



City of Grand Island

Tuesday, May 26, 2009

Council Session

Item E3

**Public Hearing Concerning Change of Zoning for Land Located at
1403 Adams Street from M2 Heavy Manufacturing to R3 Medium
Density Residential**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 26, 2009

Subject: Rezone request for 1403 Adams St., from M2 to R3. (C-15-2009GI)

Item #'s: E-3 & F-6

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

Background

Concerning rezone request of 1403 Adams St from M2 to R3. Rezoning of land proposed for changing located north of Stolley Park Rd., and south of Fonner Park Road., in 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.

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. Table the issue

Recommendation

A motion was made by Ruge, seconded by Hayes to approve the rezone request of 1403 Adams St, as presented; finding that this requests conforms to the City's Comprehensive

Plan. A roll call vote was taken and the motion passed with 7 members present, 6 voting in favor. (Aguilar, Ruge, Hayes, Reynolds, Bredthauer, Heineman) and 1 member voting no (O'Neill).

Sample Motion

Move to approve the rezone request for 1403 Adams Street.

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Zoning Change (C-15-2009G1)*

PROPOSAL: To rezone approximately 3.135 acres of land south of Fonner Park Road and east of Adams Street from M2 Heavy Manufacturing to R3 Medium Density Residential. This property is currently vacant. The applicant has an option to purchase this property contingent on rezoning. He intends to build apartments at this location.

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.

Vacant

Proposed Zoning Designation

R3 — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

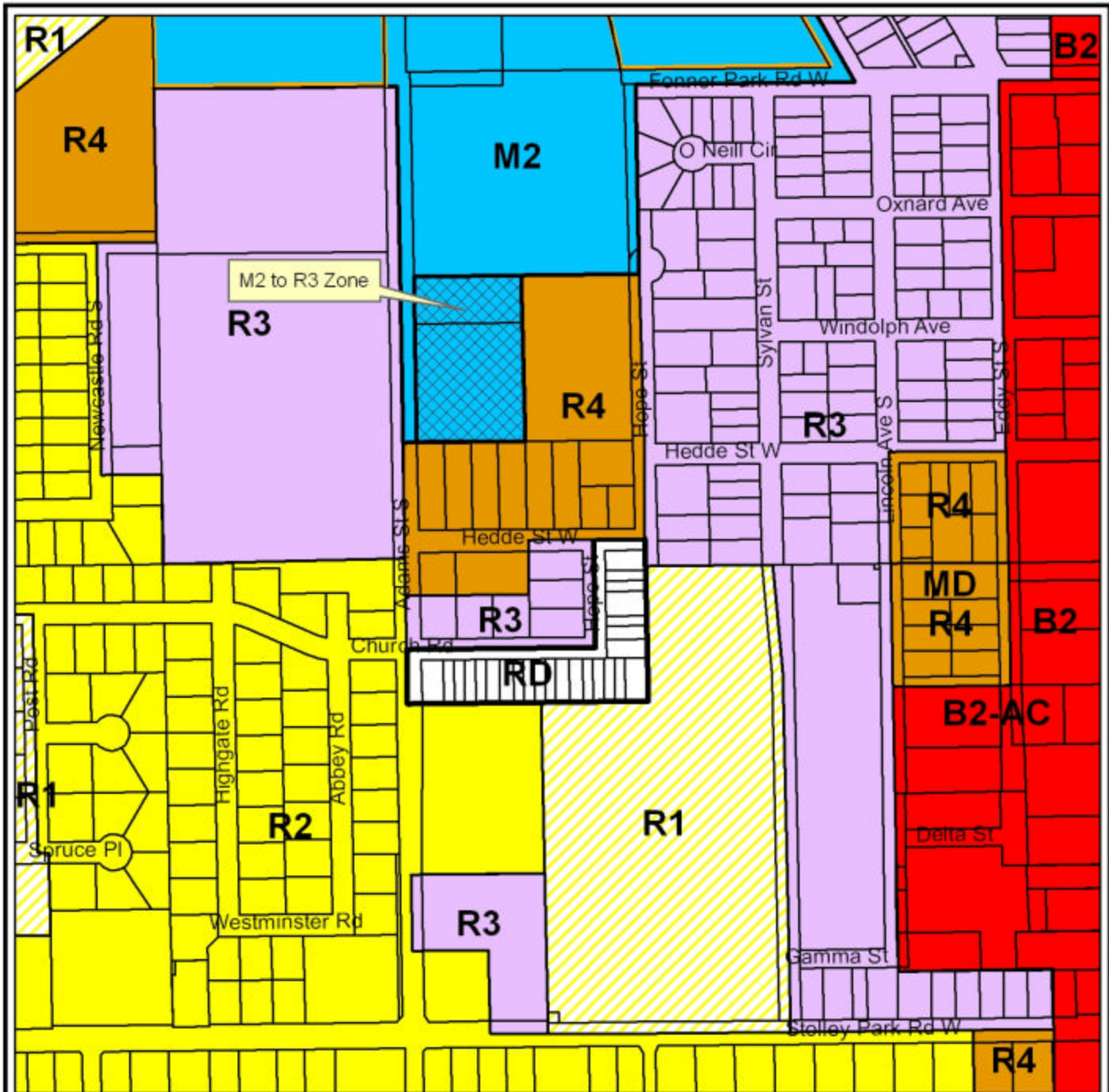
North: M2- Heavy Manufacturing

South and East: R4- High Density Residential,

West: R3-Medium Density Residential

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. **R3** — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses. **R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.



Requested Zoning



Scale : NONE
C-15-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to R3 Medium Density Residential Zone



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