



# City of Grand Island

Tuesday, March 24, 2009

Council Session

## Item E5

**Public Hearing Concerning Change of Zoning for Land Located at  
4155 East U.S. Highway 30 from B2 General Business to M2  
Heavy Manufacturing**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Hall County Regional Planning Department

**Meeting:** March 24, 2009

**Subject:** To Rezone Approximately 14.685 Acres of Land South U.S. Highway 30 at Capital Avenue from B2 General Business to M2 Heavy Manufacturing

**Item #'s:** E-5 & F-5

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

## Background

A request has been received to consider rezone approximately 14.685 acres of land south of U.S. Highway 30 at Capital Avenue, from B2 General Business to M2 Heavy Manufacturing. The stated purpose of this rezoning request is to permit Aurora Cooperative the ability to move operations from their Lincoln Avenue Location in the center of town to the outskirts of town.

## 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

Nabity read two letters in opposition of this change of zone into the record. Copies of the letters are attached. They are both unsigned but were considered by the planning commission.

Don Engle, representing Aurora Coop was at the meeting to speak in favor of the project. Mr. Engle indicated that Aurora Coop is aware that this is an entrance into the City Of Grand Island and that they intend to construct a new building on the site and locate storage tanks on behind the buildings. The view from the road will be of the buildings not of the storage tanks.

## **Alternatives**

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

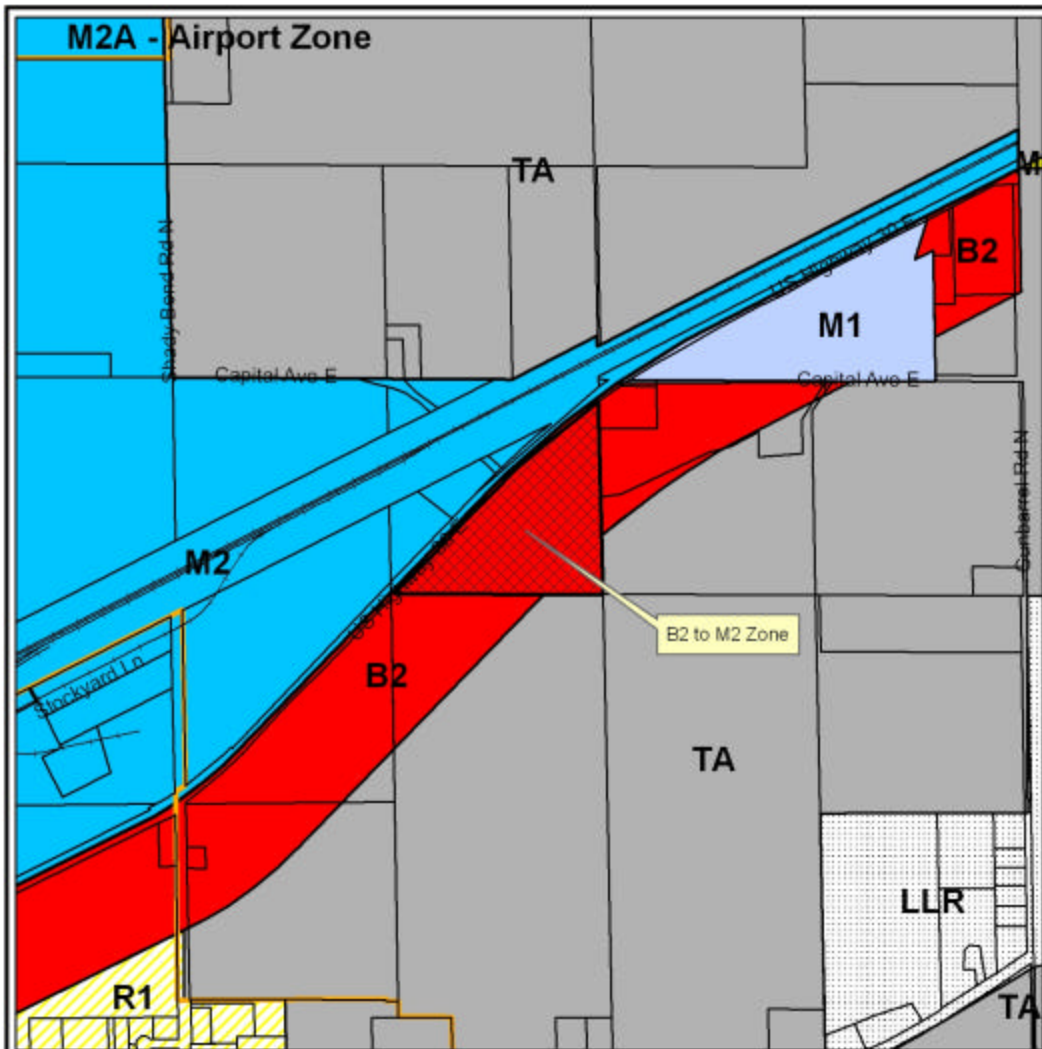
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Deny the rezoning request
4. Postpone the issue

## **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 Ruge and seconded by Aguilar, to recommend the approval of rezoning request for 4155 East U.S. Hwy. 30, as presented, with an additional recommendation that the letters from Merrick County residents be forwarded on to City Council as well and finding that the request is consistent with the Grand Island Comprehensive Plan. A roll call vote was taken and the motion passed with 7 members present (Ruge, Hayes, O'Neill, Bredthauer, Snodgrass, Aguilar, and Amick) all voting in favor.

## **Sample Motion**

Move to approve the ordinance to amend the zoning map and rezone this property from B2 General Business to M2 Heavy Manufacturing.



# Requested Zoning



Scale : NONE  
C-12-2009GI



- From B2 : General Business Zone
- to M2 : Heavy Manufacturing Zone



## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 19, 2009

**SUBJECT:** *Zoning Change (C-12-2009G1)*

**PROPOSAL:** To rezone approximately 14.685 acres of land south U.S. Highway 30 at Capital Avenue from B2 General Business to M2 Heavy Manufacturing. The purpose of this rezoning is to permit Aurora Cooperative the ability to move operations from their Lincoln Avenue location in the center of town to the outskirts of town.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**B2** – General Business

*Permitted and conditional uses:*

**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.

*Comprehensive Plan Designation:*

Designated for future development as a mixed use manufacturing a mixture of commercial and industrial uses.

*Existing land uses.*

Vacant retail store

*Proposed Zoning Designation*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North and West: M2-** Heavy Manufacturing

**South and East: TA-** Transitional Agriculture, **B2-** General Business

*Permitted and conditional uses:*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% 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. Minimum lot size 20 acres. **B2-** General Business General service, retail and wholesale commercial uses including outdoor sales and

*Comprehensive Plan Designation:* Billboards. Minimum Lot size of 3000 square feet with 100% coverage.  
**North, East, South, West:** Designated for mixed use manufacturing.

*Existing land uses:* **North and West:** U.S. Highway 30 and Union Pacific Rail Road, Used Car Lot, Vacant Property  
**South:** Farm Ground  
**East:** Farm Ground, Triangle East Industrial Park

## **EVALUATION:**

### **Positive Implications:**

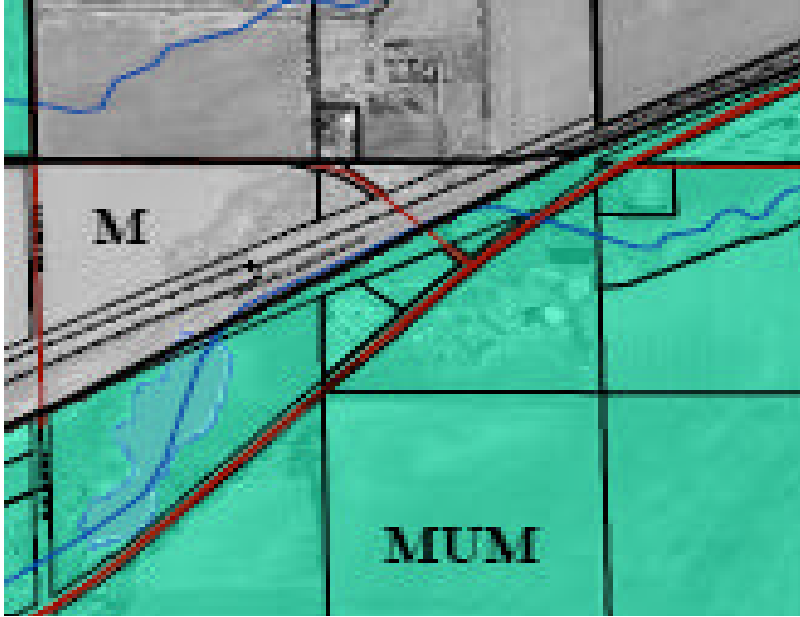
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mixed use manufacturing uses (typically B2 to M2 zoning).
- *Would provide space to move a manufacturing use from the center of town to a more appropriate location:* This would allow the Aurora Coop to move their chemical storage from their current location to one on the outskirts of town.
- *Good access to transportation systems:* This site has good access to U.S. Highway 30 and county roads used to reach nearby farming operations.

### **Negative Implications:**

- *Changes the Neighborhood:* For many years, while this property was used as a garden center it provided an attractive entrance into the community. The change to allow a heavier use may result in a less pleasant entry. A less pleasant entry may also result if the property is left vacant though or if it is used as just a retail establishment by the Coop.

### **Other Considerations**

The this property is already intended for possible 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

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2-General Business to M2-Heavy Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

3-3-09

Chad Mabury

Please present my opinions at your zoning-planning meeting to date concerning Sundance.

Seeing the "Welcome to G.D." sign, and then a few feet further, all the fertilizer equip, trucks, and ammonia tanks, the welcome won't be quite so pretty.

How nice it would be with a neat little mall, car business, or grocery store.

This fertilizer business should not be in view as something in a pretty city setting.

Maybe it could be south of "Shady Bend" on east side of road, out of view from Highway<sup>30</sup>, and there would be a stop light there already.

The Capital Ave. + Hwy 30 intersection is bad already + the traffic is heavy on Hwy 30.

Fertilizer business <sup>starts early in morning</sup> continues until late hours in the summer.

Another site could be north of Aurora Coop on Shady Bend Road, north of the RR track, on either the west or east side, or the field west of Ron Robinson's house. The land north of the track has been for sale for years.

Please consider these ideas! Thanks.



*Please give to Chad Nabity*

2-28-092

Chad Nabity, Regional Director  
Regional Planning Commission

PLEASE READ THIS AT YOUR 6 PM MEETING AT CITY HALL CONCERNING  
REZONING FOR THE "Sundance Property"

As a Merrick County landowner and resident, I want to comment on the already heavy traffic on Highway 30, east of Grand Island. Nearly every morning when going to Grand Island, at the intersection of Highway 30 and East Capital Avenue, I always have to wait 2 – 5 minutes to gain access to Highway 30. Today, a Saturday morning, I had to wait 8 minutes.

We don't think Aurora Co-op should be located at the Sundance property location. With semi's hauling in all the liquid fertilizer, bulk fertilizer, bagged fertilizer, all the different liquid and bagged herbicides, liquid and bagged pesticides, plus the millions of gallons of ammonia brought in, and then all of this again hauled out again by their employees or farmers, this will be a very dangerous spot in the road. Besides all of these tanks of ammonia being hauled out, there will be a lot of dangerous slow moving equipment constantly going in and out.

Besides this, there is always the chance for chemical spills which could be big, and even the little ones are bad.

Merrick County residents don't need anymore chemicals in their groundwater.

A good place for their fertilizer plant would be at the former garbage dump site on Capital Avenue, south of the airport, so any spills would flow along with the garbage dump site chemicals that currently flow North East to the golf course and farther on.

Can't we even have one nice entrance to Grand Island?

Merrick County Residents