



# City of Grand Island

Tuesday, November 22, 2005

Council Session

## Item E1

**Public Hearing on Change of Zoning for Land Located So. of Hwy  
34 and West of So. Locust St. Proposed for Platting as Kings  
Crossing Subdivision from B2-GCO General Business to CD-GCO  
Commercial Development**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** November 22, 2005  
**Subject:** Change of Zoning  
**Item #'s:** E-1 & F-4  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This application proposes to change the zoning on a tract of land proposed for platting as King's Crossing Subdivision from B2-GCO General Business in a Gateway Corridor Overlay zone to CD-GCO Commercial Development within a Gateway Corridor Overlay zone.

## Discussion

This property is being redeveloped and replatted within the Gateway Corridor Overlay zone along South Locust. The Grand Island Zoning Ordinance requires that any redevelopment and replatting of property in the Gateway Corridor Overlay be rezoned into a Commercial Development Zone. The CD zone gives the City Council and the citizens of Grand Island greater control over the type of development allowed on a property.

This application includes a landscaping plan with pedestrian lighting identical to the lights along the Wal-Mart property and along South Locust north of U.S. Highway 34. The application also includes a building design concept with proposed building materials and colors. The proposed materials and colors for this development would be similar but not identical to the Wal-Mart development to the east.

This development was proposed with Kings Lane as a new north south street between Lake Street and U.S. Highway 34. The Nebraska Department of Roads (NDOR) has final approval for the development the intersection of Kings Lane and U.S. Highway 34, including any requirement for a deceleration lane along U.S. Highway 34 for right turns onto Kings Lane. NDOR has verbally approved the development of Kings Lane but it is not know whether they will require the deceleration lane at this point.

Two people spoke at the public hearing before the planning commission regarding this development. Both were neighbors. One was interested in selling her property, which adjoins Kings Crossing to the developers and the other was excited to see some new development near his property.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning as presented
2. Modify the rezoning to meet the wishes of the Council
3. Table the issue
4. Deny the request to rezone the property

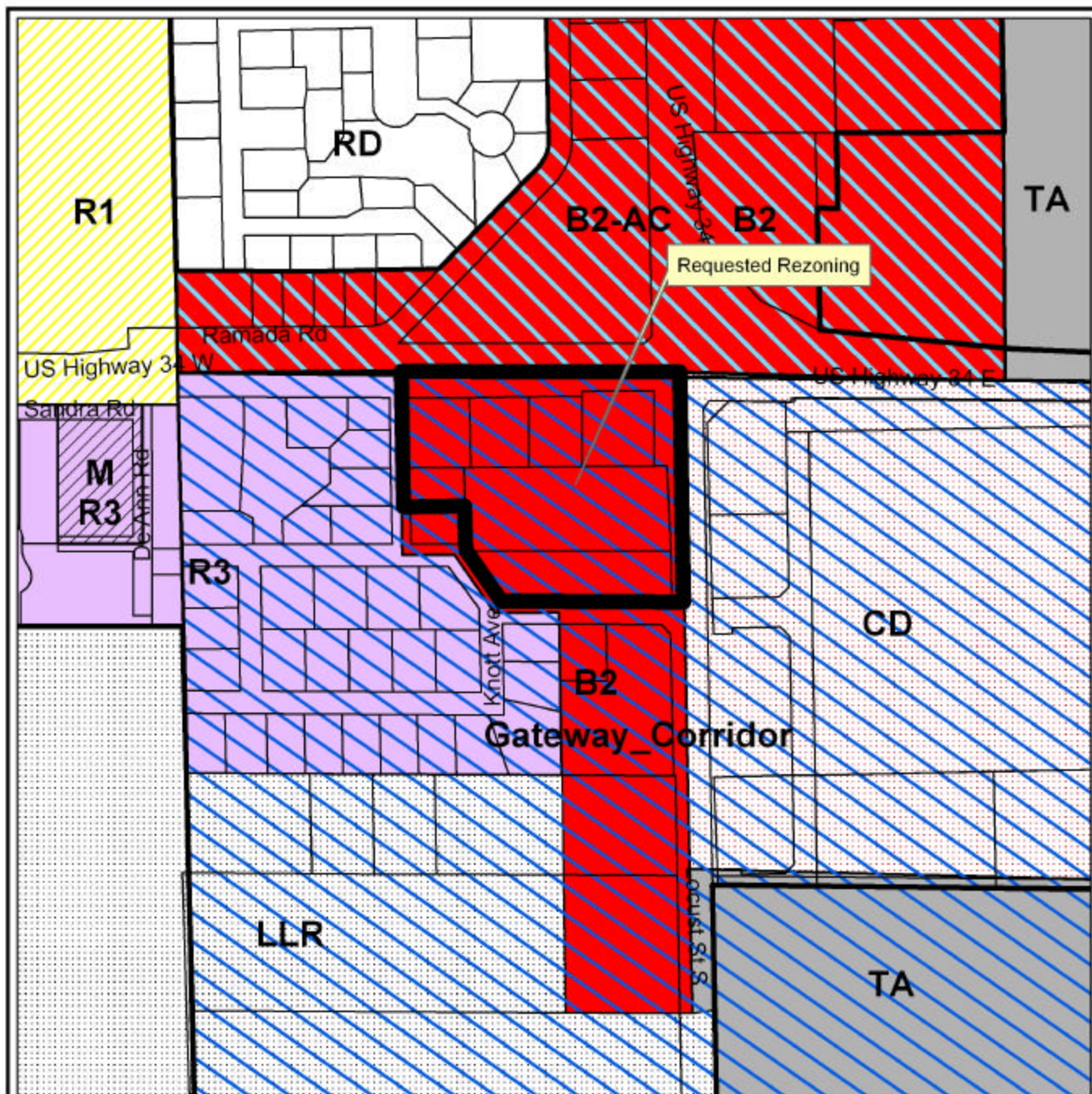
## **Recommendation**

A motion was made by Amick 2<sup>nd</sup> by Miller to approve the rezoning as presented contingent upon approval of the Kings Lane intersection by NDOR.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Monter, Haskins, Eriksen, Brown, Niemann, Reynolds) voting in favor.

## **Sample Motion**

Approve the rezoning for King's Crossing Subdivision as presented.



# Requested Zoning

Scale : NONE

C-2-2006GI



-  From B2 : General Business Zone
-  To CD : Commercial Development Zone



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**Agenda Item # 5**

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

October 24, 2005

**SUBJECT:** *Zoning Change (C-02-2006G1)*

**PROPOSAL:** To rezone a parcel of ground south of US Highway 34 west of north of Lake Street between South Locust Street and Tri Street from **B2-GCO** General Business with a Gateway Corridor Overlay to **CD-GCO** Commercial Development Zone with a Gateway Corridor Overlay. The CD Zone application also includes both the Preliminary and Final Plats for the King's Crossing Subdivision.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**B2-GCO** General Business with a Gateway Corridor Overlay

*Permitted and conditional uses:*

**B2-GCO** General Business with a Gateway Corridor Overlay.

B2 Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. The Gateway Corridor Zone requires this property to be rezoned to the CD Zone with replatting the property. The GCO overlay also requires some architectural controls.

*Comprehensive Plan Designation:*

Commercial

*Existing land uses.*

Former Knott's Auction and Vacant Property

**Adjacent Properties Analysis**

*Current zoning designations:*

**North:** B2-AC General Business with an Arterial Commercial Overlay

**East:** CD-GCO Commercial Development Zone with a Gateway Corridor Overlay

**West** R3-Medium Density Residential

**and South:** B2-AC General Business with an Arterial Commercial Overlay

*Permitted and conditional uses:*

**R3-** Residential uses at a density of 14 dwelling units per acre.

**B2-AC** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **CD** Commercial uses and retail uses. Residential uses are not permitted in the CD zone.

*Comprehensive Plan Designation:*

**North:** General Commercial

**East:** General Commercial-Gateway Corridor

**West:** Medium Density Residential to Office

**South:** General Commercial

*Existing land uses:*

**North:** Riverside Inn

**East:** Wal-Mart

**West:** Single Family Residential

**South:** Vacant Property, Commercial Development

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the east side of the property. Drainage for this property has been accommodated within the drainage plan for this part of Grand Island.
- *Development is consistent with Gateway Corridor Overlay:* This development as proposed is substantially consistent with the intent of the Gateway Corridor Overlay District.
- *Adjacent street are arterial streets:* Both U.S. Highway 34 and South Locust Street are arterial streets. It is expected that these streets will carry significant traffic.
- *Proposed Landscaping Plan:* The proposed landscaping plan will extend the pedestrian lighting and landscaping south of U.S. Highway 34 to Lake Street.
- *Proposed Building Elevation:* The proposed building elevation, materials, and color scheme are complementary to the color scheme proposed for the Wal-Mart Development to the east. They are not identical so will allow for some variation but they will not clash.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### Negative Implications:

- *None foreseen*

### Other

The proposed layout for this subdivision includes a new public street (King's Lane) between U.S. Highway 34 and Lake Street. This connection has not yet been approved by the Nebraska Department of Roads. They will meet on November 7<sup>th</sup> to review this application. Approval of this subdivision and rezoning should be contingent on approval of King's Lane by NDOR.

## RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **B2-GCO** General Business with a Gateway Corridor Overlay to **CD-GCO** Commercial Development Zone with a Gateway Corridor Overlay along with the Preliminary and Final Plats for King's Crossing Subdivision contingent on approval of King's Lane by the NDOR.

\_\_\_\_\_ Chad Nability AICP, Planning Director