



Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item F1

Rezone

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

December 23, 2015

SUBJECT: *Zoning Change (C-07-2016GI)*

PROPOSAL: To rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

OVERVIEW:

Site Analysis

Current zoning designation:

TA – Transitional Agriculture

B2-AC General Business with and Arterial Commercial Overlay

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. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust.

Comprehensive Plan Designation:

Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

Existing land uses.

Vacant (Formerly Ball Field Complex) and Single Family Residence

Proposed Zoning Designation

B2-AC General Business with and Arterial Commercial Overlay -.

LLR-Large Lot Residential - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: LLR- Large Lot Residential and **B2-AC** General Business with an Arterial Commercial Overlay

East TA- Transitional Agriculture,

West: B2-AC General Business with an Arterial Commercial Overlay

South: CD-Commercial Development Zone

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. **B2-**Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC-** An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

Comprehensive Plan Designation:

North: Designated for Low to Medium Density Residential.

West: Designated for General and Highway Commercial

East: Designated for Medium Density Residential to Office

South: Designated for Highway Commercial

Existing land uses:

North Lake front residential on very large lots

South: Walmart

East: Residential and Farm Ground

West: Hotels and vacant property owned by CRA (formerly The Desert Rose)

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.

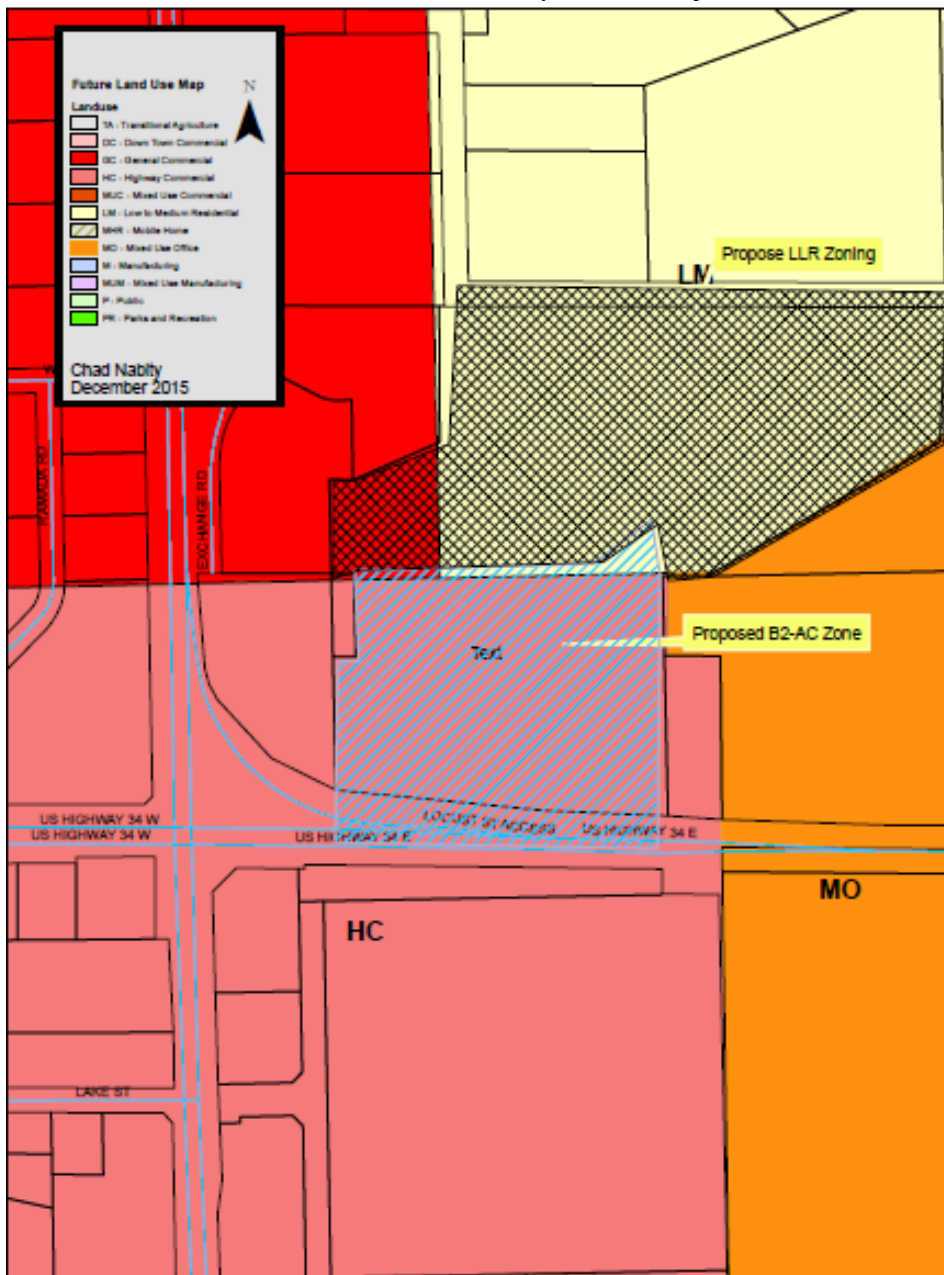
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

The this property is already intended for possible commercial and residential 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 B2-AC General Business with an Arterial Commercial Overlay and TA-Transitional Agriculture to B2-AC General Business with an Arterial Commercial Overlay and LLR Large Lot Residential 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:

- ☒ 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 Wayne Vanosdall Phone (h) 308 380-0210 (w) _____

Applicant Address P. O. Box 1284 Grand Island, NE 68802

Registered Property Owner (if different from applicant) WAYNE VANOSDALL SANITATION SERVICE, INC.

Address Same Phone (h) Same (w) _____

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

Property Address None available

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

Lot _____ Block _____ Subdivision Name Proposed Vanosdall Second Subdivision, and/or

All/parts 1/2 SW 1/4 of Section 27 Twp 11 Rge 9 W6PM

C. Requested Zoning Change:

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

From B2-AC & TA Proposed to Lots 1 & 2 LLR Proposed Lot 3 B2-AC

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:

Recommendation of Regional Planning and Zoning

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

- 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 Wayne Vanosdall Date 4/24-15

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

December 18, 2015

Dear Members of the Board:

RE: Rezoning – Concerning the rezone of Proposed Vanosdall Second Subdivision from B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3, 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 B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3. 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 January 6, 2016 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.

