



Hall County Regional Planning Commission

**Wednesday, December 2, 2015
Regular Meeting**

Item F1

Public Hearing - Rezone

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 13, 2015

SUBJECT: *Zoning Change (C-05-2016GI)*

PROPOSAL: To rezone approximately 12 acres of land south of Airport Road and east of St. Paul Road from TA Transitional Agriculture to M2 Heavy Manufacturing. The property is was formerly a rendering plant. The owners have accepted an offer on the property that is contingent on rezoning this property to allow a shooting sports store and indoor range. The M2 zoning district would permit those uses.

OVERVIEW:

Site Analysis

Current zoning designation:

TA – Heavy Manufacturing

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Vacant Rendering Plant

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

North, East and South: TA- Transitional Agriculture,

West: M2- Heavy Manufacturing and **LLR**-Large Lot Residential

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing,

storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation: **North, South, West:** Designated for Low to Medium Density Residential.
East: Designated for Manufacturing

Existing land uses: **North, South, and East:** Agricultural Uses
West: Rail Road, Residential, Auto Salvage Yard

EVALUATION:

Positive Implications:

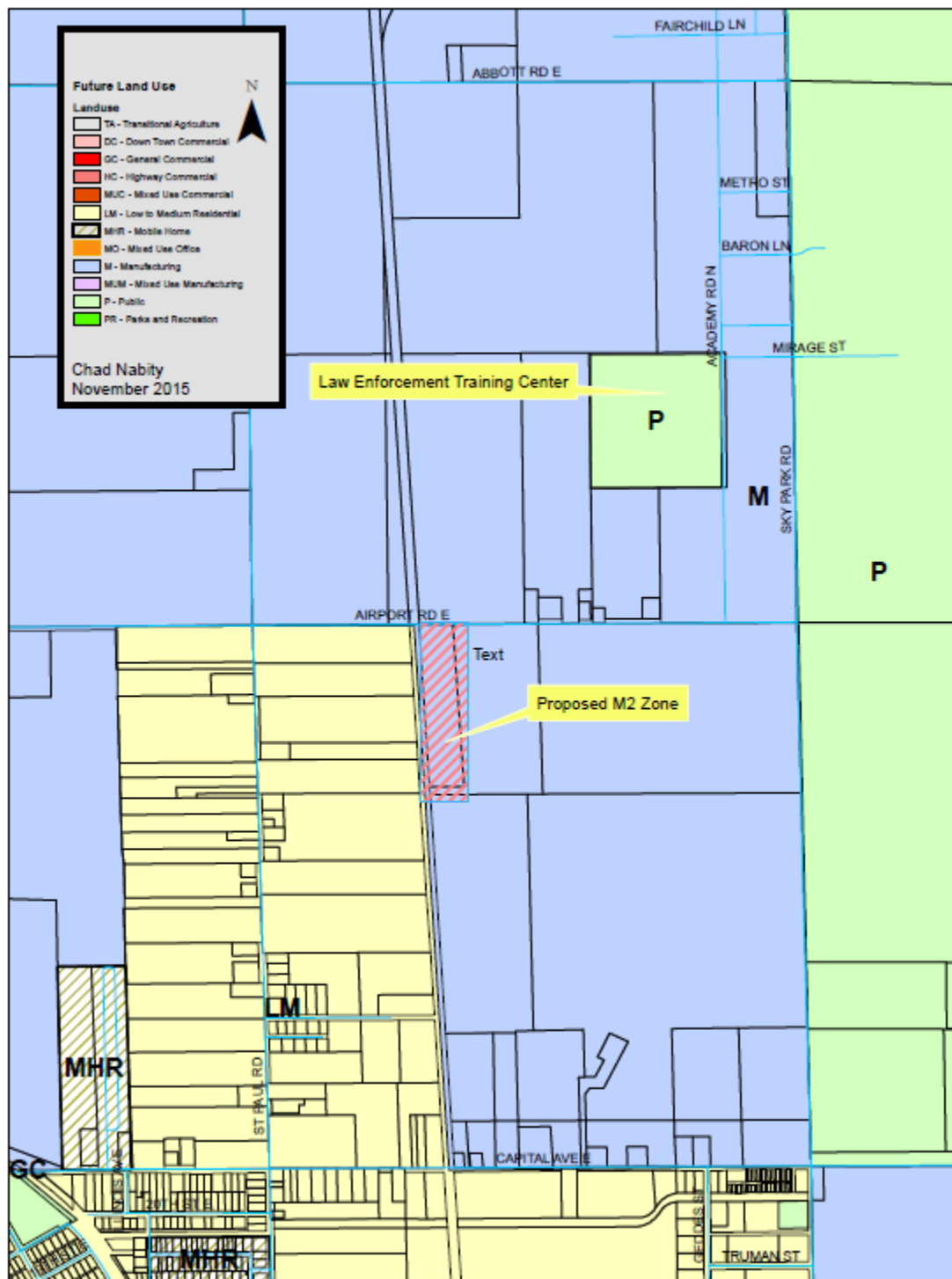
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated Manufacturing uses (typically M1 or M2 zoning).
- *Would allow for expansion or rebuilding of the existing uses:* This would allow the property owners to expand or rebuild on this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. Some heavier uses are near this to the north but none to the east, south or west.

Negative Implications:

- *None foreseen.*

Other Considerations

The this property is already intended for possible manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

RPC Filing Fee

☒ City of Grand Island and 2 mile zoning jurisdiction
 ___ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
 Fee* \$50.00
 ___ Hall County
 Doniphan, Wood River

(see reverse side)
 plus Municipal

*applicable only in Alda,

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

Applicant Name Larry + Faye Zmek Phone
 (L) 308-390-5199 (W) 308-379-5324 (F)

Applicant Address
1172 5th Road Chapman, NE 68827

Registered Property Owner (if different from applicant) Darling National LLC

Address _____ Phone
 (h) _____ (w) _____

Description of Land Subject of a Requested Zoning Change:

Property Address
1325 E. Airport Road Grand Island, NE 68801
 Legal Description: (provide copy of deed description of property)
 Lot 1 Block _____ Subdivision Name
Wilson, and/or
 All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

Requested Zoning Change:

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

From TA to
M2

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

Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

1. Coincides with the comprehensive plan in the County.

2. This property is adjacent to existing M2 property

3. Rezoning is from the current site use which was a Rendering Plant (TA) to a Commercial usage (M2) zoning.

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

1. Evidence that proper filing fee has been submitted.

A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.

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).

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

Nov. 10, 2015

Date

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 ____
form revised 4/30/07

RPC

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2013

Service or Product

Fee

Zoning Map Amendment (General)	\$800.00
Zoning Ordinance Text Amendment	\$800.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$800.00
P.U.D. Rezoning (4 lots or less) (Hall County)	\$800.00 +
\$10.00/lot	
(5 lots or more) (Hall County)	

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island.**

Zoning, Subdivision and Comprehensive plan amendment fees associated with













