



Hall County Regional Planning Commission

Wednesday, May 4, 2016
Regular Meeting

Item F1

Public Hearing - Rezone

Staff Contact: Chad Nabity

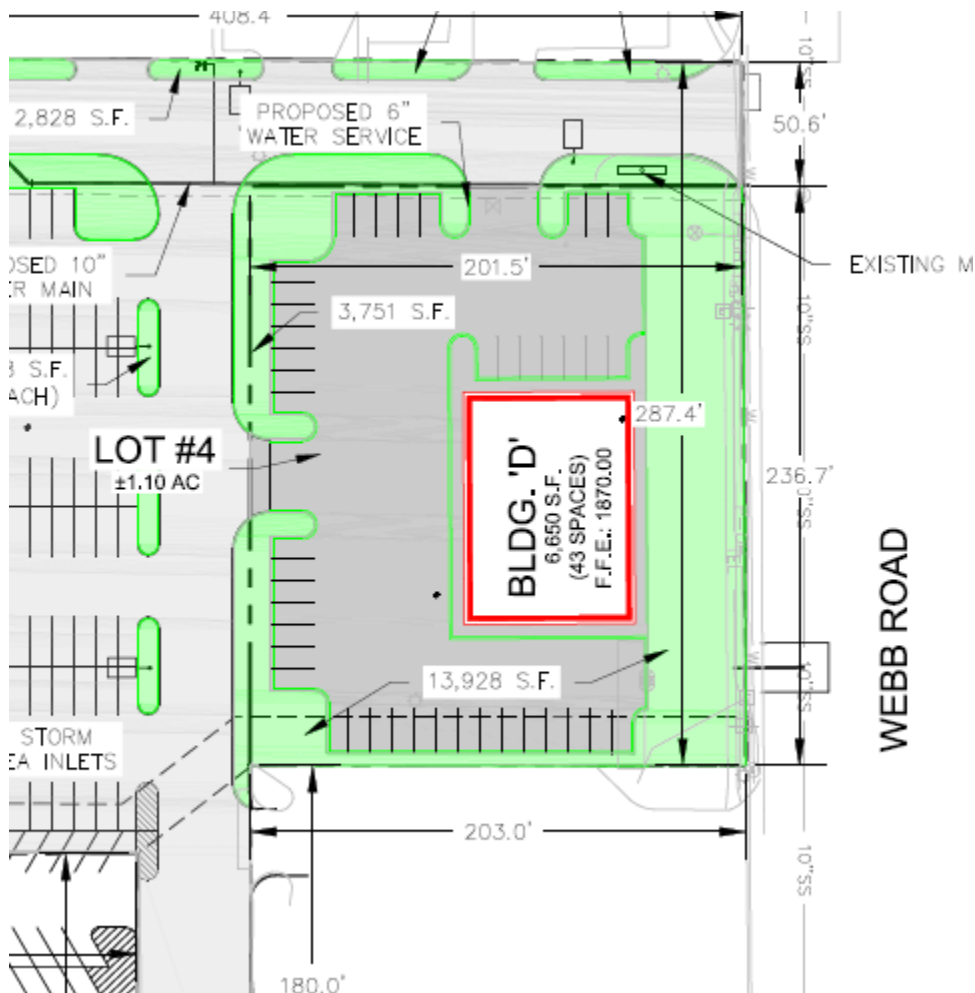
Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

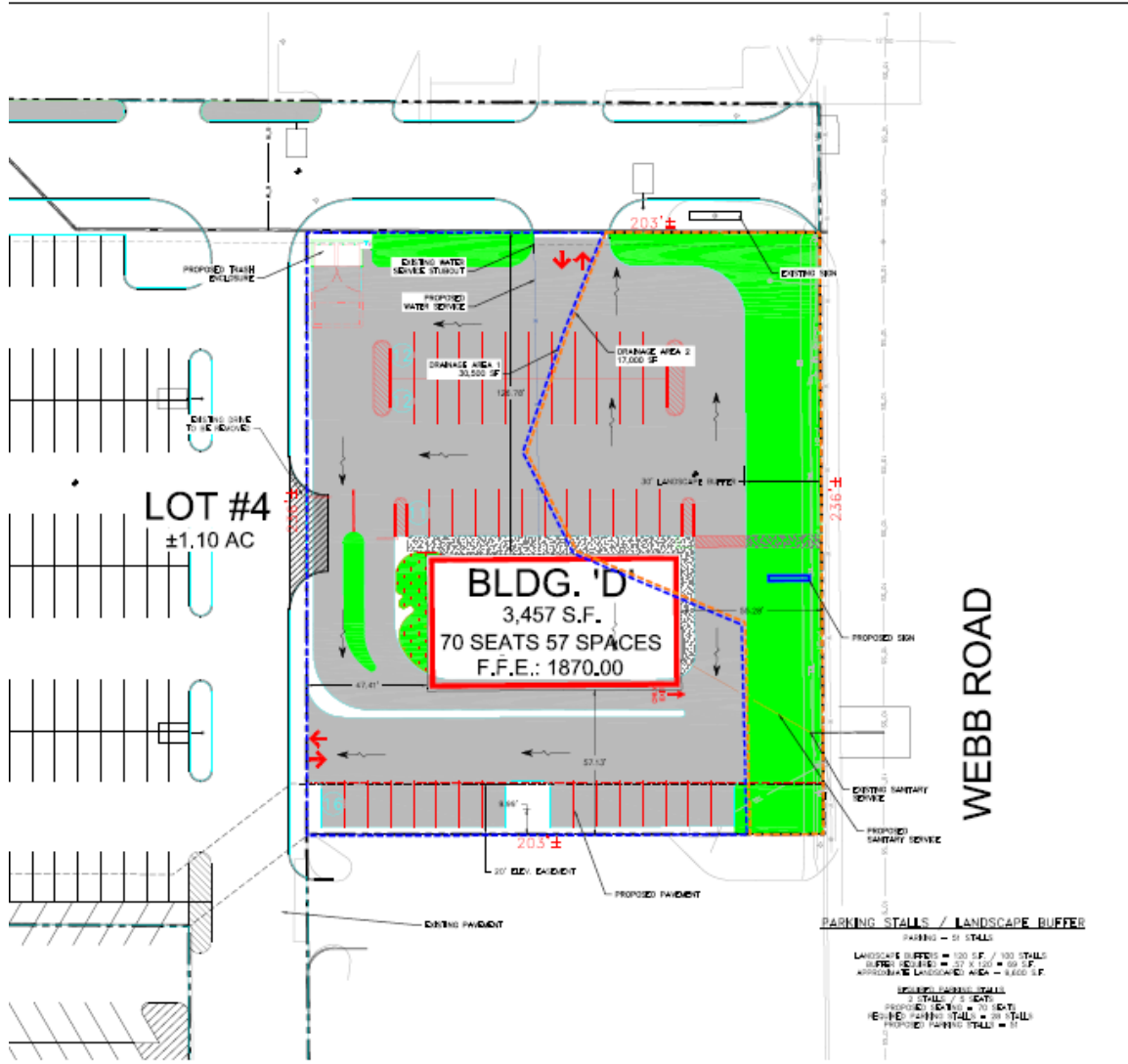
March 28, 2016

SUBJECT: *Concerning change of zoning for property described as Lot 6 of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-15-2016GI)*

The Development Plan for Grand Island Mall 18th Subdivision was approved by the Grand Island City Council in September of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and building on Lot 6 of the subdivision along Webb Road.



Development Plan for Lot 6 as Approved in September 2015



Proposed Development Plan for Lot 6 as submitted March 2016

PROPOSAL: The proposed change would allow a smaller building oriented east and west and provide additional parking on site and drive through lanes for the proposed business. This lot would not have access directly to Webb Road and the propose driveway would line up with the Burger King driveway as originally proposed. 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 West and East** CD Commercial Development Zone
North: CD Commercial Development and B1-Light Business

Permitted and conditional uses: CD – Commercial, office and retail uses as permitted and built according to the approved development plan. 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:** Burger King
East: Webb Road, Strip Commercial, Fast Food
West: Northwest Commons main building, Commercial
South: Taco Johns, Strip Commercial

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.

Negative Implications:

- *None foreseen*

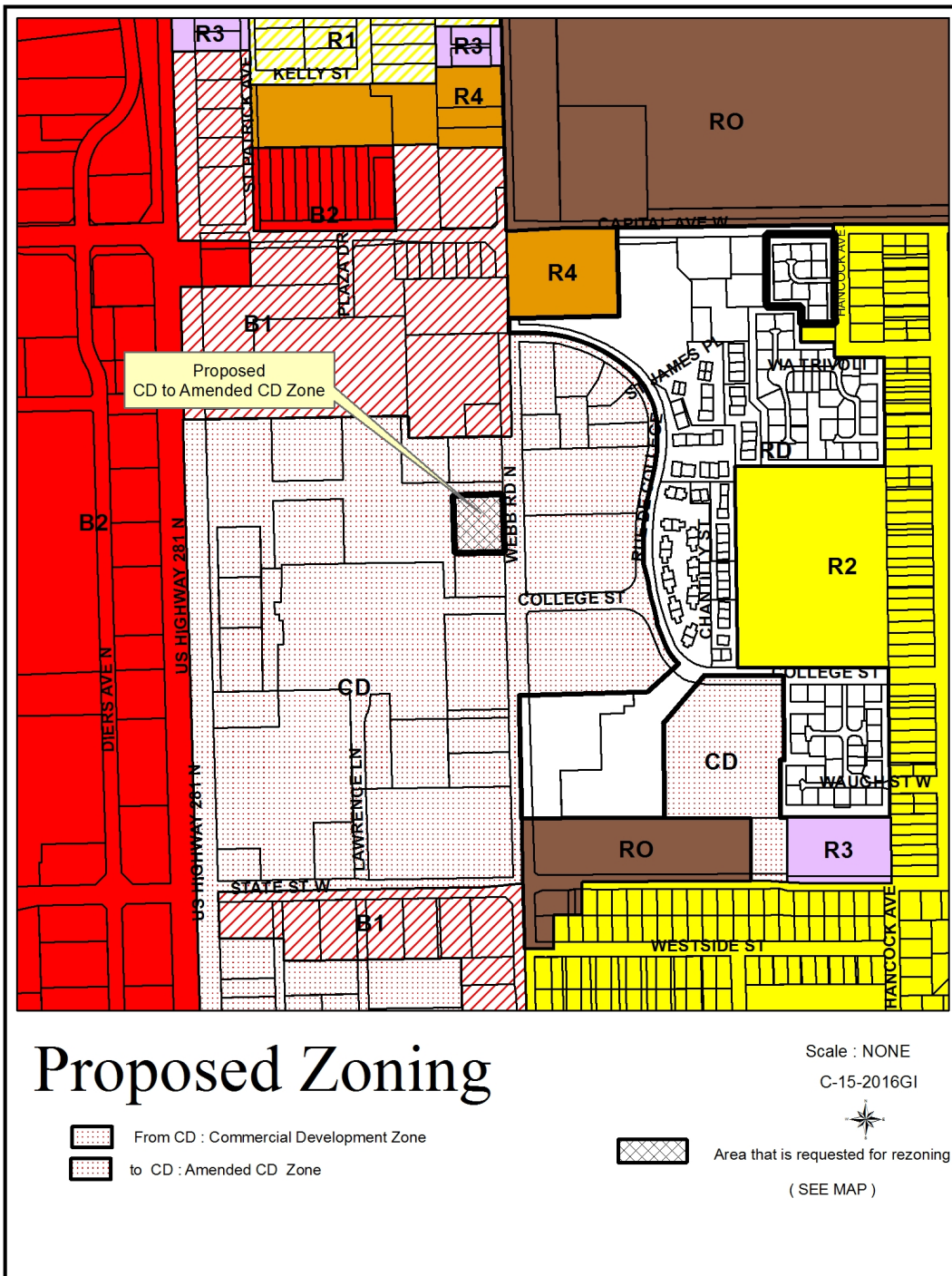
Other Considerations

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



The map shows the project location at the intersection of Webb Rd. and Capital Ave. in Lincoln, Nebraska. Major roads include U.S. Highway 281, Airport Rd., and Nebraska Highway No. 2. Other streets shown are State St., College St., 13th St., 10th St., 4th St., Eddy St., and Broadwell Ave. A north arrow is located in the top right corner.

| INDEX OF DRAWINGS | |
|-------------------|--------------------------------------|
| 1 | COVER |
| 2 | LOT LAYOUT / UTILITY / DRAINAGE PLAN |
| 3 | EAST / SOUTH ELEVATIONS |
| 4 | WEST / NORTH ELEVATIONS |

OLSSON[®]
ASSOCIATES

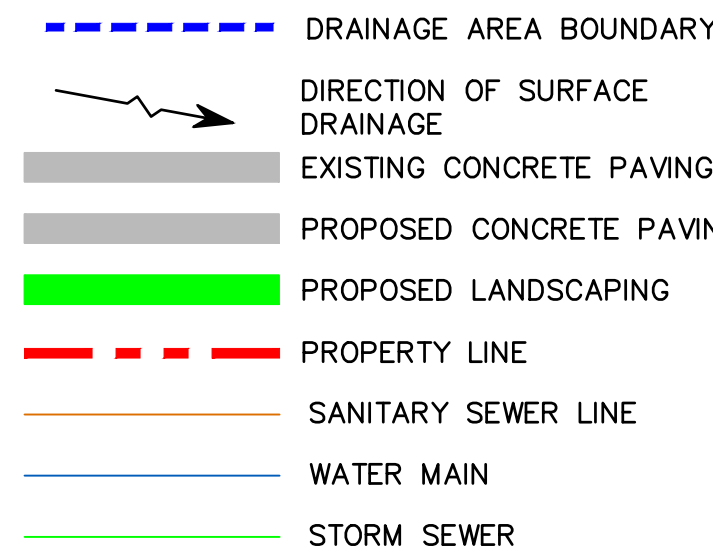
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.8752
www.olsonassociates.com

[illegible]

| | |
|------------------------|------|
| COVER | |
| WESTAR FOODS, INC. | |
| GRAND ISLAND, NEBRASKA | 2016 |

drawn by: _____ DWL
checked by: _____ DZ
approved by: _____ DZ
QA/QC by: _____
project no.: _____ 016-0481
drawing no.: _____
date: _____ MARCH 2016

REVISIONS20162

NOTE: 100 YEAR BASE FLOOD ELEVATION: 1868.81

WEBB ROAD


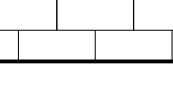
PARKING STALLS / LANDSCAPE BUFFER

PARKING = 51 STALLS

LANDSCAPE BUFFERS = 120 S.F. / 100 STALLS
 BUFFER REQUIRED = .57 X 120 = 69 S.F.
 APPROXIMATE LANDSCAPED AREA = 9,600 S.F.

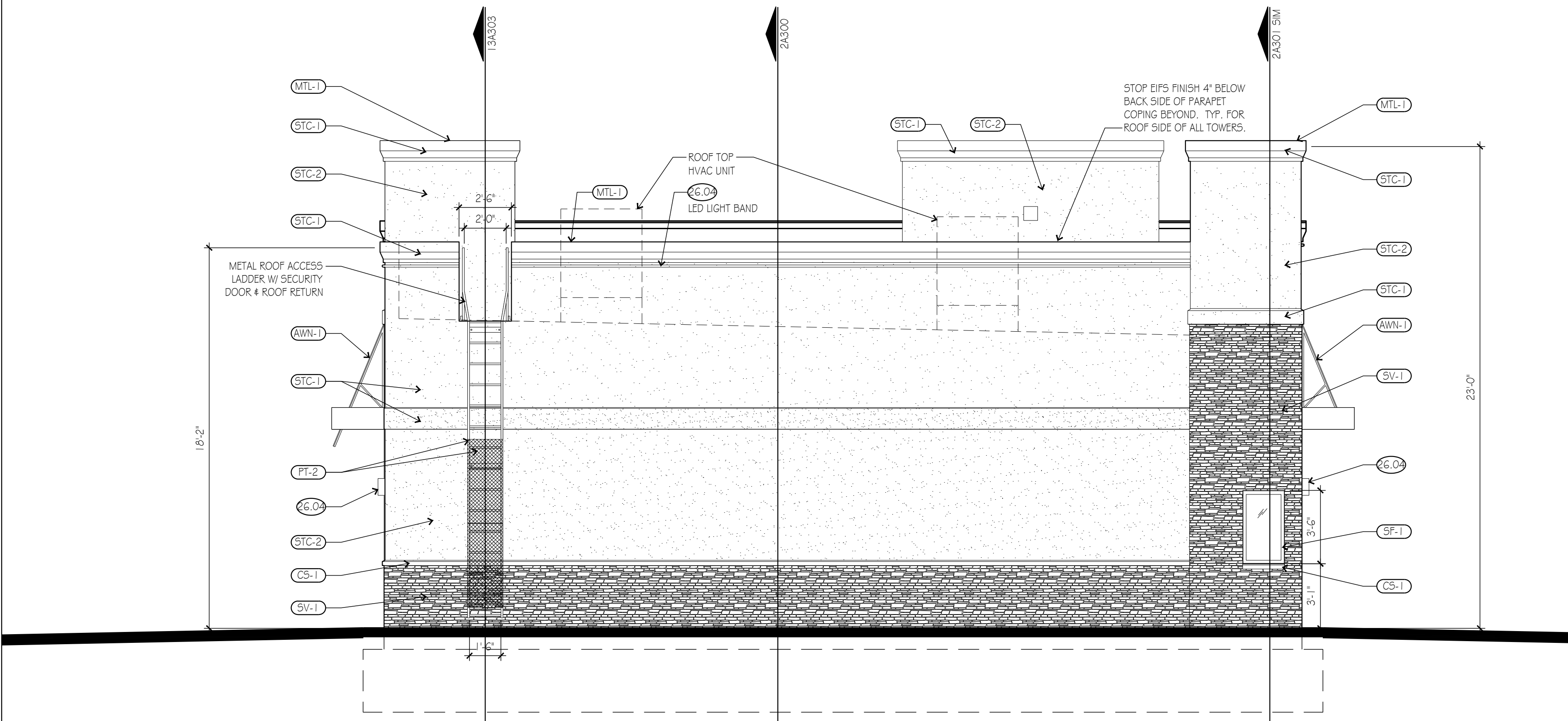
REQUIRED PARKING STALLS
2 STALLS / 5 SEATS
PROPOSED SEATING = 70 SEATS
REQUIRED PARKING STALLS = 28 STALLS
PROPOSED PARKING STALLS = 51

~~Regular Meeting - 5/4/2016~~

| EXTERIOR FINISH SCHEDULE | | |
|---|--|---|
| SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL. | | |
| FINISH X | MATERIAL | PATTERN |
| AWN-1 | AWNING & LIGHT BAND BY OWNER'S VENDOR. G.C. TO COORDINATE BLOCKING & ELECTRICAL REQUIREMENTS | |
| MTL-1 | METAL COPING - BERRIDGE - COLOR: PARCHMENT | |
| SV-1 | STONE VENEER - PROSTONE - LEDGESTONE - COLOR: CHARCOAL MIST |  |
| CS-1 | CAST STONE TRIM - PROSTONE - SILL TRIM PIECE - COLOR: GRAY | |
| STC-1 | STUCCO - DRYVIT, SANDBEBBLE FINE FINISH - PAINT TO MATCH GUDDEN, PEWTER GREY | |
| STC-2 | STUCCO - DRYVIT, SANDBEBBLE FINE FINISH - PAINT TO MATCH GUDDEN, GREY MOUNTAIN | |
| CMU-1 | 8" CMU - LUSTRESTONE - COLOR: SLATESTONE ; USE GRAY MORTAR |  |
| SF-1 | STOREFRONT - DOORS & WINDOWS - 4 1/2" DEEP PRE-FINISHED ANODIZED ALUMINUM FRAMES & COLUMN WRAPS BETWEEN WINDOWS - DARK BRONZE FINISH WITH 1" CLEAR INSULATED GLAZING, TEMPERED PER CODE. | |
| PT-1 | EXTERIOR PAINT - HM DOOR & FRAME - GUDDEN, GREY MOUNTAIN | |
| PT-2 | EXTERIOR PAINT - LADDER - GUDDEN, GREY MOUNTAIN | |
| | | |
| | | |
| | | |
| | | |
| NOTE 1: INSTALL CULTURED STONE WITH JOINT | | |
| NOTE 2: GC TO VERIFY WITH MANUFACTURER APPROPRIATE PRIMER AND PAINT GRADE FOR SUBSTRATE TO BE PAINTED, UNLESS OTHERWISE SPECIFIED | | |
| GENERAL NOTE: ALL SIGNAGE WORK TO BE DONE SEPARATELY UNDER A SEPARATE PERMIT. FINAL CONNECTION BY GC | | |

EXTERIOR FINISH SCHEDULE 1

SCALE: NOT TO SCALE



WEST ELEVATION 1

SCALE: 1/4" = 1'-0"

KEY NOTES:

- DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION
- 3.02 TROWEL FINISH CONC AT STEM WALL TOP
- 3.1.1 5" CONC SLAB OVER VAPOR BARRIER
- 3.1.3 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.1.4 4" HT CONCRETE PAD
- 3.1.5 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT
- 3.1.6 PREFABRICATED CONCRETE SPLASH BLOCK
- DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.01 MASONRY WALL W/ HORIZ JOINT REINF @ 24" OC; RE: STRUCTURAL FOR VERT REINF (WIDTH)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ADJ ANCHORS @ 24" HOR x 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.07 MASONRY CONTROL JOINT W/ CONT. SEALANT & BACKER ROD
- 4.12 CONCRETE MASONRY UNIT (SIZE)
- 4.13 REINFORCED MASONRY BOND BEAM (RE: STRUCT)
- 4.20 BRCK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.70 CAST STONE TRIM UNIT
- 4.71 SIMULATED STONE & MORTAR BED W/ MTL LATH
- 4.72 SIMULATED STONE VENEER ON MORTAR BED
- 4.73 STONE VENEER W/ADJ ANCHORS TYP
- 4.74 SIMULATED STONE TRIM UNIT
- DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUCT)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUCT)
- 5.03 STRUCTURAL STEEL CHANNEL (RE: STRUCT)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUCT)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUCT)
- 5.20 STRUCTURAL STEEL JOIST (RE: STRUCT)
- 5.30 1 1/2" HT STRUCTURAL STEEL DECK
- 5.40 COLD-FORMED MTL FRAMING @ 16" OC (WIDTH)
- 5.50 MTL DOWNSPOUT BOOT - ANCHOR TO FDN
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF WITH LOCKABLE SECURITY SCREEN
- 5.71 PTD DECORATIVE METAL AWNING BAND, RE: STRUCT
- DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING
- 6.03 PRESERVATIVE TREATED WD BULK
- 6.04 PRESERVATIVE TREATED WD SHIMS @ 16" OC MAX FOR 1/2" TYP MIN SLOPE AT BULK ABV
- 6.05 48" PRESERVATIVE TREATED 1/2" EXTERIOR GRADE PLYWD AT SIGNS TYP
- 6.06 2X WD FRAMING @ 16" OC MIN
- 6.07 FRT 3/4" PLYWD DECKING
- 6.08 ENGINEERED WOOD TRUSSES
- 6.09 DOUBLE 2X WOOD PLATE
- 6.10 1/2" GLASS-MAT GYP SHTH - SEAL JOINTS TYP
- 6.11 1/2" GLASS-MAT GYP SOFFIT BD W/ PAINTED SKUM COAT FINISH
- 6.12 1/2" CEMENTITIOUS GYPSUM SHEATHING
- 6.14 1/2" CDX PLYWD SHTH
- 6.20 1x EXT WOOD TRIM
- 6.21 2x EXT WOOD TRIM
- DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF ROOF BEYOND
- 7.03 WATERPROOF MEMB & PROTECTION BD; EXTEND FROM FOOTING TO WP CNTR-FLASH ABV
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 1/2" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTICS/OFFITS
- 7.14 WATER-RESISTANT BARRIER @ SHEATHING
- 7.15 TYVEK VAPOR BARRIER W/ JOINTS SEALED
- 7.20 1-1/2" (UNO) WATER DRAINAGE EIFS W/ PRE-WRAPPED EDGE TRIM - MECH ATTACH@ PLYWOOD
- 7.21 PRE-WRAPPED FOAM TRIM
- 7.22 1/8" MAX OPEN JOINT FOR EIFS DRAINAGE
- 7.23 3/4" SQUARE MAX EIFS REVEAL
- 7.24 EIFS FORMED DRIP-EDGE REVEAL
- 7.50 ROOF MEMBRANE & SLOPED INSULATION ON AIR-BARRIER - ADD PROTECT MEMB 6" ALL-AROUND UTILITY SUPPORTS, TYP
- 7.51 24" x 24" WALKWAY PADS @ 30" O.C. TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" PER FOOT TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3" LAP ROOF MEMBRANE AND SEAL SHT MTL COPING & CONT CLEAT
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.63 SHT MTL COUNTERFLASHING
- 7.65 SCUPPER THRU PARAPET
- 7.66 OVERFLOW SCUPPER 2" MAX ABV ROOF
- 7.69 4" x 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" x 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.72 ROOF DECK PAVERS
- 7.73 PREFAB CONCRETE SPLASH BLOCK
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC
- 7.92 FASTENER W/ NEOPRENE WASHER @ 12" OC
- DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP
- 8.02 HOLLOW METAL ANCHORS; MIN 3 PER JAMB
- 8.40 ALUM STOREFRONT FRAMING WITH 1" INSUL LOW-E GLASS (TEMPER AT TYP) - SHIMSEAL ALL AROUND TYP
- 8.41 ALUM ENTRANCE DOOR W/ SINGLE PANE LOW-E GLASS (TEMPER AT TYP) - SHIMSEAL ALL AROUND TYP
- 8.51 ALUMINUM WINDOW
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- DIV 09 FINISHES
- 9.11 1/2" TYPE "X" GYP BD W/ CS @ 30'-0" MAX.
- 9.14 1/2" TYPE "X" GYP BOARD CEILING/SOFFIT
- 9.21 .03 1/2" (20 GA) MTL STUDS @ 16" OC (SIZE)
- 9.22 DBL .03 1/2" (20 GA) MTL STUDS B5 @ OPENINGS
- 9.50 ACOUSTICAL PANEL CEILING SYSTEM
- 9.90 TEXTURE-FINISH COATING
- DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSY BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT WAITU
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.23 TOILET ACCESSORY - RE: SCHEDULE
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" O.C. TYP
- DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.02 HI-LOW DOUBLE ELEC DRINKING FOUNTAIN
- 22.04 LAVATORY W/ TOP @ 32" AFF TYP
- 22.10 UTILITY SINK
- DIV 23 HVAC (RE: MECHANICAL DWGS)
- 23.01 ROOF TOP HVAC UNIT
- 23.03 ROOF TOP EXHAUST UNIT
- DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP
- DIV 31 EARTHWORK
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL
- DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT, RE: CIVIL
- 32.06 ASPHALT PAVING

THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All drawings, specifications, details and designs, including the overall layout, form, arrangement, and composition of spaces and elements portrayed, constitute the original, unpublished work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other documents may affect the Work described. Failure to review and interpret the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

COMPLY with all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Variation of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. Omittee & MARK dimensions - DO NOT SCALE drawings unless otherwise directed.

project title

HARDEE'S

2220 WEBB ROAD
GRAND ISLAND, NE

project number
16093.001

drawing issuance
PRELIMINARY PLANNING 03.08.16

drawing revisions
No. Description: Date:

professionalseal

drawing title
EXTERIOR
ELEVATIONS

drawing number

A201

March 30, 2016

Dear Members of the Board:

Re: Rezone – Concerning the rezone of Lot Six (6), Grand Island Mall Eighteenth Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located west of Webb Road and north of College Street.

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 to amended CD 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 April 13, 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.

