



City of Grand Island

Tuesday, June 24, 2008

Council Session

Item E6

**Public Hearing Concerning Change of Zoning for Grand Island
Mall Fifteenth Subdivision from CD Commercial Development to
Amended CD Commercial Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 24, 2008

Subject: Rezone request for Grand Island Mall Fifteenth Subdivision, changing Zone from CD to Amended CD Zone

Item #'s: E-6 & F-2

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

Background

Rezone request of Grand Island Mall Fifteenth Subdivision, changing Zone from CD to Amended CD Zone a tract of land comprising all of Lot One (1), in the city of Grand Island.

Discussion

At the regular meeting of the Regional Planning Commission, held June 4th, 2008, the above item was considered following a public hearing.

Attached you will find the Planning Directors report to the Planning Commission on this item with a summary of the changes.

John McDermott, attorney for Gordman Properties LLC., had objections that the new proposed building would balkanize the existing property and impair the sightlines to the Gordman property located immediately north of the Grand Island Mall. His major concern was with the apparent lack of coherent development at the Grand Island Mall location and the sight lines to the Gordman property.

Dawn Nowka, Vice President of the Grand Island Mall spoke in favor for adding the new proposed building. Currently there are outlots already created, there is a strip mall center and Burger King to the North and to the South there is Video Kingdom. None of these currently hinder the sightline. The current proposed building would take up just a portion of the front section, not all the frontage would be used for this project.

Alternatives

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

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

Recommendation

A motion was made by Ruge, seconded by Bredthauer, to approve the rezone request for the Grand Island Mall Fifteenth Subdivision from CD Zone to Amended CD as presented.

A roll call vote was taken on the motion was taken with 7 members present with 6 voting in favor (Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass) and one member voting against (O'Neill).

Sample Motion

Approve the rezone request for Grand Island Mall Fifteenth Subdivision.

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

SUBJECT: *Change of Zoning for property proposed for platting as Grand Island Mall Fifteenth Subdivision, located South of Capital Avenue, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-16-2008GI)*

PROPOSAL: This proposed development would create and new lot along the east side of the development north of College Street extended and west of Webb road.

OVERVIEW:

Site Analysis

Current zoning designation:

CD-Commercial Development Zone no building envelope defined for this site.

Permitted and conditional uses:

Commercial office and retail uses

Comprehensive Plan Designation:

Commercial development

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

North, South, East and West, CD Commercial Development Zone

Permitted and conditional uses:

CD – Commercial office and retail uses.

Comprehensive Plan Designation:

North, South, East and West: Designated for commercial development and uses.

Existing land uses:

North: Burger King

East: Strip Commercial

West: Shopko

South: 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.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Water is available either in Webb Road from the public main or from the private main supplying the Grand Island Mall either source is acceptable to the city. Sewer is adjacent to the property.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications :

- *None foreseen*

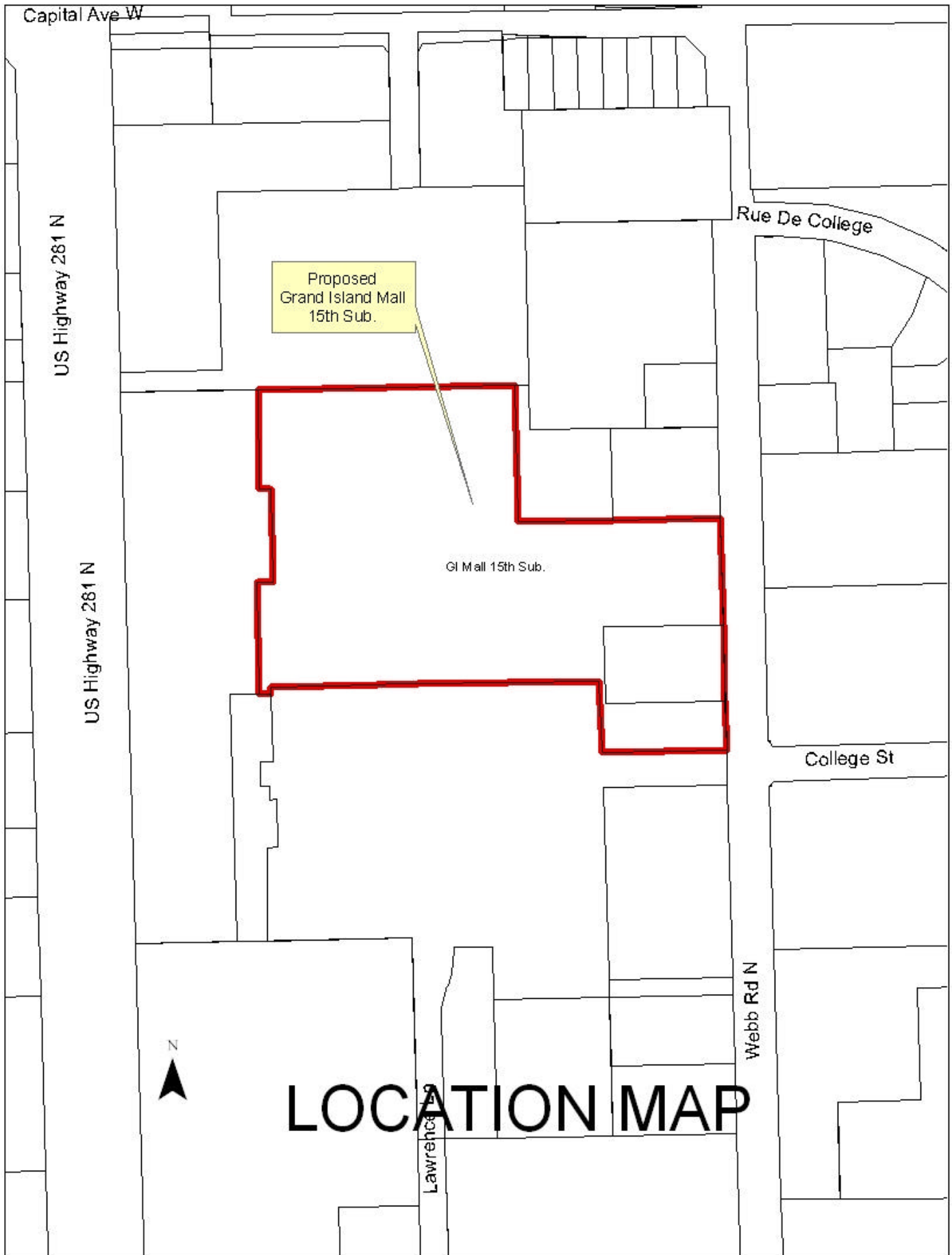
Other Considerations

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. This will not exceed the coverage limitations.

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 on the final plat for Grand Island Mall 15th Subdivision.

_____ Chad Nabity AICP, Planning Director





LOCATION MAP