



City of Grand Island

Tuesday, January 27, 2015

Council Session

Item E-2

**Public Hearing on Request to Rezone Property Located at 1114
East Capital Avenue from TA Transitional Agriculture to B2
General Business**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 27, 2015

Subject: Rezone Properties from TA Transitional Agriculture to B2 – General Business Zone

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

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

Background

A request to change the zoning for a tract of land in the SW ¼ of the SW ¼ of 29-11-09 from TA – Transitional Agriculture Zone to B2 - General Business Zone. The subject property is located east of the Nebraska Railroad Ord Line and north of Capital Avenue. A portion of this property adjacent to Capital Avenue is already zoned to B2.

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.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Huismann to approve the rezone as presented.

A roll call vote was taken and the motion passed with 11 members present and 11 voting in favor (O'Neill, Connick, Huismann, Bredthauer, Ruge, Maurer, Robb, Heckman, Haskins, Sears, 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 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 23, 2014

SUBJECT: *Rezoning Request C-04-2015G1*

PROPOSAL: To change the zoning for a tract of land in the SW ¼ of the SW ¼ of 29-11-09 from TA – Transitional Agriculture Zone to B2 - General Business Zone. The subject property is located east of the Nebraska Railroad Ord Line and north of Capital Avenue. A portion of this property adjacent to Capital Avenue is already zoned to B2.

OVERVIEW:

Site Analysis

Current zoning designation: TA-Transitional Agriculture Zone
Permitted and conditional uses: TA: Small scale animal ag uses, field crop and limited residential
Comprehensive Plan Designation: Manufacturing
Existing land uses: Storage and Warehousing
Site constraints: none

Adjacent Properties Analysis

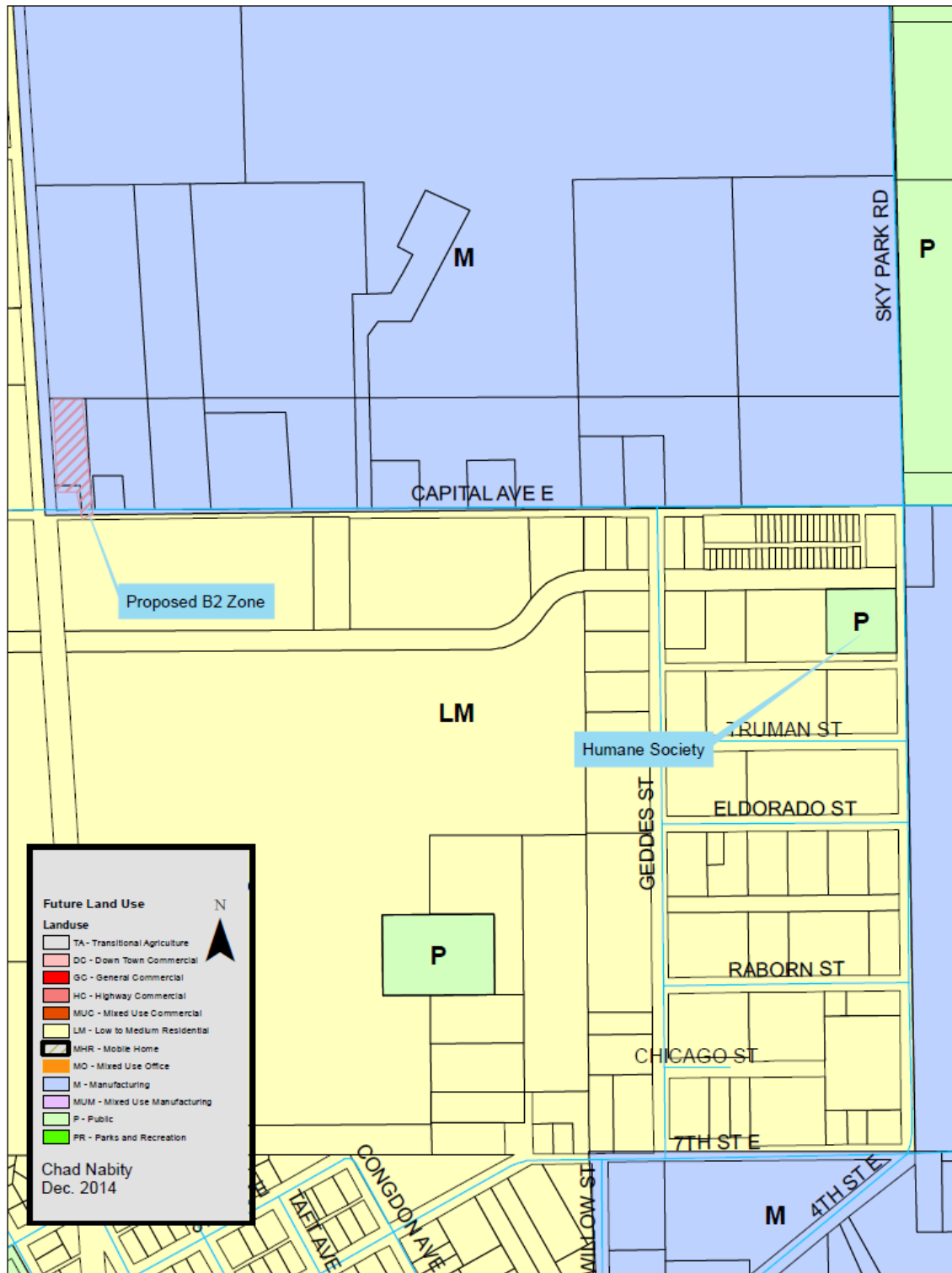
Current zoning designations: **North:** TA-Transitional Ag Zone
South: R2-Low Density Residential,
East and West: B2-General Business

Permitted and conditional uses: TA: Small Scale ag uses and limited residential
B2: General Service, retail and wholesale commercial uses including outdoor sales, Billboards
R2: Residential Uses at a density of 7 dwelling units per acre, schools, churches and parks.

Comprehensive Plan Designation: **North:** Manufacturing
South: Low to Medium Density Residential
East: Manufacturing
West: Manufacturing

Existing land uses:

North and South: Farm ground
East: Vacant Business and houses
West: House and Rail Road Tracks



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 property is currently split between two zoning districts the proposed change makes the zoning consistent across the property

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for manufacturing uses.
- *Compatible with adjacent land uses:* The B2 zone is consistent with the current zoning on surrounding properties.
- *Provides a reasonable buffer along Capital Avenue:* The B2 zone here will create more compatible buffer on the north side of Capital Avenue between potential manufacturing uses to the north and residential uses to the south

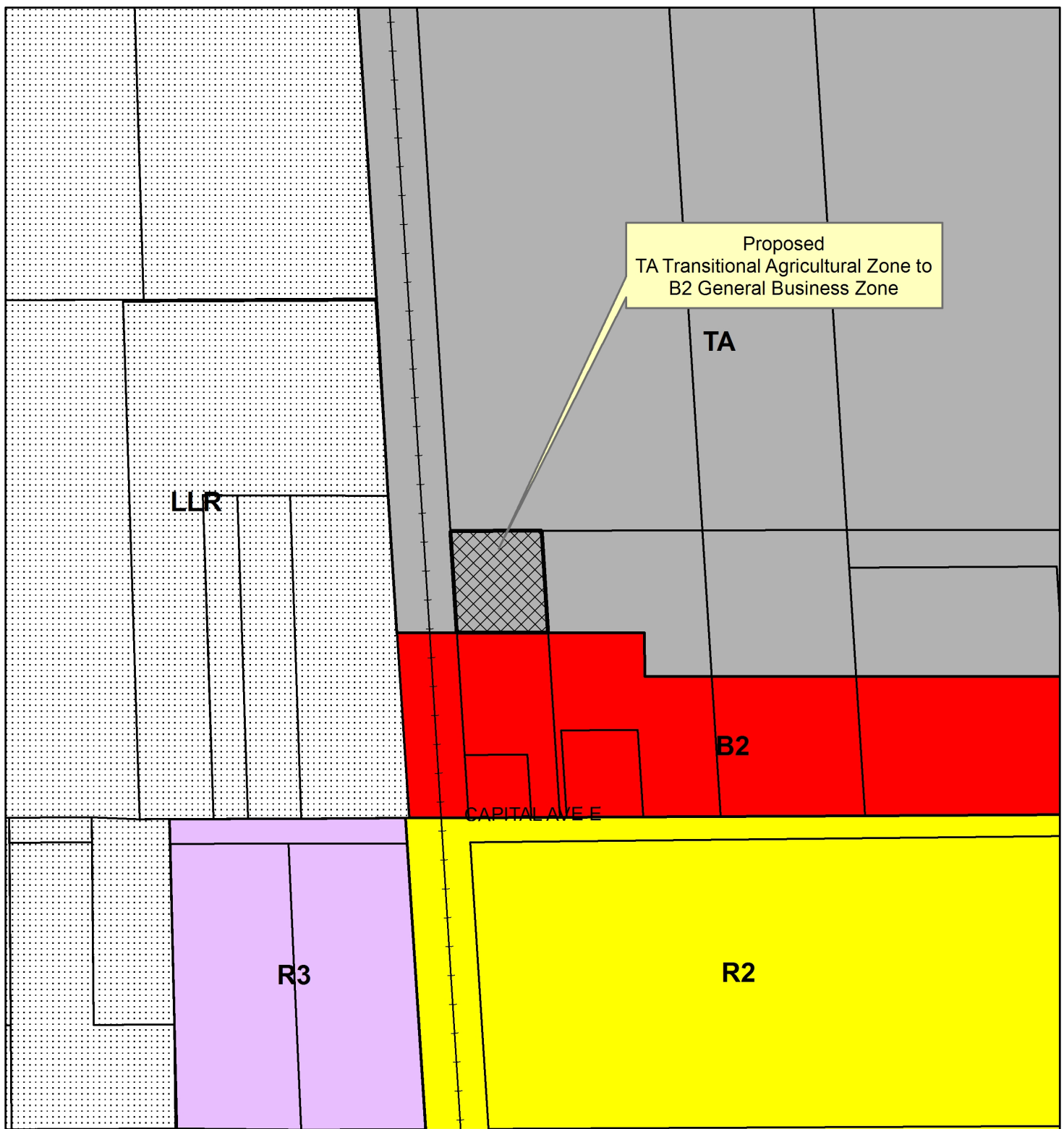
Negative Implications:

- *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 TA Transitional Agriculture to B2 General Business as presented.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



-  From TA : Transitional Agricultural Zone
-  to B2 : General Business Zone

Scale : NONE
C-04-2015GI



APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- City of Grand Island and 2 mile zoning jurisdiction
- Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
- Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

*applicable only in Alda, Doniphan, Wood River

\$00.00

\$50.00

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

Applicant Name Doug Luth Phone (h) 398 8665 (w)

Applicant Address 4312 North 90th Ave NE 68824

Registered Property Owner (if different from applicant)

Address Phone (h) (w)

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

Property Address 1114 East Capital

Legal Description: (provide copy of deed description of property)

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

C. Requested Zoning Change:

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

From TA to BE

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:

entire property has the same B-2 zoning

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 12-15-14

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