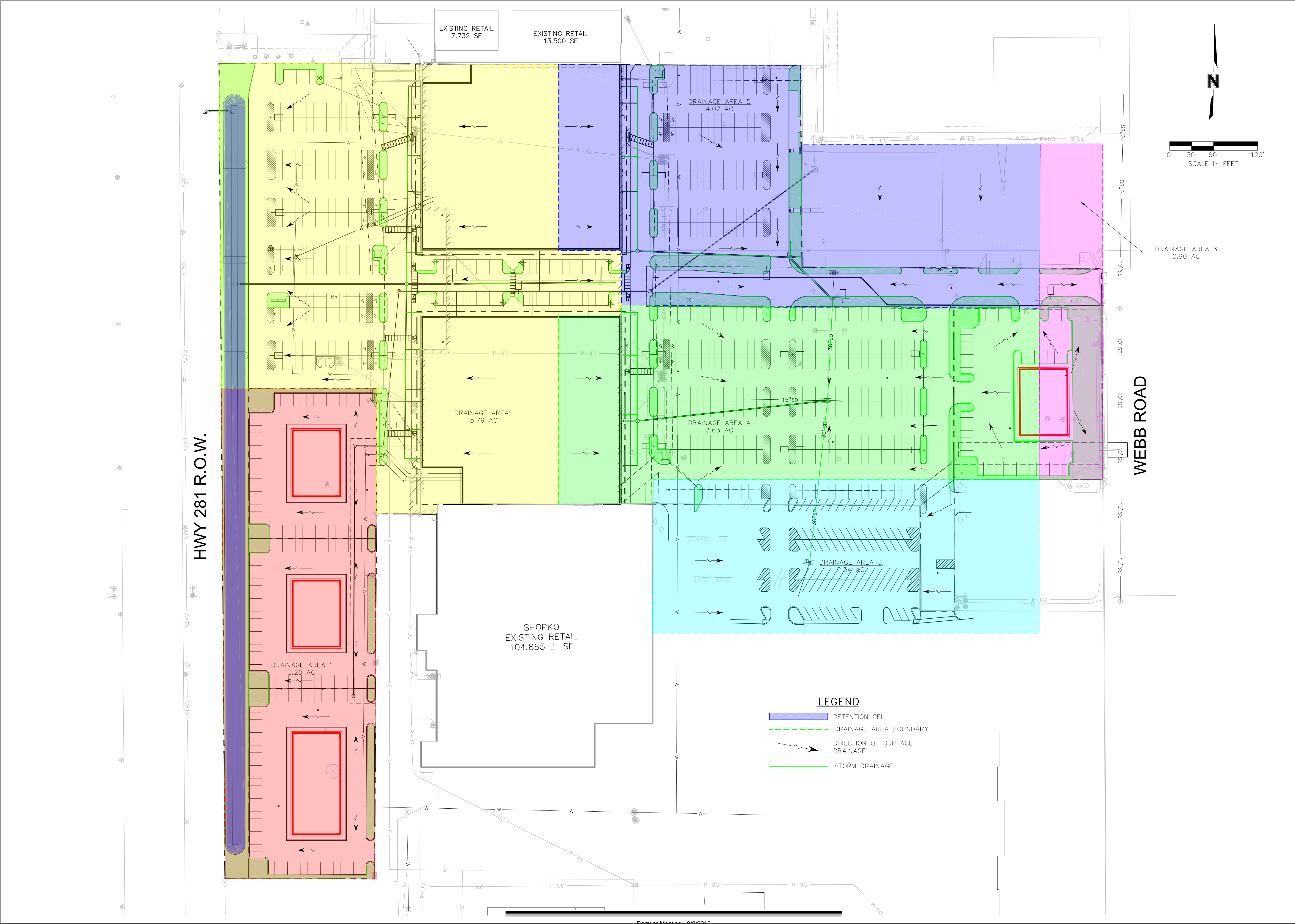
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GRAND ISLAND JOINT VENTURE, LLC		REV. NO.	DATE
GRAND ISLAND, NEBRASKA		2014	
		REVISIONS	



REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT / UTILITY PLAN	2014	REVISIONS
GRAND ISLAND JOINT VENTURE, LLC		
GRAND ISLAND, NEBRASKA		

drawn by:	BJD/BJF
checked by:	DZ
approved by:	DZ
QA/QC by:	
project no.:	014-2360
drawing no.:	
date:	OCTOBER 2014



DRAINAGE PLAN

GRAND ISLAND JOINT VENTURE, LLC

GRAND ISLAND, NEBRASKA

REV. NO.

DATE

REVISED DESCRIPTION

2014

REVISIONS

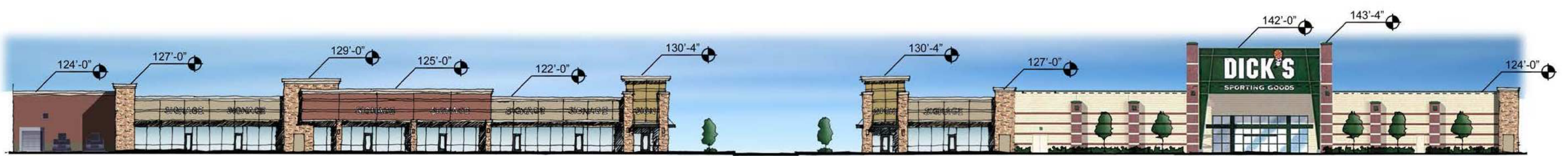
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checked by: DZ
approved by: DZ
QA/QC by: DZ
project no.: 014-2360
drawing no.:
date: OCTOBER 2014

SHEET 3 of 10

OLSSON ASSOCIATES

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Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

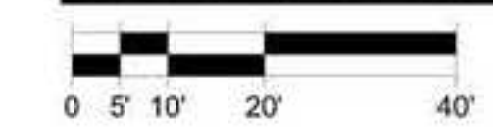
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(D)

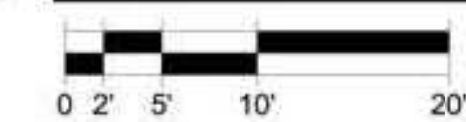
(E)

OVERALL EAST ELEVATION

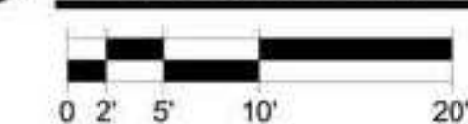


100'-0"
FINISHED FLOOR

(D) PARTIAL ELEVATION



(E) PARTIAL ELEVATION



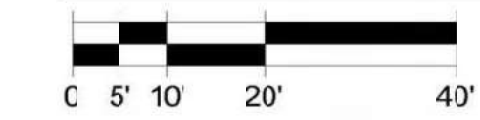


(A)

(B)

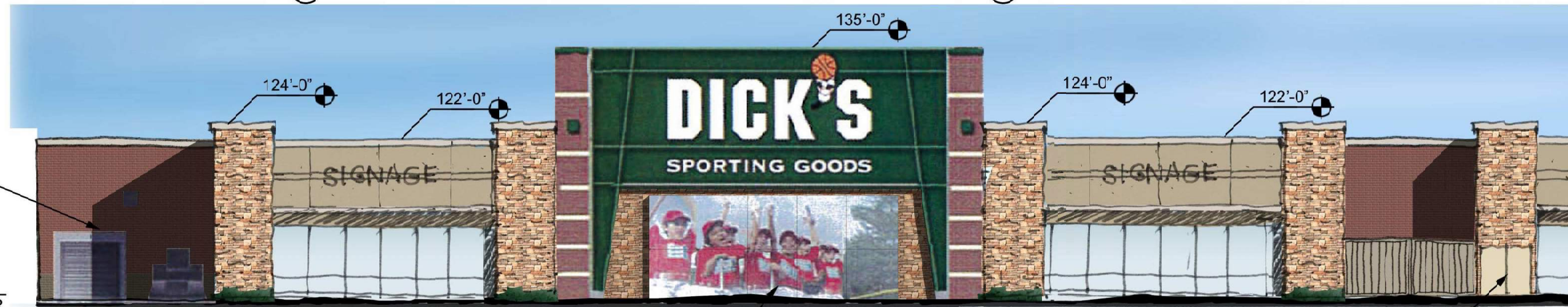
(C)

OVERALL WEST ELEVATION



LOADING DOCK

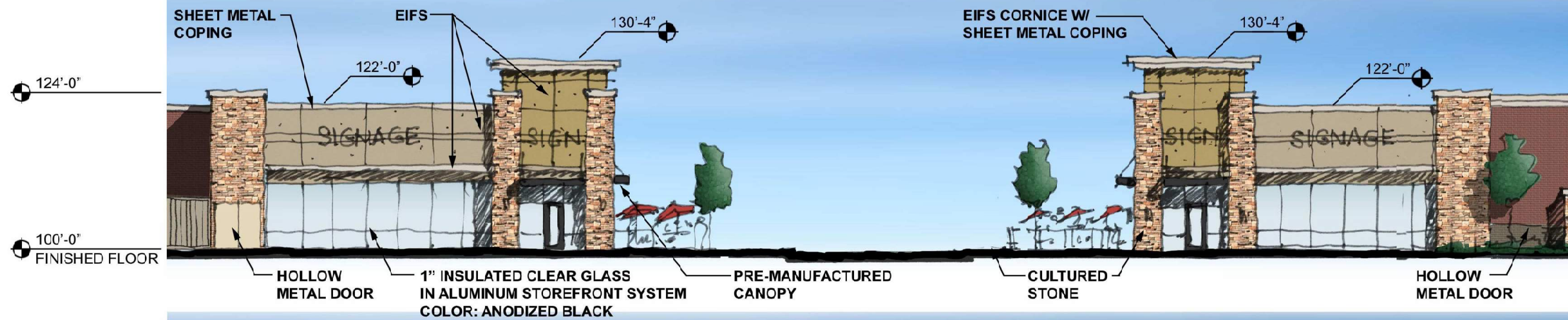
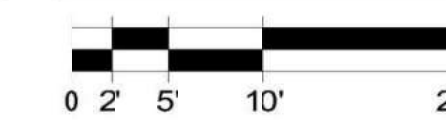
100'-0"
FINISHED FLOOR



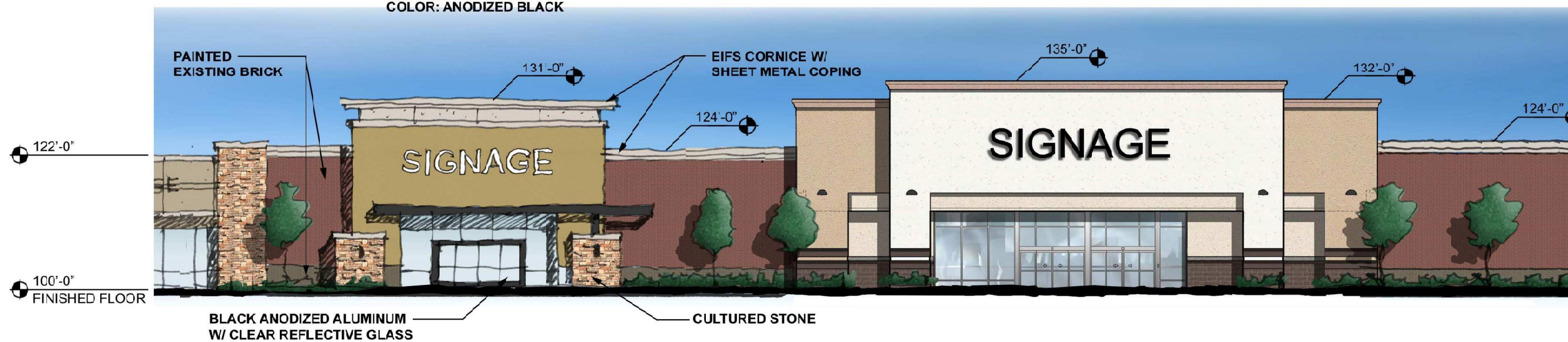
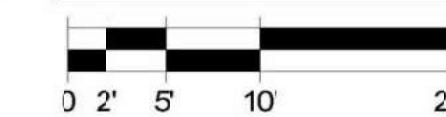
GRAPHIC ON ALUMINUM PANELS

HOLLOW METAL DOOR

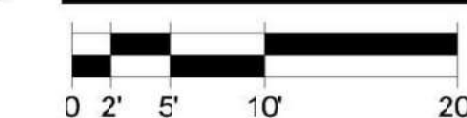
(A) PARTIAL ELEVATION



(B) PARTIAL ELEVATION



(C) PARTIAL ELEVATION





SOUTHEAST PERSPECTIVE



WEST ELEVATION



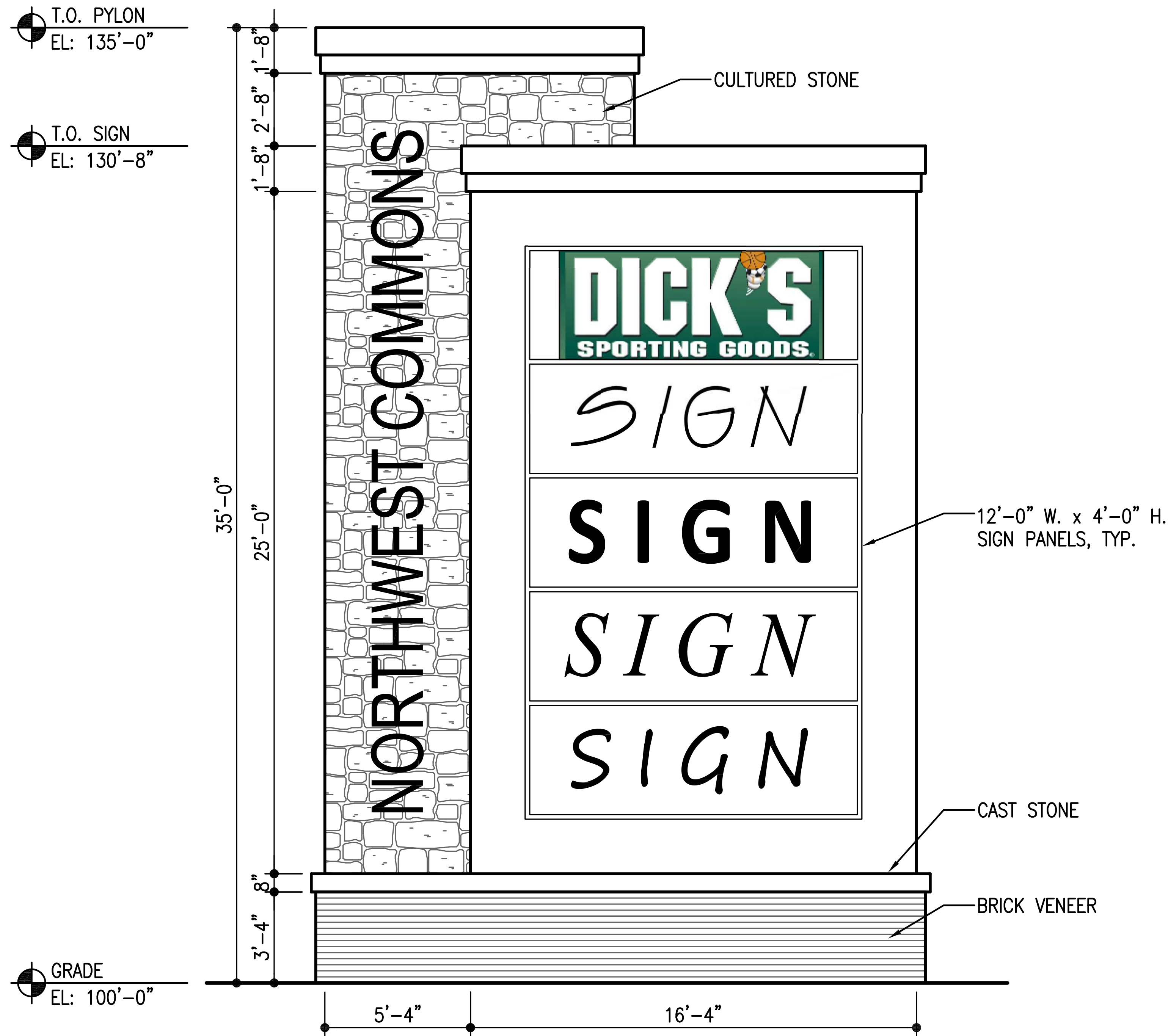
Architects of the Possible®
9812 Manchester Road
St. Louis, Missouri 63119
© Copyright 2015

NORTHWEST COMMONS

GRAND ISLAND,
14-039

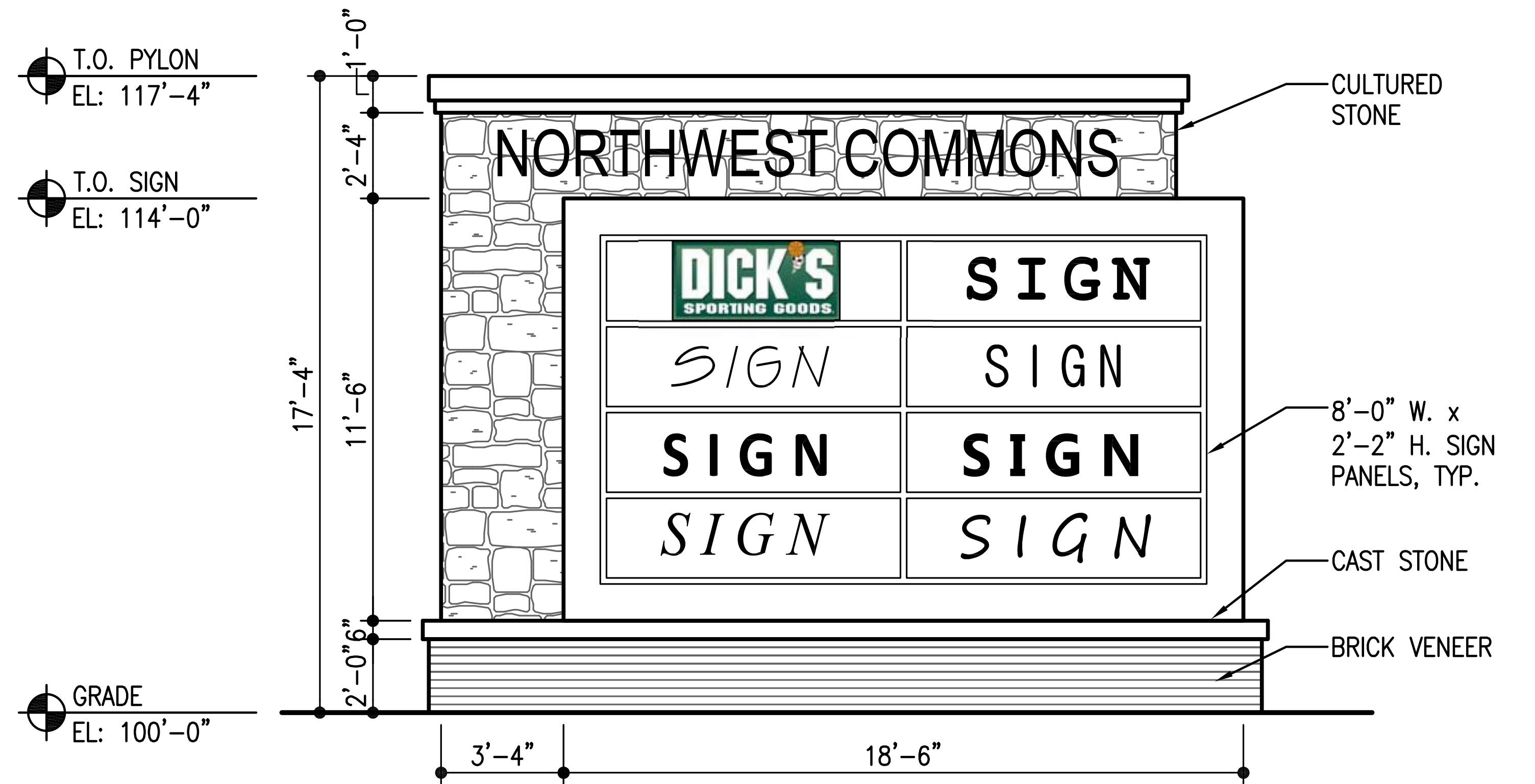
NEBRASKA
08-05.15

THE
STAENBERG
GROUP
DESIGN. DEVELOP. DELIVER.



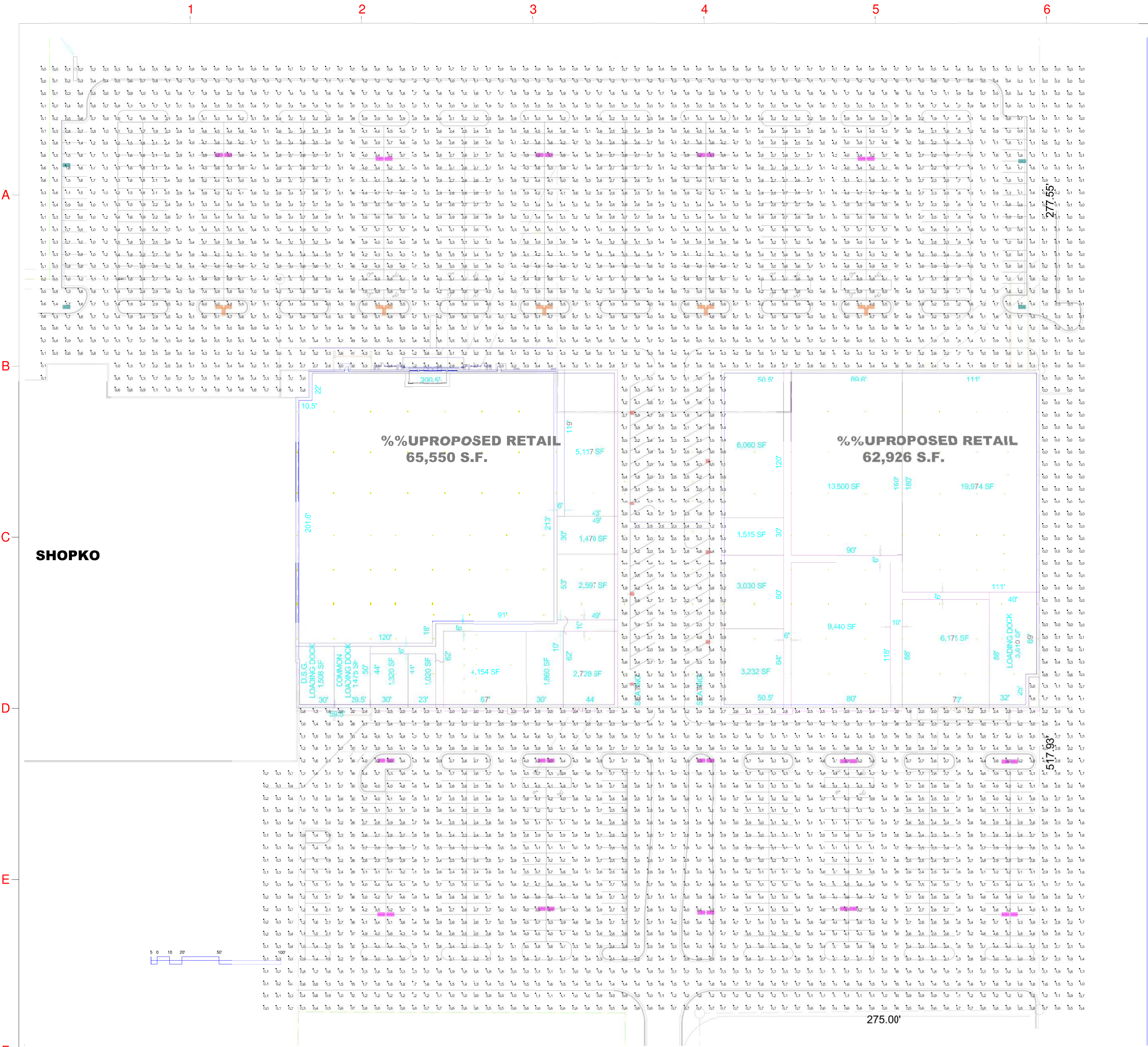
281 PYLON SIGN

SCALE: 3/16" = 1'-0"



WEBB ROAD MONUMENT

SCALE: 3/16" = 1'-0"



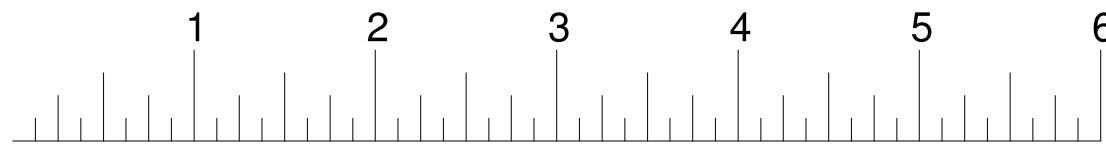
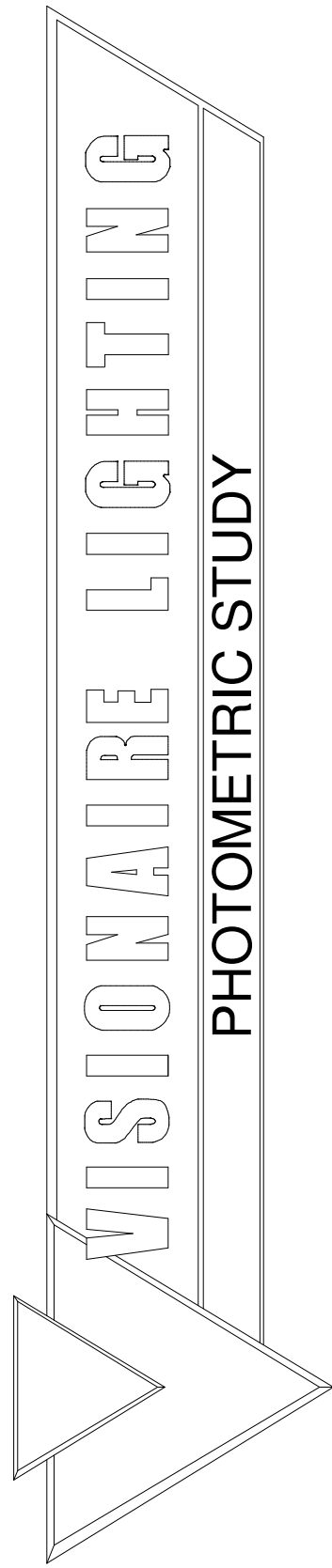
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	C	SINGLE	N.A.	0.950	Visionaire EL2-4-T4-192LC-5-55K-SINGLE @ 16' MTG. HT.
	7	C16	SINGLE	N.A.	0.950	Visionaire EL2-1-T4-72LC-5-55K-SINGLE @ 16' MTG. HT.
	15	D	BACK-BACK	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-TWIN @ 24' MTG. HT.
	5	G	3 @ 90 DEGREES	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-3@90 @ 24' MTG. HT.

DISCLAIMER
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts	Illuminance	Fc	2.67	7.5	0.0	N.A.
MAIN 1	Illuminance	Fc	3.54	7.5	1.2	2.95

WWW.VISIONAIRELIGHTING.COM
Phone: (310) 512-6480 Fax: (310) 512-6486
19645 Rancho Way-Rancho Dominguez, CA. 90220
POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.



DRAWING NUMBER : CA042114SB-GRAND ISLAND MALL-01

PROJECT NAME :

GRAND ISLAND MALL

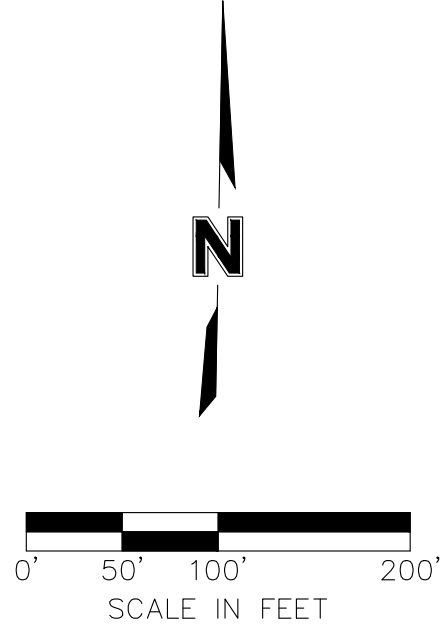
LAYOUT DESIGNER : CA

DESIGNER EMAIL : calvarenga@visionairelighting.com

PROJECT DATE : 04/21/14

REVISION DATE : -

REP : SPENCER BANKSTON



<div> <div>OVERALL SITE PLAN</div> <div> <div>GRAND ISLAND JOINT VENTURE, LLC</div> <div>GRAND ISLAND, NEBRASKA</div> <div>2014</div> </div> </div>	REV. NO.	DATE	REVISIONS DESCRIPTION
<div> <div>drawn by: _____ BJD/BJF</div> <div>checked by: _____ DZ</div> <div>approved by: _____ DZ</div> <div>QA/QC by: _____</div> <div>project no.: _____ 014-2360</div> <div>drawing no.: _____</div> <div>date: _____ OCTOBER 2014</div> </div>			REVISIONS
<div> <div>SHEET</div> <div>10 of 10</div> </div>			

August 18, 2015

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from CD Commercial Development Zone to Amended Commercial Development Zone in the City of Grand Island, Hall County, Nebraska.

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 CD Commercial Development Zone to Amended Commercial Development 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 September 2, 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.