



City of Grand Island

Tuesday, July 24, 2007

Council Session

Item E4

Public Hearing on Change of Zoning for Land Located North of Highway 34 and East of Highway 281 - College Park - from RO Residential Office to B2 General Business

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 24, 2007

Subject: Amendment to Chapter 36 of the Grand Island City Code
Change of Zoning for Land Located North of Highway 34
and East of Highway 281 – College Park

Item #'s: E-4 & F-3

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

Background

This is an application from College Park at Grand Island (Doane College) to change the zoning for a tract of land in the SW ¼ of the SW ¼ of 29-11N-09 from RO Residential Office Zone to B2 General Business Zone. The subject property is located east of Highway 281 and north of U.S. Highway 34. The stated purpose of this request is to comply with the city comprehensive plan for future commercial development and for consideration of constructing an electronically controlled digital display sign. Attached you will find a copy of the staff report on this item that was presented to the Regional Planning Commission and Petitions against the proposed rezoning as submitted by neighboring property owners.

Discussion

The Planning Commission held a hearing on these proposed changes at their meeting on July 11, 2007. Four members of the public commented at the public hearing.

Randy Blair, President of College Park indicated that College Park is a 501-C3 non-profit corporation. The buildings were built with donations and an endowment was created that covers many of the expenses of the operation. Because of the type of 501-C3 they are, College Park rents its facilities at slightly below cost and makes up the difference in operating expenses from their endowment. College Park has been approached about either leasing or selling their property adjacent to U.S. Highway 281 for commercial purposes but has not move forward on any of those offers due to the current zoning of the property. The lease or sale of this property for development would be used to enhance the endowment for College Park. College Park does not currently have any plans to sell or lease the property. They would, however, like to enter into an agreement with Lamar Sign Company to replace one of the existing bill boards on the property with an electronic display billboard.

Donna Kluck, Richard Colvin and Gary Schulte representing the Pinewood Condominium Home Owners Association and the Oakwood Condominium Homeowners Association spoke

in protest of the zoning changes. They were concerned about traffic, rodents, noise, lights and impact to their property values if the property to the south of them is rezoned to B2 and developed for commercial purposes. Petitions against the rezoning signed by the members of those condominium associations were presented to the Planning Commission.

Chairman O'Neill pointed out that the property immediately to the west of the houses on the west side of Lakewood Circle is already zoned B2-General Commercial and that this property has been zoned that way for many years.

It was also pointed out that the City Utilities department has a power line in a 100' wide parcel of property owned by the City of Grand Island immediately to the south of southern lots between those houses and the property owned by College Park. Any future commercial development on the College Park site would be buffered by the City owned property.

A motion was made by Amick and seconded by Ruge to recommend approval of this change of zoning from RO Residential Office Zone to B2 General Business Zone as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Bredthauer, Snodgrass) voting in favor.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the zoning change as presented.

Sample Motion

Motion to approve to amend the rezoning as presented.

Agenda Item 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

June 25, 2007

SUBJECT: *Rezoning Request C-23-2007GI*

PROPOSAL: To change the zoning for a tract of land in the SW ¼ of the SW ¼ of 29-11-09 from RO Residential Office Zone to B2-General Business Zone. The subject property is located east of Highway 281 and north of U.S. Highway 34. The stated purpose of this request is to comply with the city comprehensive plan for future commercial development and for consideration of constructing an electronically controlled digital display sign.

OVERVIEW:

Site Analysis

Current zoning designation:

RO-Residential Office Zone

Permitted and conditional uses:

RO: Residential and Professional Office uses

Comprehensive Plan Designation:

Commercial

Existing land uses:

College Park and Agriculture

Site constraints:

Access from U.S. Highway 281 is limited.

Adjacent Properties Analysis

Current zoning designations:

North: B2-General Business, R3 Medium Density Residential

South: B1-Light Business,

East: RO-Residential Office

West: B2-General Business

Permitted and conditional uses:

RO: Residential and Professional Office uses.

Retail uses limited to prescription services. No Billboards

B2: General service, retail and wholesale commercial uses including outdoor sales, Billboards

B1: General service, retail and commercial uses excluding outdoor sales, Billboards

Comprehensive Plan Designation:

North: Commercial/Medium Density Residential

South: Commercial

East: Public

West: Commercial

Existing land uses:

North: Farm ground, Housing

South: Stuhr Museum

East: Central Community College

West: U.S. Highway 281, Strip Commercial, Office

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. It is unclear when any development other than the construction of the digital display board sign would occur on this property. Further development of this property is contingent on the extension of public streets throughout the College Park Site and to the north to connect with Webb Road.

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for Commercial uses. Rezoning this property to B2-General Business District is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The B2 zone is consistent with the current zoning on surrounding properties.
- *Allows expansion of commercial node:* Rezoning this would allow the expansion of the commercial zoning node adjacent to College Park and Central Community College. This would allow commercial services available to students to be expanded in an area that could easily be reached by bicycle and pedestrian traffic.

Negative Implications:

- *No negative implications foreseen.*

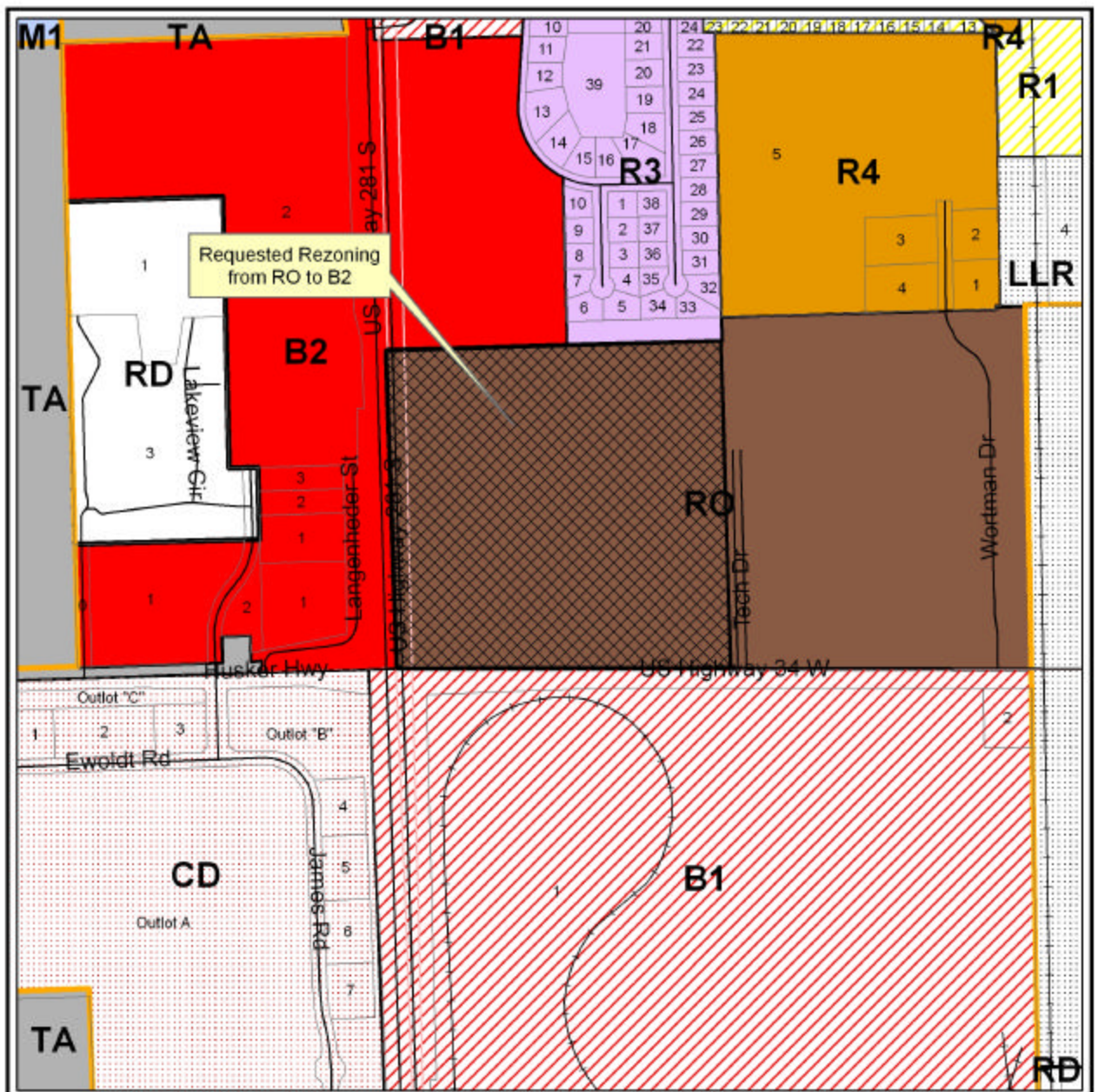
Other Implications:

- *B2 Zone allows Billboards:* The B2 zone allows billboards that would not be allowed under the current zoning. This application does include the intent to construct a digital display board sign on the premises.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from RO Residential Office to B2 General Business as presented.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-23-2007GI



- From RO : Residential Office Zone
- To B2 : General Business Zone



The City of Lincoln, Nebraska, is not responsible for the accuracy of the information provided on this map.

Regarding: "change to the Grand Island Zoning Map from RO Residential Office Zone to B2 General Business Zone to rezone this location to comply with the City Comprehensive Plan for future commercial development and for consideration of constructing an electronically controlled digital display sign, for a tract of land comprising a part of the Southwest Quarter (SW1/4SW1/4) of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) in Grand Island, Hall County, Nebraska. This property is located north of Highway 34 and east of Highway 281, as shown on the enclosed map." Map attached.

We, as homeowners of properties adjacent to or within 300 feet of the proposed zone change are completely opposed to the change mentioned above.

1. The City Comprehensive Plan should comply with the zoning map set forth by our city forefathers.
2. The City Comprehensive Plan should concentrate on better use of areas already zoned business, for example: all the empty buildings north of Stolley Park Road, south of Capital Ave. and East of Hwy 281.
3. Having general business in our back yards will add to noise pollution and crime, rodent problems, security and privacy problems, and thus drop our property values and *drainage &* deteriorate the quality of our home life.

Our neighborhood is one of the finest in Grand Island and we want it to stay that way.

Please help us by **NOT** passing this proposal to rezone.

Thank you

	<u>NAME</u>	<u>ADDRESS</u>
1	<i>Earl Miller</i>	<i>2833 Brentwood Blvd</i>
2	<i>Yarls Hogeland</i>	<i>2835 Brentwood Blvd</i>
3	<i>CDR Almond B. USN Ret</i>	
4	<i>Mary Jo Brady</i>	<i>2822 Brentwood Blvd</i>
5	<i>Eugene Jacobson</i>	<i>2826 Brentwood Blvd</i>

Technique through campus
Not safe for students

NAMEADDRESS

- 6 Tom V Slimson 2823 Brentwood Blvd
- 7 Roberta Catlett 2817 Brentwood Blvd
- 8 Janet Janulewicz 2807 Brentwood Blvd
- 9 Larry & Hugh 2809 Brentwood Blvd
- 10 Bill Haggard 2809 Brentwood Blvd
- 11 Gerald Janulewicz 2802 Brentwood Blvd
- 12 Howard & Mary 2803 Brentwood Blvd
- 13 Haw Tracy 2803 Brentwood Blvd
- 14 Myron Smith 2815 Brentwood Blvd
- 15 Ray Sullivan 2815 Brentwood Blvd
- 16 Gary L. Catlett 2817 Brentwood BLVD
- 17 John L. Krayon 2805 BRENTWOOD BLVD
- 18 Dennis M. Tachenber 2805 Brentwood Blvd
- 19 Leonard & Ramona Prandt 2804 Brentwood Blvd
- 20 James E. Beckwith 2808 Brentwood Blvd
- 21 Maxine Sullivan 2820 Brentwood Blvd
- 22 M. D. 2833 Brentwood Blvd
- 23 Donna Klink 2829 Brentwood Blvd
- 24 George J. Alvinson 2823 Brentwood Blvd
- 25 Pa. Gish 2827 Brentwood Blvd

NAME	ADDRESS
26. <u>Angela Solomon</u>	<u>2814 Buntwood Blvd.</u>
27. <u>James H McQuinn</u>	<u>2802 Brentwood Blvd.</u>
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	<u>NAME</u>	<u>ADDRESS</u>
1	Mr. & Mrs. Robert W. Bueh	2822 Lakewood Cir. 68801
2	Del. and Mona Dornth	2803 Lakewood Cir.
3	Robert & Carol Woodward	2825 Lakewood Circle
4	Richard & Linda Calvin	2828 Lakewood Circle
5	Lay & Stephanie Schultz	2807 Lakewood Circle

NAME**ADDRESS**

- 6 Ralph & Jean Lawson 2821 Lakewood Cir.
- 7 Norm & Elaine McRude 2815 Lakewood Cir.
- 8 Ann Threlake 2813 Lakewood Circle
- 9 Jeanse & Terry Rusthoven 2801 Lakewood Cr.
- 10 MaryAnn Degen 2802 Lakewood Cir
- 11 W. Salinger ^{both Salinger} 2810 Lakewood
- 12 Stanley Eberspacher 2814 Lakewood Cir
- 13 Shirley Eberspacher 2814 Lakewood Cr.
- 14 Vincent Zavala 2804 Lakewood Circle
- 15 Sharon Zavala 2804 Lakewood Circle
- 16 Donna Plankert 2820 Lakewood Cir.
- 17 Earl Plankert 2820 Lakewood Cir.
- 18 Harry Meyer 2809 Lakewood Cir
- 19 Beverly Meyer 2809 Lakewood Cir
- 20 Dorothy M. Hubbard 2819 Lakewood Circle
- 21 Karen (Frauen) Duff 2816 Lakewood Circle
- 22 Jeannie G. Westman 2820 Lakewood Circle
- 23 _____
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