



City of Grand Island

Tuesday, January 09, 2007

Council Session

Item E1

Public Hearing on Change of Zoning for a Tract of Land Located East of the Platte Valley Industrial Park between W. Schimmer Drive and W. Wildwood Drive from TA Transitional Agriculture & AG2 Secondary Agricultural to M2 Heavy Manufacturing

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 9, 2007

Subject: Change of Zoning (C-05-2007GI)

Item #'s: E-1 & F-1

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This application proposes to rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development in a manner largely consistent with the Grand Island Comprehensive Development Plan.

Discussion

In the attached memo to the planning commission on this rezoning request staff discussed many of the issues with this rezoning and recommended in favor of rezoning the property.

The transportation systems will support the proposed development. Sewer and water can be extended to serve these properties. Lift stations may be needed for the properties east of Blaine Street. None of these properties are located within the gateway corridor zones along U.S. 281 and South Locust. There is no flood plain on the property as shown on the current effective flood maps for the area.

Marlan Ferguson, with the Grand Island Area Economic Development Corporation spoke in favor of this application as the applicant. The EDC either owns, has options to purchase, or other contracts with the owners of the property involved in this request. Rezoning this property will make it available to offer to companies interested in locating in Grand Island. Prior experience in landing new companies has shown the importance of having the property zoned appropriately. This request, on this amount of property, is being made to facilitate future development.

Kathy Miller, of 4015 Scheel Road located north of Schimmer Drive, asked the commission to remember that there are houses in the area and changes to the zoning will impact those houses. She said that she was not against the change but that some of the

current uses such as Standard Iron have had an impact on her at her property because of the noise generated by such uses.

Nadine Oakley, of 1381 W. Schimmer Road, stated that she and her husband own and live on property immediately north of proposed rezoning on the east side of Blaine Street and that they support the change in zoning.

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

Recommendation

A motion was made by Haskins 2nd by Niemann to recommend approval of the rezoning as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes, Snodgrass) voting in favor.

Sample Motion

Approve the rezoning as presented.

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 28, 2006

SUBJECT: *Zoning Change* (C-05-2007GI)

PROPOSAL: To rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

Comprehensive Plan Designation:

Existing land uses.

Proposed Zoning Designation

TA – Transitional Agriculture and **AG2** – Secondary Agriculture.

TA - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, limited animal agriculture. **AG2** - Agricultural uses, recreational uses and residential uses at a density of 1 dwelling unit per 20 acres, some animal agriculture when associated with a farming operation, some agriculture based industrial uses.

Designated for future development as a combination of manufacturing and medium density residential to office uses, with the largest portion being manufacturing.

Agricultural crops

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: **TA**- Transitional Agriculture

South, and West: **TA**- Transitional Agriculture, **AG2**-Secondary Agriculture. **West:** **ME**-Manufacturing Estates Zone

Permitted and conditional uses:

ME A variety of warehousing, storage (limited chemical and fuel storage), manufacturing and industrial uses on large lots (2.5 Acre minimum) with large setback and landscaped areas and no residential 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. **AG2**- Agricultural uses including: raising of livestock and some limited confined feeding, raising crops, greenhouses and nurseries, some agriculture related manufacturing facilities and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

North: Designated for manufacturing and low to medium density residential.

East: Designated for low to medium density residential,

South: Designated for Public Uses and Agriculture

West: Designated for Manufacturing.

Existing land uses:

North: Farm Ground, Farm Houses

South: Power Plant (Platte Generating Station) Farm Ground

East: Farm Ground

West: Platte Valley Industrial Park

EVALUATION:

Positive Implications:

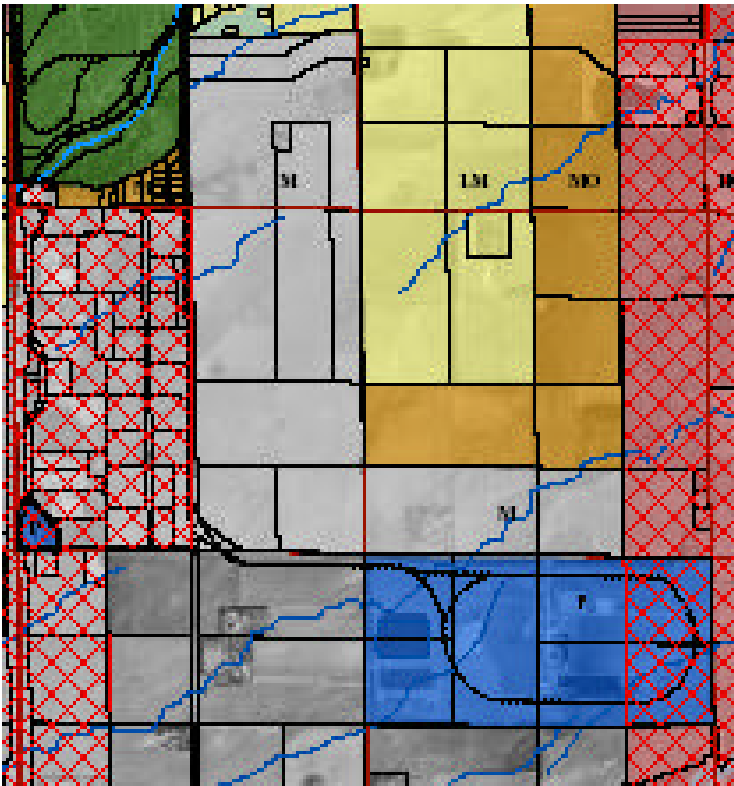
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services can be extended to serve the rezoning area. Sewer and water extensions will be costly but will occur with the development of the property and included with the price of that property.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would provide manufacturing property with less restriction than the ME Zone:* The ME zone is specifically designed to provide entrance features to the community by requiring large lots with the buildings and parking set at least 50 feet from the front property line. The district is also designed to limit heavier uses that might include chemical, fuel and other hazardous material storage. The M2 zone opens this property up to heavier uses that are needed to support development in and around Grand Island.
- *The site is not immediately adjacent to the Gateway Corridor Overlay (GCO) Zones located along U.S. Highway 281 and South Locust Street:* The development that would occur on these sites would not be easily visible from either South Locust or U.S. 281. Properties developed in the GCO zones will provide a buffer along those major entrances between this property and those roads.
- *Prepares the site for economic development prospects:* This rezoning would prepare this site for use by industrial prospects interested in locating in Grand Island.
- *Good access to transportation systems:* This site has good access to South Locust, U.S. 281, US I-80, US Highway 34 and Nebraska Highway 2. A railroad spur to the power plant also crosses the property providing potential access to the Union Pacific Main Line.
- *Monetary Benefit to Applicant and Adjacent property owners:* Would allow the applicant to lease or sell this property. Would also establish the development patterns for surrounding properties that would lean toward manufacturing or commercial development.

Negative Implications:

- *Changes the Neighborhood:* This will establish that the area between U.S. 281 and South Locust south of Grand Island is intended for industrial development. The scattered residential development (primarily farm residences) may lose market value for residential use due to the proximity of manufacturing uses.
- *Increased Traffic:* Manufacturing development at this location will result in increased traffic volumes on Wildwood, Schimmer, U.S. 281 and South Locust.

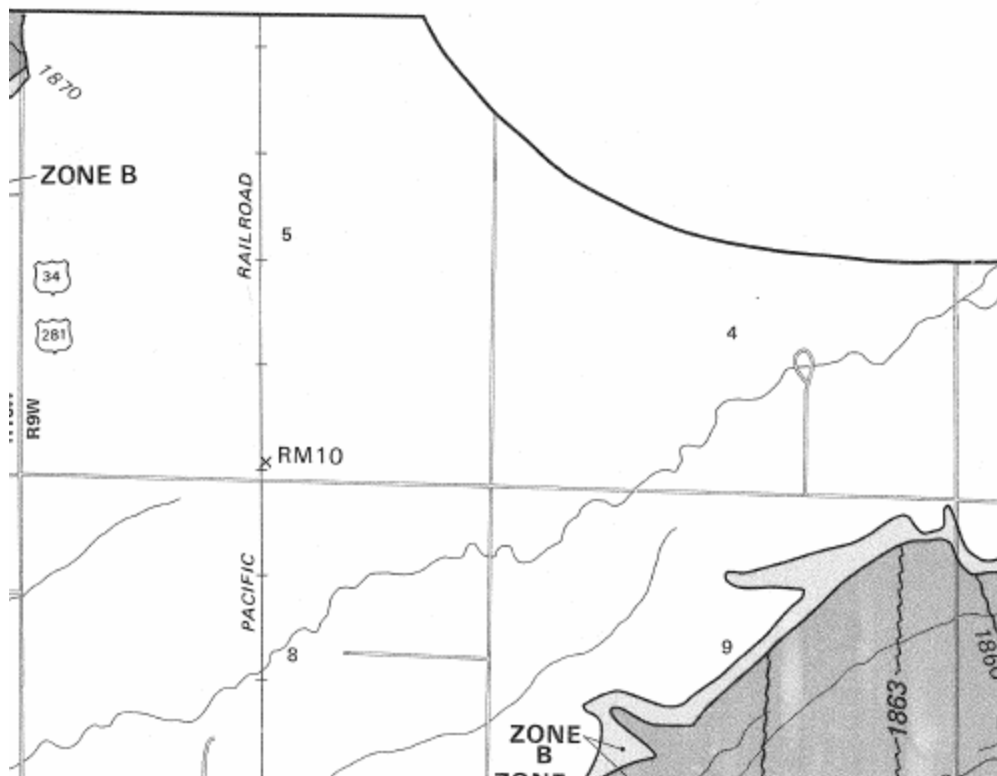
Other Considerations

The majority of this property is already intended for 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

The transportation systems will support the proposed development. Sewer and water can be extended to serve these properties. None of these properties are located within the gateway corridor zones along U.S. 281 and South Locust. There is no flood plain on the property as shown on the current effective flood maps for the area.

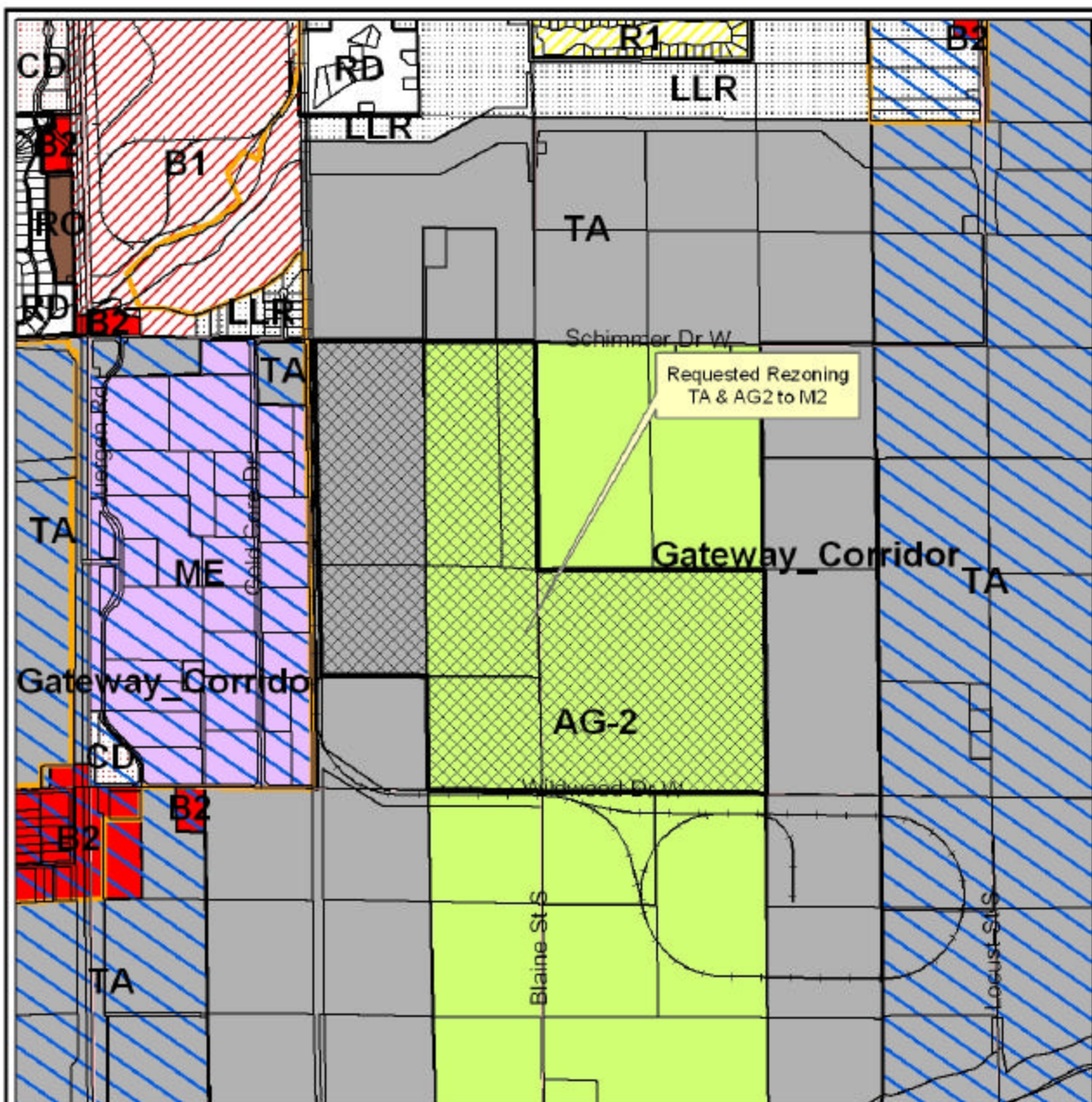


Flood Plain on Property as shown on FIRM 310100-0100 C September 29, 1986

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture and AG2 Secondary Agriculture to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE

C-5-2007GI



-  From TA : Transitional Agricultural Zone
-  And AG2 : Secondary Agricultural Zone
-  To M2 : Heavy Manufacturing Zone



PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF CHICAGO