



City of Grand Island

Tuesday, June 23, 2015

Council Session

Item E-4

Public Hearing on Request to Rezone Property Located at 3344 W. Wildwood Drive from B2 General Business and TA Transitional Agriculture to B2 General Business (Robin Stauffer).

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 23, 2015

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

Item #'s: E-4 & F-3

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

Background

Rezone request for 3344 Wildwood Drive, Grand Island, a request to rezone property being platted as Stauffer Subdivision an addition to the City of Grand Island and the adjoining right of way, containing the east 902 feet and the south 400 feet of the E ½ of the SE ¼ of Section 1, Township 10 N, Range 10 W of the 6th P.M. in Hall County Nebraska, located at 3344 Wildwood Drive, from B2 General Business Zone and TA Transitional Agriculture Zone to B2 General Business Zone.

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.

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

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Bredthauer to approve the Rezone from B2 – General Business Zone and TA – Transitional Agriculture Zone to B2 General Business 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, Sears, Connick, Heckman, Haskins and Huismann) 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:

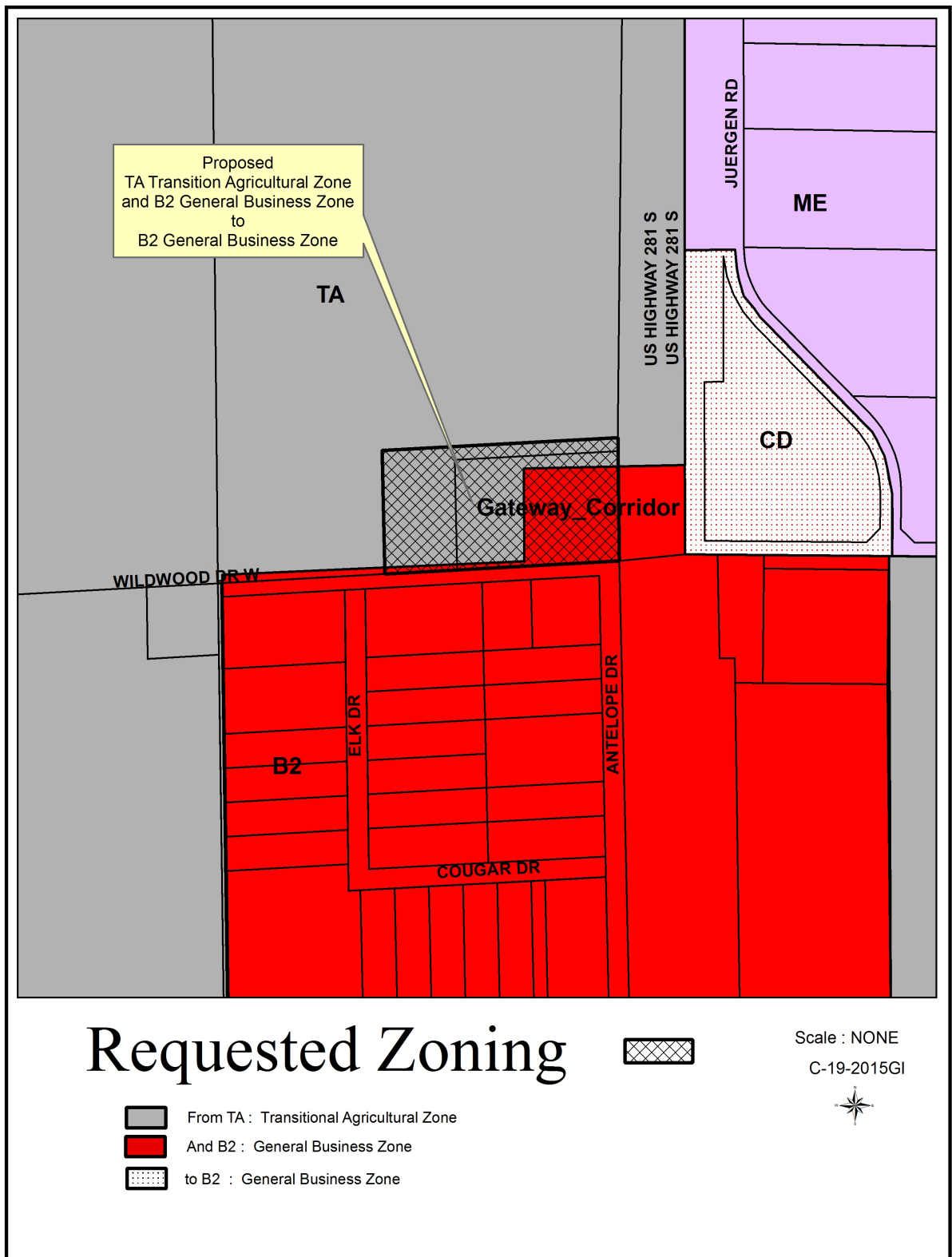
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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 #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 18, 2015

SUBJECT: *Rezoning Request C-19-2015GI*

PROPOSAL: To change the zoning for a tract of land in the SE ¼ of the SE ¼ of 29-11-09 from TA – Transitional Agriculture Zone to B2 - General Business Zone. The subject property is located west U.S. Highway 281 and north of Wildwood Road. A portion of this property already zoned to B2. All of this property is within the Gateway Corridor Overlay Zone and no changes are proposed to the overlay zone.

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: Irrigation Supply and Equipment Sales
Site constraints: none

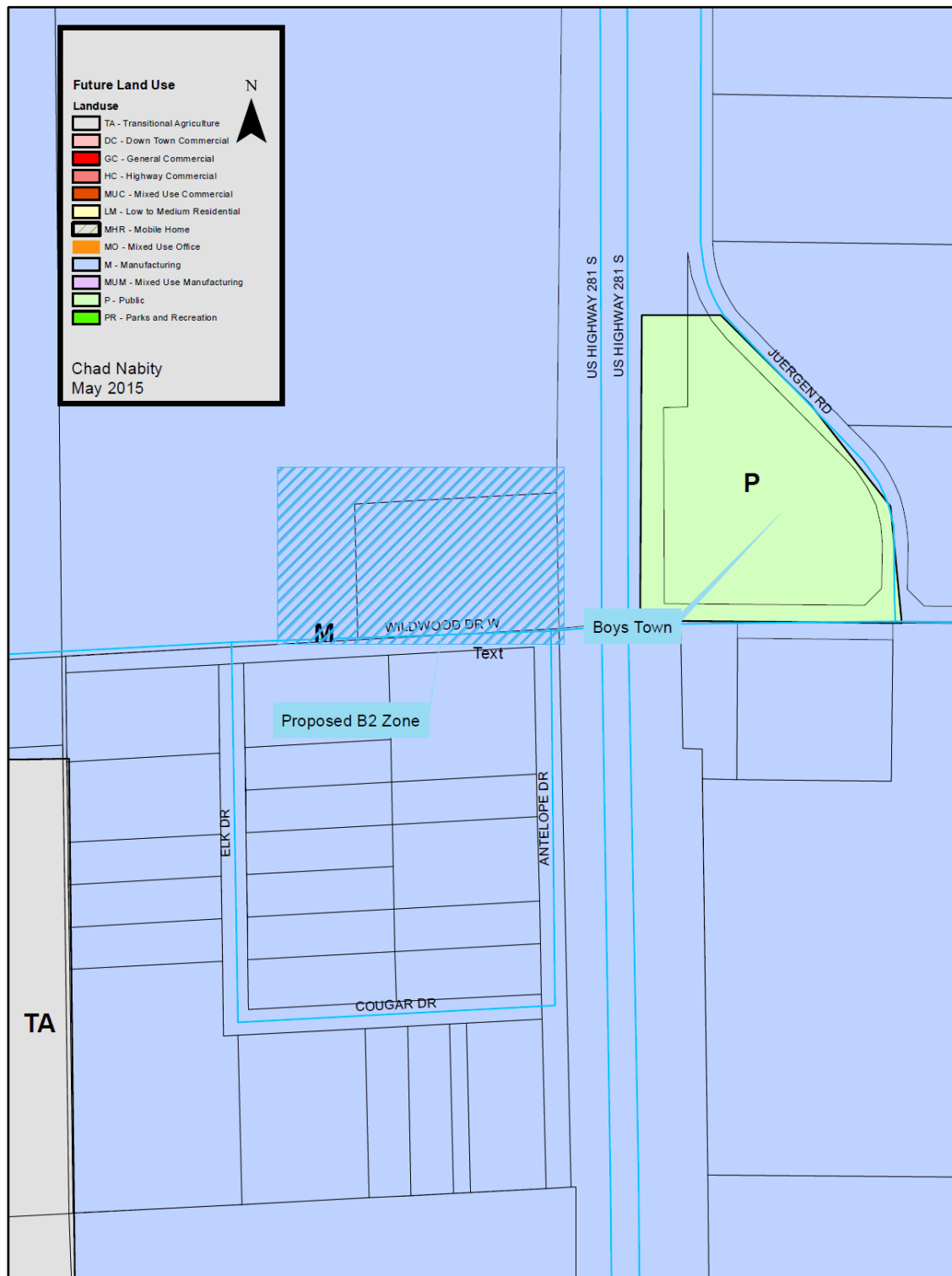
Adjacent Properties Analysis

Current zoning designations: **North and West:** TA-Transitional Ag Zone
South 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

Comprehensive Plan Designation: **North:** Manufacturing
South: Manufacturing
East: Manufacturing
West: Manufacturing

Existing land uses: **North and West:** Farm ground
East: 281 and Boys Town
South: Commercial Businesses



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.

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