



# City of Grand Island

Tuesday, June 23, 2015

Council Session

## Item E-3

**Public Hearing on Request to Rezone Property Located at 604 N. Custer Avenue from R2 Low Density Residential to RO Residential Office (Timothy Dunagan).**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** June 23, 2015

**Subject:** Rezone Properties from R2 Low Density Residential to RO Residential Office Zone.

**Item #'s:** E-3 & F-2

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

## Background

A request to change zoning for property described as 604 N Custer Avenue (Lot 222 Part of Lot 221 and Part of the Vacated 6<sup>th</sup> (Peterson) Street of Belmont Addition) in Grand Island NE, from R2 Low Density Residential to RO Residential Office Zone.

An application has been made to rezone 0.15 acres west of Custer Avenue south of Faidley Avenue and west of Custer Avenue, from R2 Low Density Residential to RO Residential Office. Timothy Dunagan the owner of the chiropractic office immediately to the north of this property has an interest in purchasing this property but wants to insure that he can expand his business this direction should he need to.

## Discussion

At the regular meeting of the Regional Planning Commission, held June 10, 2015 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby explained the rezone request and noted this was consistent with the comprehensive plan.

O'Neill closed the Public Hearing.

A motion was made by Connick and was seconded by Heckman to approve the Rezone from R2 – Low Density Residential to RO Residential Office Zone.

A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Bredthauer, O'Neill, Ruge, Maurer, Connick, Heckman, Haskins, Sears and Huisman) and no member 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:

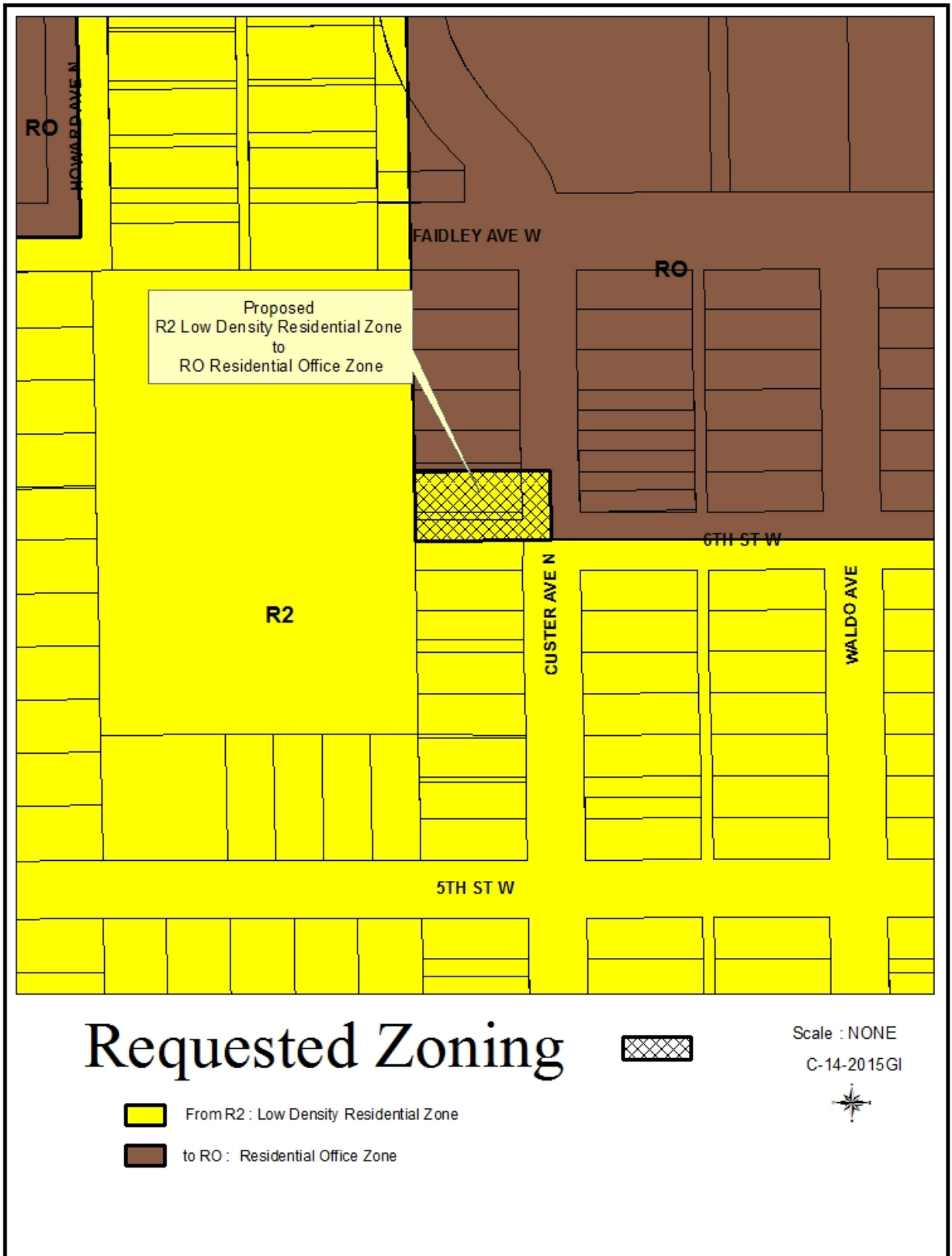
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve the ordinance and development plan as presented.



**Agenda Item #6**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

May 6, 2015

**SUBJECT:** *Zoning Change (C-14-2015GI)*

**PROPOSAL:** An application has been made to rezone 0.15 acres west of Custer Avenue south of Faidley Avenue and west of Custer Ave., from R2 Low Density Residential to RO Residential Office. Timothy Dunagan the owner of the chiropractic office immediately to the north of this property has an interest in purchasing this property but wants to insure that he can expand his business this direction should he need to.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* R2- Low Density Residential Zone  
*Permitted and conditional uses:* R2: Agricultural uses, recreational uses, churches, schools and residential uses at a density of 7 units per acre

*Comprehensive Plan Designation:* Low to Medium Density Residential  
*Existing land uses:* Single Family Home

**Adjacent Properties Analysis**

*Current zoning designations:* **North and East:** RO-Residential Office  
**South and North:** R2-Low Density Residential  
*Permitted and conditional uses:* **RO-** Agricultural uses, recreational uses, office and prescription related retail and residential uses at with no limit on density.  
**R2-** Agricultural uses, recreational uses, churches, schools and residential uses at a density of 7 units per acre

*Comprehensive Plan Designation:* **West:** Parks and Recreation  
**East, South and North:** Medium Density Residential to Office use

*Existing land uses:* **North:** Chiropractors Office  
**East:** Beauty Salon  
**South:** Single Family  
**West:** Park and Detention Cell

**EVALUATION:**

**Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.

- *Compatible with the adjacent development.* This would allow expansion of the chiropractors office located north of this site.

**Negative Implications:**

- *None Foreseen*

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential Zone to RO-Residential Office Zone.

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

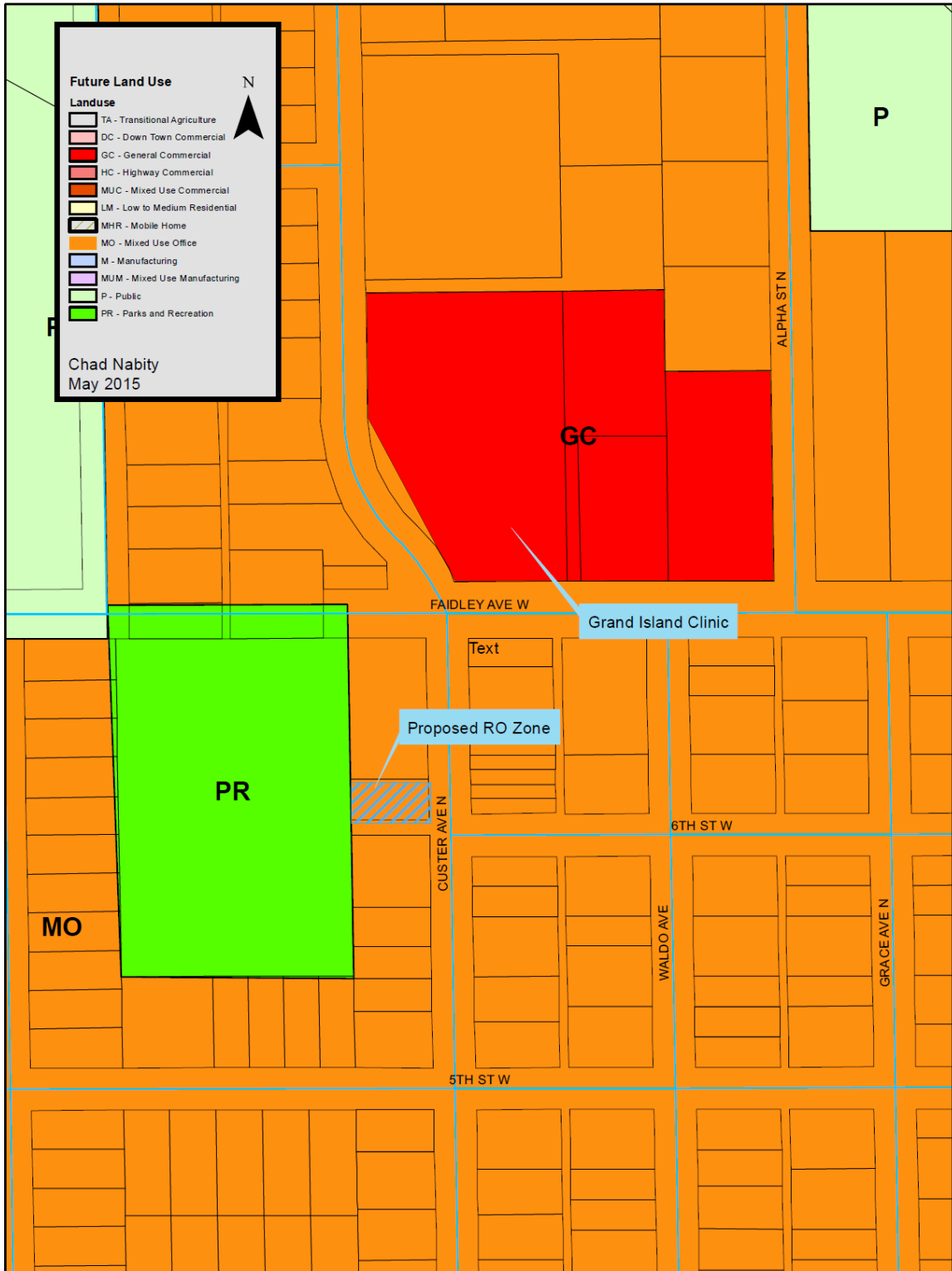


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan