



# City of Grand Island

Tuesday, March 24, 2009

Council Session

## Item E4

**Public Hearing Concerning Change of Zoning for Land Located in  
SE1/4, NE1/4 Section 25-11-10 from TA Transitional Agricultural  
to M1 Light Manufacturing**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Hall County Regional Planning Department

**Meeting:** March 24, 2009

**Subject:** To rezone approximately 32 acres of land west of U.S. Highway 281 Road and south of Stolley Park Road, from TA-Transitional Agriculture to M1-Light Manufacturing

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

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

## Background

A request has been received to consider rezoning approximately 32 acres of land west of U. S Highway 281 Road and south of Stolley Park Road, from TA Transitional Agriculture to M1 Light Manufacturing. This property is currently owned by Case New Holland and is adjacent to their existing facility the change would permit them to expand in this direction.

## Discussion

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

At the regular meeting of the Regional Planning Commission, held March 4, 2009, the above item was considered following a public hearing

No members of the public spoke in favor or opposed to the rezone request.

## 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. Deny the request for a zoning change
4. Postpone the issue

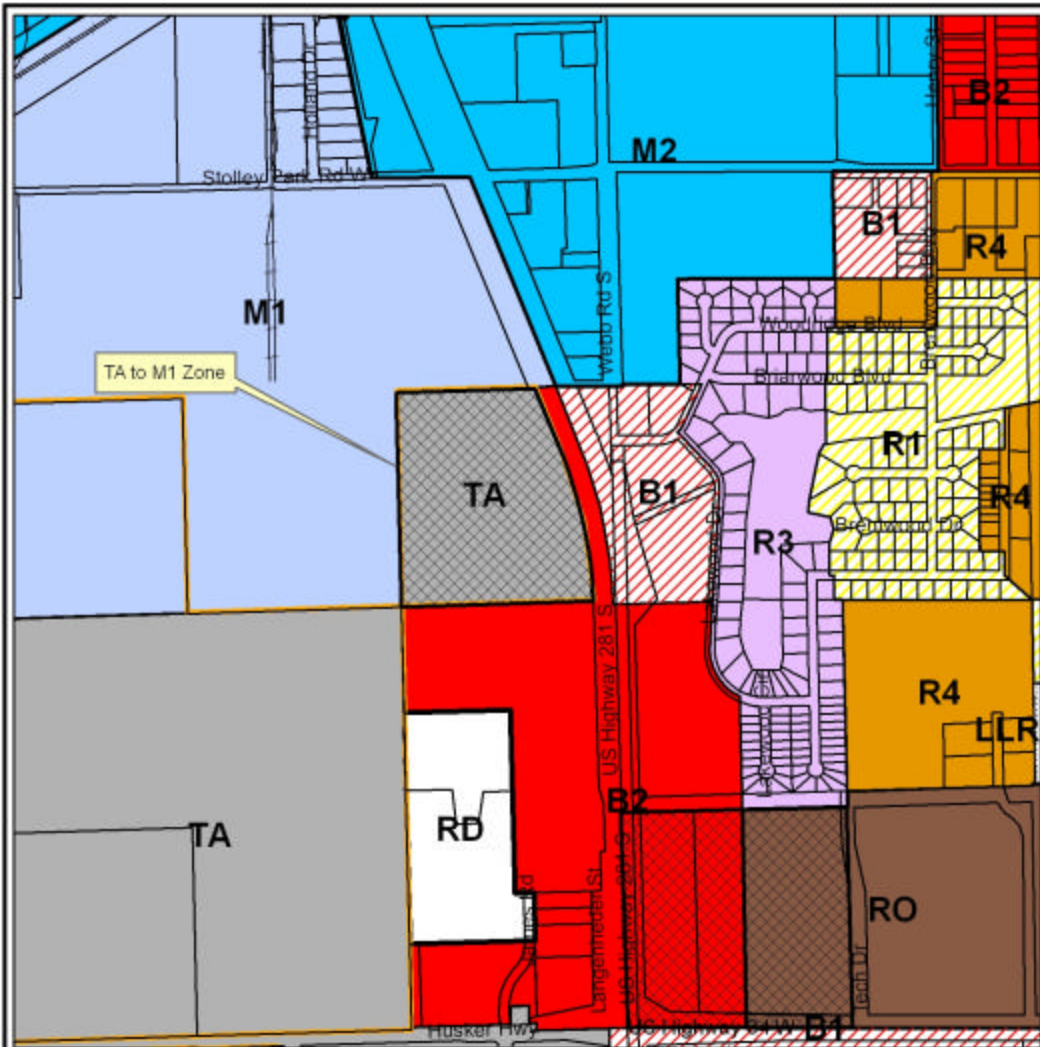
### **Recommendation**

At the March 4, 2009 meeting of the Hall County Regional Planning Commission a public hearing was held to take comment on this request for annexation and no members of the public presented testimony. A motion was made by Haskins and seconded by Snodgrass, to recommend approval of rezoning request finding that it is consistent with the City's Comprehensive Plan.

A roll call vote was taken and the motion passed with 7 members present (Aguilar, Amick, Ruge, Hayes, Haskins, Bredthauer, Snodgrass) voting in favor.

### **Sample Motion**

Move to approve the ordinance amending the zoning map for this property from TA Transitional Agriculture to M1 Light Manufacturing.



# Requested Zoning



Scale : NONE  
C-10-2009GI



-  From TA : Transitional Agricultural Zone
-  to M1 : Light Manufacturing Zone



**Agenda Item #4**

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

February 18, 2009

**SUBJECT:** *Zoning Change (C-10-2009G1)*

**PROPOSAL:** To rezone approximately 32 acres of land west of U.S. Highway 281 Road and south of Stolley Park Road, from TA-Transitional Agriculture to M1-Light Manufacturing. The property is currently owned by Case New Holland and adjacent to their existing facility the change would permit them to expand in this direction.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**TA**-Transitional Agriculture.

*Permitted and conditional 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.

*Comprehensive Plan Designation:*

Designated for future development as manufacturing.

*Existing land uses.*

Agricultural crops

**Adjacent Properties Analysis**

*Current zoning designations:*

**North and West: M1** – Light Manufacturing

**South: B2-** General Business

**West: B1-**Light Business,

*Permitted and conditional uses:*

**M1** – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage **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. **B2-** General Business General service, retail and wholesale commercial uses including outdoor sales and Billboards. Minimum Lot size of 3000 square feet with 100% coverage. **B1-**Light Business, Neighborhood commercial services, offices, limited outdoor sales. Minimum Lot size of 3000 square feet with 75% coverage

*Comprehensive Plan Designation:*

**North and West:** Designated for manufacturing.

**South and East:** Designated for Highway Commercial uses

*Existing land uses:*

**North and West:** Case New Holland Manufacturing Plant

**South:** Vacant Property and Apartments

**East:** Commercial Property and U.S. Highway 281

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Accessible to Transportation Infrastructure:* The site located adjacent to U.S. Highway 281 has full access to the highway at the southeast corner of the 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 similar manufacturing uses specifically Case New Holland.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Case New Holland

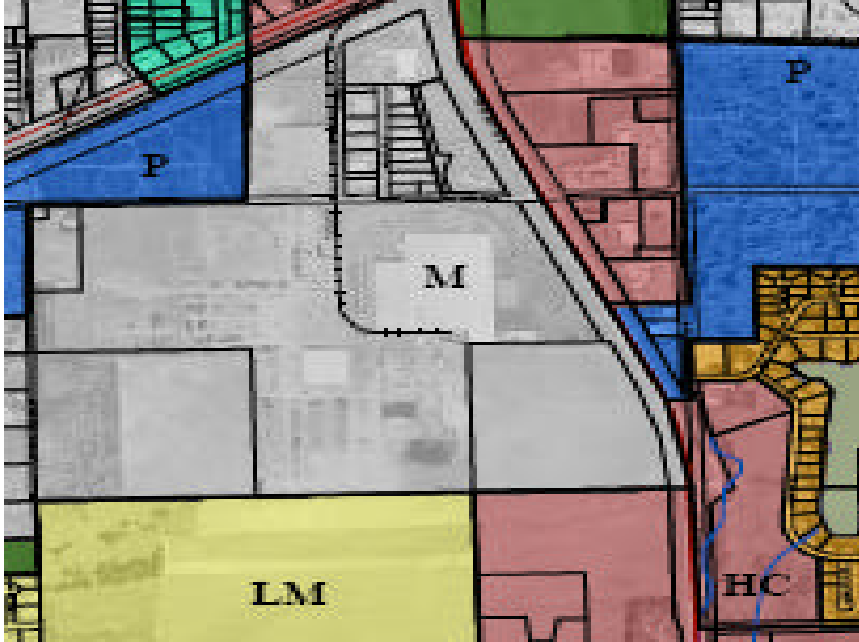
### **Negative Implications:**

- *None Foreseen:*

### **Other Considerations**

This property is adjacent to the existing Case New Holland facility. Expansion of their current facility is limited due to building codes. This change would support and allow continued expansion of Case New Holland at this location.

The comprehensive plan shows this property as designated manufacturing uses. It was anticipated while writing the plan that this would be an appropriate location for the expansion of the Case New Holland plant. The future land use map is shown below.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture to M1- Light Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Naby AICP, Planning Director