



# City of Grand Island

Tuesday, May 26, 2009

Council Session

## Item E2

**Public Hearing Concerning Change of Zoning for Land Located at  
3059 St. Paul Road from M2 Heavy Manufacturing to LLR Large  
Lot Residential**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** May 26, 2009

**Subject:** Rezone request for 3059 St Paul Rd, from M2 to LLR.  
(C-14-2009GI)

**Item #'s:** E-2 & F-5

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

## Background

Concerning rezone request of 3059 St Paul Rd. from M2 to LLR. Rezoning of land proposed for changing located south of Airport Road and north of Capital Ave. in the 2-mile extraterritorial jurisdiction of the City of Grand Island.

## Discussion

At the regular meeting of the Regional Planning Commission, held May 6th, 2009, 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.

Trish Akerly spoke in favor of 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. Postpone the issue

## Recommendation

A motion was made by Heineman, seconded by Bredthauer, to approve the rezone request of 3059 St Paul Rd., as presented; finding that this request is consistent with the

City's Comprehensive Plan. A roll call vote was taken and the motion passed with members present voting in favor. (Aguilar, O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer).

### **Sample Motion**

Move to approve the rezone request for 3059 St Paul Road.

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

**SUBJECT:** *Zoning Change (C-14-2009G1)*

**PROPOSAL:** To rezone approximately 5.84 acres of land south of Airport Road and east of St. Paul Road from M2 Heavy Manufacturing to LLR Large Lot Residential. The property is being used for residential purposes and has been since at least 1920. The owners would like to insure that they can rebuild if the house is destroyed for any reason.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**M2** – Heavy Manufacturing

*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.

*Comprehensive Plan Designation:*

Designated for future development as a low to medium density residential.

*Existing land uses.*

Single Family Residence

*Proposed Zoning Designation*

**LLR** -- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

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

*Current zoning designations:*

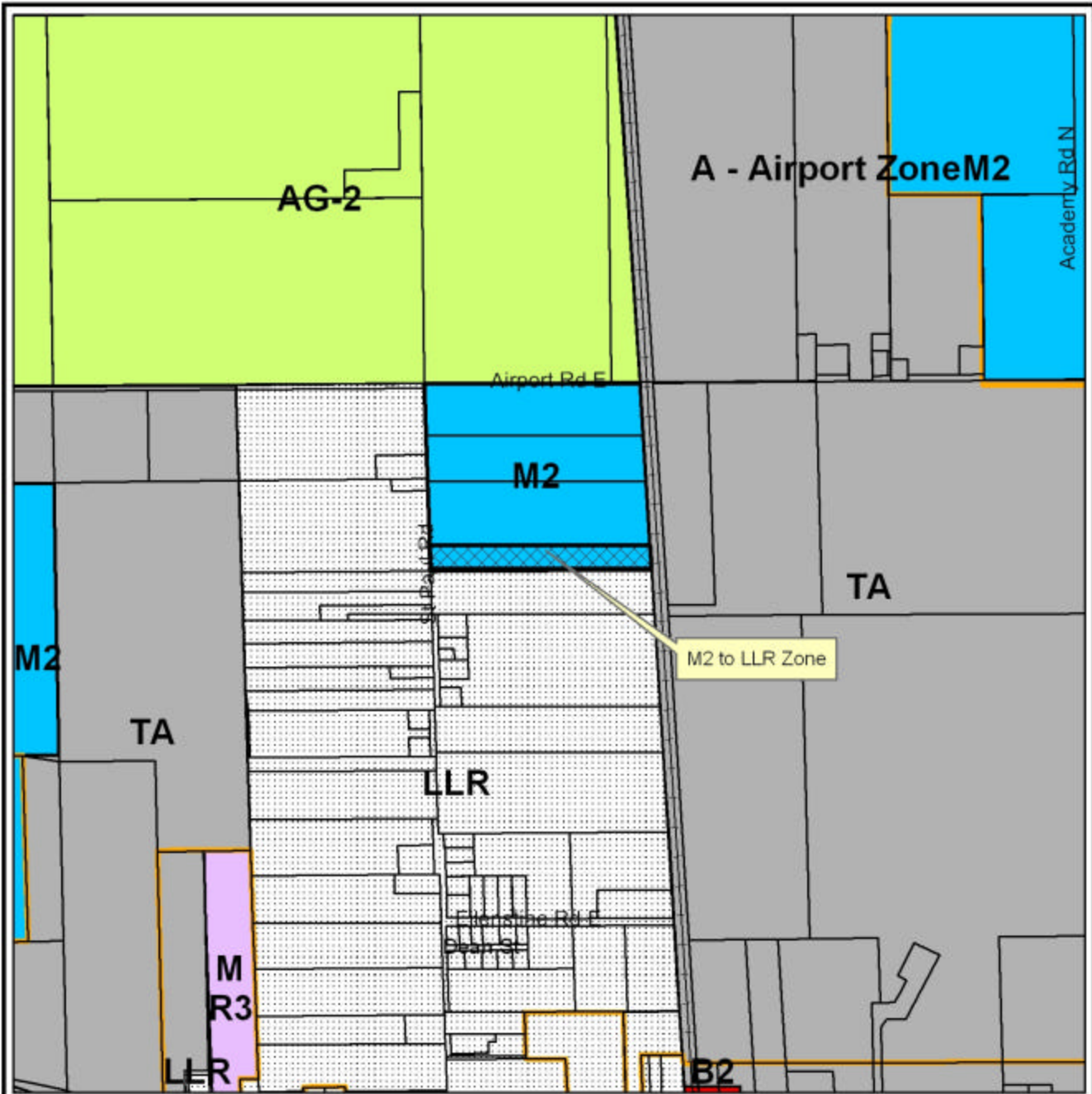
**North: M2-** Heavy Manufacturing

**East: TA-** Transitional Agriculture,

**South and West: LLR-**Large Lot Residential

*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. Minimum lot size 20 acres. **LLR** -- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **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.





# Requested Zoning



Scale : NONE  
C-14-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to LLR Large Lot Residential Zone

