



# **City of Grand Island**

**Tuesday, January 27, 2015**

**Council Session**

## **Item E-1**

**Public Hearing on Request to Rezone Property Located at 4413  
East Highway 30 from M1 Light Manufacturing to M2 Heavy  
Manufacturing**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** January 27, 2015

**Subject:** Rezone Properties from M1 Light Manufacturing Zone to M2 Heavy Manufacturing Zone

**Item #'s:** E-1 & F-1

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

## **Background**

To change the zoning for a tract of land at 4413 U.S. Highway 30 and 4430 Capital Avenue in the S ½ of the SE ¼ of 01-11-09 from M1 – Light Manufacturing Zone to M2 – Heavy Manufacturing Zone. The subject property is located at the intersection of U.S. Highway 30 and Capital Avenue west of Gunbarrel Road. This is the former location of the Geer mobile home manufacturing plant. (C-02-2015GI) All of this property is currently zoned for light manufacturing. The owner did consider requesting a change to B2 General Business but Mayhew signs one of the primary tenants of the site requires either the M1 or M2 zoning district.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held January 7, 2015 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained the rezone request.

Dan Lau, 2550 N Gunbarrel, Grand Island, NE spoke against the rezone request. His property is adjacent to 4430 Capital Ave., he is concerned about any changes to the slough that runs along the property could cause potential drainage issues.

Rich Landell, 12079 South McGuire Rd., Shelton, NE, stated as long as he owns the property he didn't have any plans to disturb the slough, he was just cleaning it up.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Robb to approve the rezone request as presented. A roll call vote was taken and the motion passed with 11 members present and 11 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Huismann, Sears, Connick and Kjar) and no one abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

### **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. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance and rezoning as presented.

#### Agenda Item 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 23, 2014

**SUBJECT:** *Rezoning Request C-02-2015GI*

**PROPOSAL:** To change the zoning for a tract of land at 4413 U.S. Highway 30 and 4430 Capital Avenue in the S ½ of the SE ¼ of 01-11-09 from M1 – Light Manufacturing Zone to M2 – Heavy Manufacturing Zone. The subject property is located at the intersection of U.S. Highway 30 and Capital Avenue west of Gunbarrel Road. This is the former location of the Geer mobile home manufacturing plant.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:* M1-Light Manufacturing Zone  
*Permitted and conditional uses:* M1: A variety of warehousing, manufacturing and back office uses but excluding residential and retail.  
*Comprehensive Plan Designation:* Mixed Use Manufacturing  
*Existing land uses:* Contractors Yard, Storage, Sign Manufacturing, Small Suites rentable for permitted uses  
*Site constraints:* none

##### Adjacent Properties Analysis

*Current zoning designations:* **North and West:** M2-Heavy Manufacturing  
**South and East:** B2-General Business and TA Transitional Agriculture

*Permitted and conditional uses:* TA: Small Scale ag uses and limited residential  
B2: General Service, retail and wholesale commercial uses including outdoor sales, Billboards  
M2: A variety of warehousing, manufacturing, office and general retail uses excluding residential.

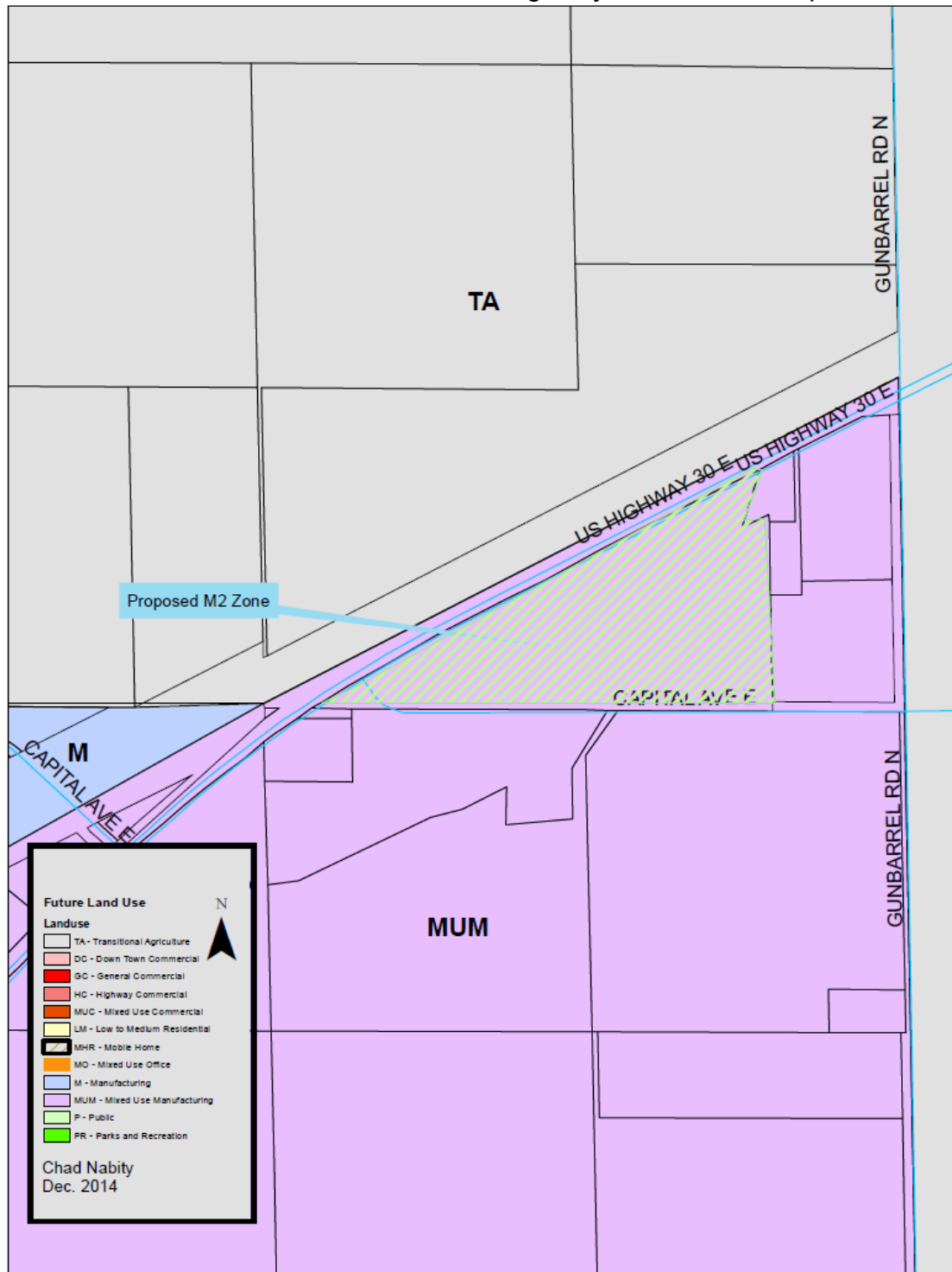
*Comprehensive Plan Designation:* **North South, East and West:** Mixed Use Manufacturing

Existing land uses:

**North:** Highway 30 and UP Rail Road

**South and East:** Farm ground, Residential Uses, Mettenbrink Electric

**West:** Highway and Aurora Coop



Future Land Use Map 2004 Grand Island Comprehensive Plan

## EVALUATION:

The proposed rezoning is consistent with the comprehensive plan and the surrounding land uses. This use of this property has changed over the years from a single manufacturing facility to a variety of smaller commercial and manufacturing operations located at the site. The proximity to the highway and railroad (including the crossing) make this site appropriate for the more intense uses permitted in the heavy manufacturing district.

### Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for mixed use manufacturing uses this allows for a range of zoning districts from light business to heavy manufacturing.
- *Compatible with adjacent land uses:* The M2 zone is consistent with the current zoning along the railroad and at the Aurora Coop site.
- *Will permit all of the current uses and allow expanded uses consistent with the location along U.S. Highway 30:* Uses such as the sign shop are permitted in the M1 and M2 zones and this will allow retail uses similar to those permitted in the B2 zones to the south and the east to locate here as well.

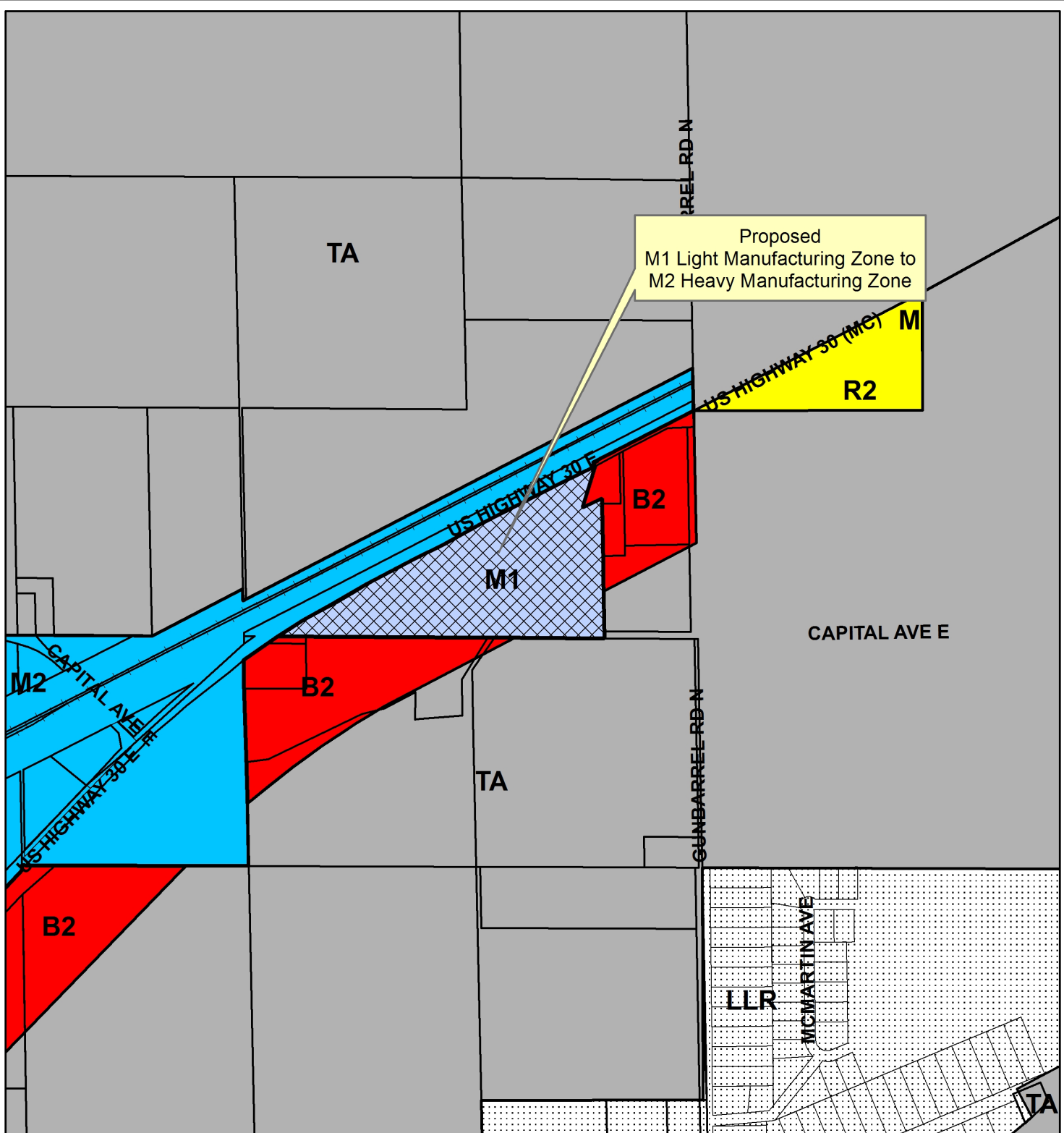
### Negative Implications:

- *No negative implications foreseen.*

## RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from M1 Light Manufacturing Zone to M2 Heavy Manufacturing Zone as presented.

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



# Requested Zoning



Scale : NONE  
C-02-2015GI



- From M1 : Light Manufacturing Zone
- to M2 : Heavy Manufacturing Zone

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Check Appropriate Location:  
☒ City of Grand Island and 2 mile zoning jurisdiction  
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction  
☐ Hall County

Regional Planning Commission  
M 2 -  
Jca n. a @ @ . 00

RPC Filing Fee  
(see reverse side)  
\$ 300.00

plus Municipal Fee\* \$50.00

\*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name LANDELL HOLDING, LLC Phone (h) 308-210-1841 (w) 308-382-0166

Applicant Address 12079 SOUTH MCGUIRE RD., SHELTON, NE 68876

Registered Property Owner (if different from applicant)

Address Phone (h) Phone (w)

B. Description of Land Subject of a Requested Zoning Change:

Property Address 4413 East Hwy 30 GI 68801

Legal Description: (provide copy of deed description of property) See Attached -

Lot Block Subdivision Name and/or  
All/part 1/4 of Section Twp Rge W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes) (no) (provide a properly scaled map of property to be rezoned)

From M1 to M2

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no) (describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Ability to lease bays of this property to businesses to repair automobiles

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

\*A public hearing will be held for this request\*

Signature of Owner or Authorized Person

Date 12/10/14

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. day. yr. Initial

RPC form revised 4/30/07