



# **Hall County Regional Planning Commission**

**Wednesday, May 4, 2016  
Regular Meeting**

## **Item F4**

### **Public Hearing - Rezone**

Staff Contact: Chad Nabity

**Agenda Item 7**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

April 21, 2016

**SUBJECT:** *Rezoning Request C-17-2016GI*

**PROPOSAL:** To change the zoning for tracts of land in the SE ¼ of section 01-11-10 from R4 – High Density Residential Zone to B1 - Light Business Zone. The subject property is located west of Webb Road and north of Capital Avenue.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* R4-High Density Residential Zone  
*Permitted and conditional uses:* R4: Residential uses with a density of up to 42 units per acre and a variety of non-profit uses  
*Comprehensive Plan Designation:* Medium Density Residential to Office Commercial Designation to the south  
*Existing land uses:* Houses  
*Site constraints:* none

**Adjacent Properties Analysis**

*Current zoning designations:* **North and West:** R4-High Density Residential  
**South:** B1-Light Business,  
**East:** RO-Residential Office  
*Permitted and conditional uses:* RO: Residential and Professional Office uses. Retail uses limited to prescription services. No Billboards  
B1: General Service, retail and commercial uses excluding outdoor sales, Billboards  
R4: Residential uses with a density of up to 42 units per acre and a variety of non-profit uses  
*Comprehensive Plan Designation:* **North and West:** Medium Density Residential to Office  
**South:** Medium Density Residential to Office and Commercial  
**East:** Public

*Existing land uses:*

**North:** Housing and historic commercial uses

**South:** Commercial/Office

**East:** Veteran's Home Property, Trees and Farm ground and Veteran's Cemetery

**West:** Detention Cell and Apartments

**EVALUATION:**

The proposed rezoning is largely consistent with the comprehensive plan. It is consistent with the proposed new improvements on Capital Avenue and with the existing surrounding uses. The existing houses are permitted in this zoning district and can continue until they transition to commercial uses more appropriate at the intersection of two major roads like Webb and Capital.

**Positive Implications:**

- *Compatible with adjacent land uses:* The B1 zone is consistent with the current zoning on surrounding properties.
- *Consistent with the street and traffic patterns:* The proposed change will allow for a transition of commercial uses north of the intersection of Webb Road and Capital Avenue. The proximity of these properties to this intersection makes them suitable for commercial uses.
- *Minimal Impact to Neighboring Properties:* The property to the north has historically been used for quasi-commercial uses and the property to the west is a detention cell owned by the City Of Grand Island.

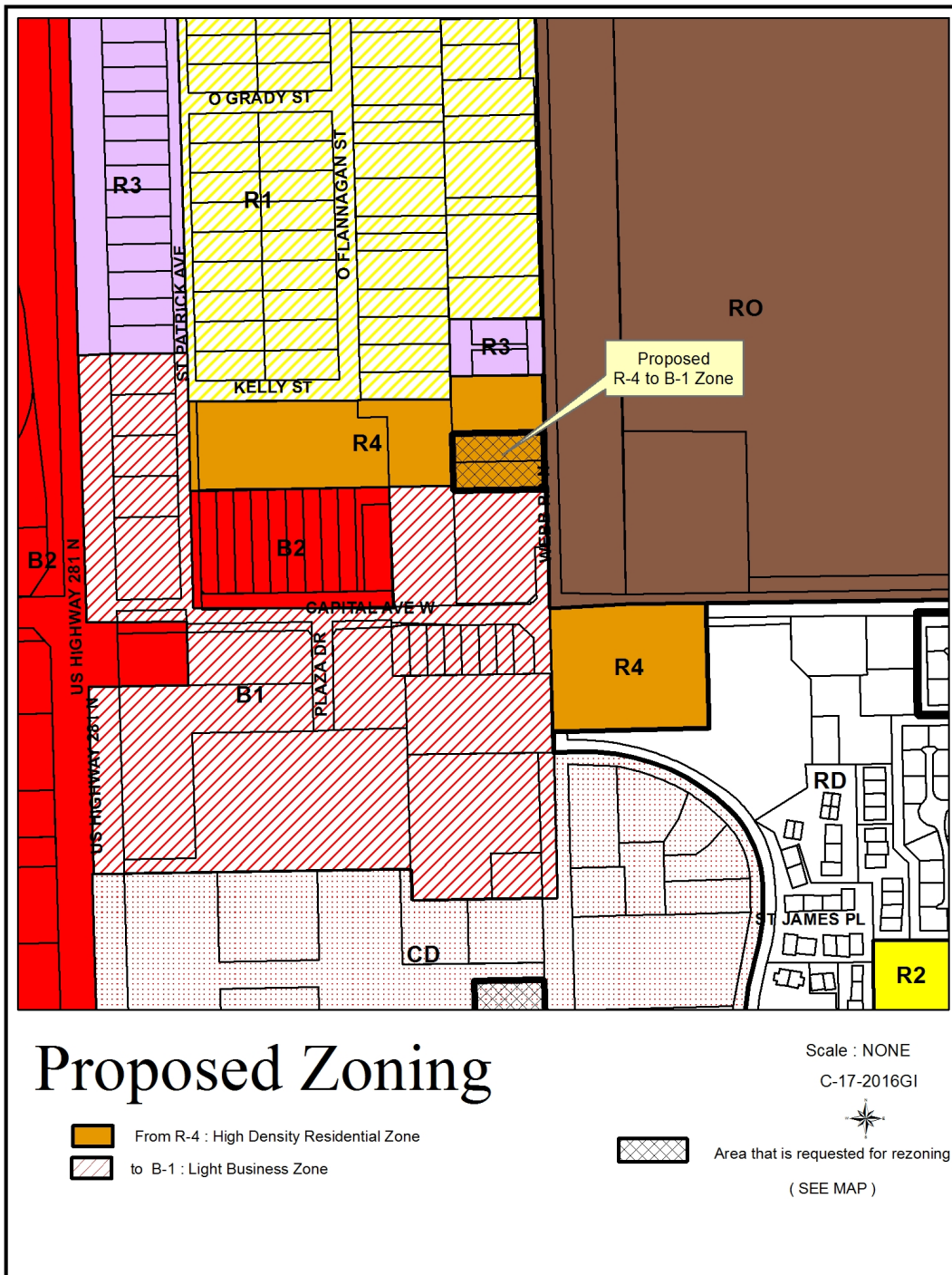
**Negative Implications:**

- *No negative implications foreseen.*

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from R4 High Density Residential to B1 Light Business as presented.

\_\_\_\_\_ 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

800.00

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

Applicant Name Darren D and Celeste M Bartunek Phone (h) 402-886-4404 (w) 301-379-2502

Applicant Address 508 6th Street PO Box 265 Phillips, NE 68865

Registered Property Owner (if different from applicant) Darren D and Celeste M Bartunek to become owners 4/29/16

Address 2540 N 11066 Rd / 2530 N Webb Rd Phone (h) 402-886-4404 (w) 301-379-2502

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

Property Address See attached A1 & A2

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

Lot \_\_\_\_ Block \_\_\_\_ Subdivision Name \_\_\_\_\_, and/or

All/part \_\_\_\_ ¼ 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 R-4 to B-1

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:

In the future, we would like to turn 2540 N Webb into a business property for R & R Therapeutic Massage Clinic.

**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. A1-A3
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). B
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: C

A public hearing will be held for this request\*

Signature of Owner or Authorized Person Darren Bartunek Date 4-12-16

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

2540 N Webb Road, Grand Island, NE 68803

A certain part of the Southeast Quarter (SE1/4) of Section One (1) Township Eleven (11) North Range Ten (10) West of the 6th P.M., more particularly described as follows: commencing at a point on the East line of the Southeast Quarter (SE1/4) of Section One (1) West, high point is Four Hundred Twelve and Five Tenths (4125.5) feet North of the Southeast Corner of the Southeast Quarter (SE1/4) of said Section One (1) West; running thence North along and upon the East line of the Southeast Quarter (SE1/4) of said Section One (1) East, eighty-two and Five Tenths (825.5) Feet; running thence West and parallel to the South line of the Southeast Quarter (SE1/4) of said Section One (1) Township, two Hundred Sixty-four (264.0) Feet; running thence South and parallel to the East line of the Southeast Quarter (SE1/4) of said Section One (1) East, eighty-two and Five Tenths (825.5) Feet; running thence East and parallel to the South line of the Southeast Quarter (SE1/4) of said Section One (1) Township, two Hundred Sixty-four (264.0) Feet,

to the place of beginning, in Hall County, Nebraska.

2530 N Webb Road, Grand Island, NE 68803

A tract of land located in the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Section One (1), thence Northerly along and upon the East line of said Section One (1), a distance of Three Hundred Thirty Three (330) feet, to the actual point of beginning; thence Northerly along and upon the East line of said Section One (1), a distance of Eighty Two and Five Tenths (82.5) feet; thence Westerly parallel to the South line of said Section One (1), a distance of Two Hundred Sixty Four (264) feet; thence Southerly parallel to the East line of said Section One (1), a distance of Eighty Two and Five Tenths (82.5) feet; thence Easterly parallel to the South line of said Section One (1), a distance of Two Hundred Sixty Four (264) feet to the actual point of beginning.

April 19, 2016

Dear Members of the Board:

**Re: Rezone** – Concerning the rezone of 2530 & 2540 N Webb Rd., in the City of Grand Island, Hall County, Nebraska from R4 – High Density Residential Zone to B1 – Light Business Zone. This property is located north of Capital Ave., and west of Webb Road.

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 R4 – High Density Residential to B1 General Business 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 May 4, 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.



