



City of Grand Island

Tuesday, March 23, 2010

Council Session

Item E4

**Public Hearing on Zoning Change for Land Located East of Stuhr
Road between Seedling Mile Road and Swift Road from M1 –
Light Manufacturing to M2 – Heavy Manufacturing**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 23, 2010

Subject: Rezone Request for 435 Stuhr Road., from M1- Light Manufacturing to M2 – Heavy Manufacturing. (C-11-2010GI)

Item #'s: E-4 & F-2

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

Background

Concerning rezone of 435 Stuhr Road., approximately 80 acres of land east of the Stuhr Road between Swift Road and Seedling Mile Road, from M1 - Light Manufacturing to M2 - Heavy Manufacturing JBS Swift has purchased this property and plans to expand their current operation in the area to this property beginning with the construction of a 2500 spot employee parking lot.

Discussion

At the regular meeting of the Regional Planning Commission, held March 3, 2010 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this request to rezone approximately 80 acres of land east of the Stuhr Road between Swift Road and Seedling Mile Road from M1 Light Manufacturing to M2 Heavy Manufacturing. JBS Swift has purchased this property and plans to expand their current operation in the area to this property beginning with the construction of a 2500 spot employee parking lot.

Ron Miller, 704 S Cherry, Grand Island, NE, spoke against the rezoning request. Miller stated he lives southwest of the Swift plant. He urged the Commission to not allow JBS to expand in any way until it gets rid of its odor issues that have plagued the city for 25 years. Miller stated it's an "ungodly gagging smell that makes you sick". The odor comes through closed doors and windows in the wintertime and requires constant running of air-conditioner in the summer because it's too smelly to open the windows or spend any time

outside. Miller stated by JBS relocating their parking lot would allow JBS to expand the plant into the old parking lot.

Amick asked about the future plans were for the historical house located on the property and hoped JBS would preserve the old house and work with the Historical Society to move the house versus tearing it down.

O'Neill commented that Swift was a terrible neighbor, he commented they routinely spill waste from the plant on the road and continues to lie about what it has done, and finds it's easier and cheaper to pay fines for sloppy operations rather than doing things right.

O'Neill asked City Council liaison to let the rest of the Council know of his dissatisfaction of the way JBS has handled things. O'Neill also stated that he would be voting in favor of the request to rezone because it is consistent with the Comprehensive Plan and an appropriate use of the property even if there are other issues with the plant.

O'Neill closed the Public Hearing.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

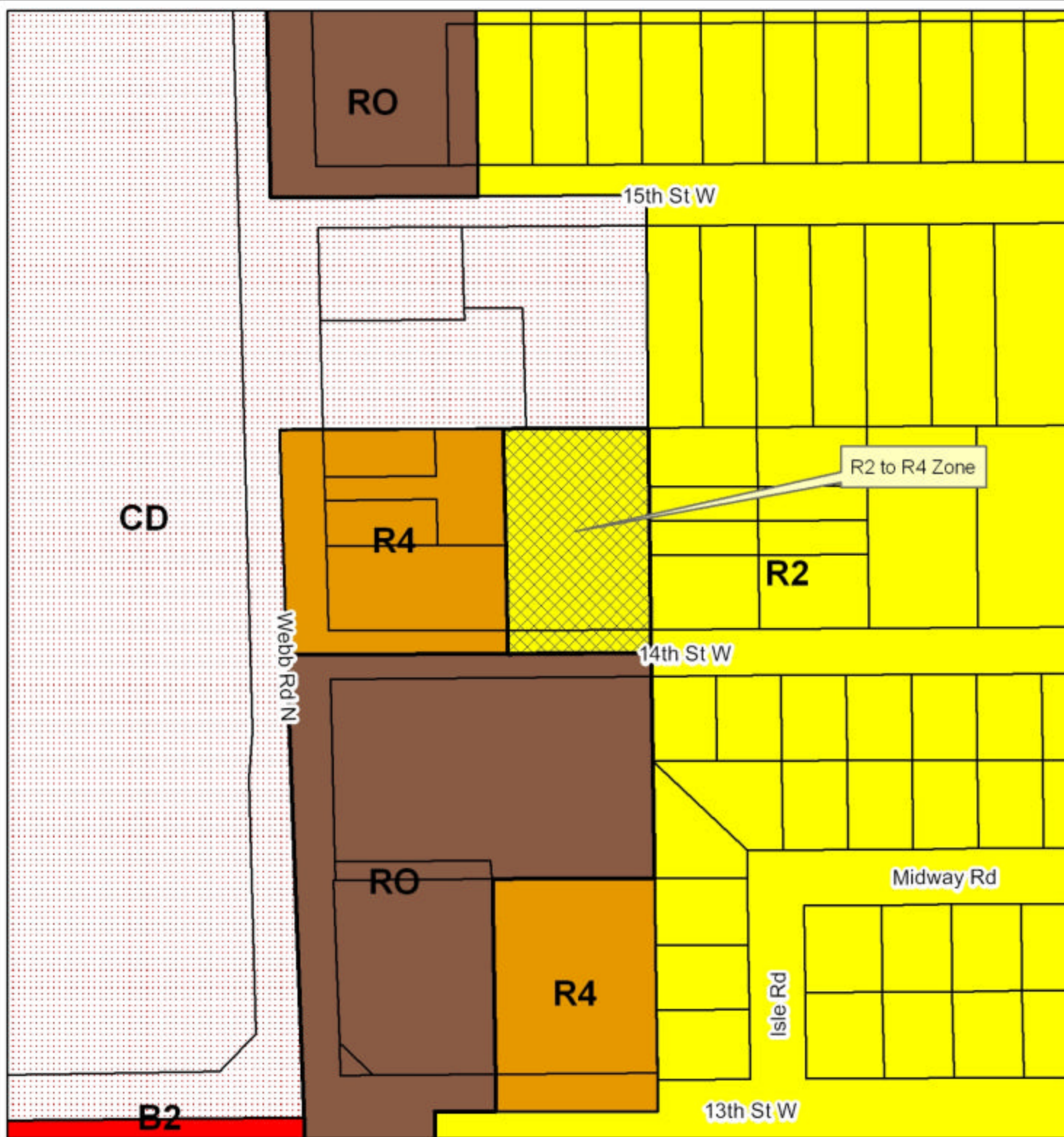
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

A motion was made by Ruge, seconded by Haskins to approve the rezone request of 435 Stuhr Rd., from M1 - Light Manufacturing to M2 – Heavy Manufacturing, as presented. A roll call vote was taken and the motion passed with 7 members present voting in favor, (O'Neill, Ruge, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) and one member voting against (Amick).

Sample Motion

Approve the rezone request for 435 Stuhr Road.



Requested Zoning



Scale : NONE
C-19-2009GI



- From R2 : Low Density Residential Zone
- to R4 : High Density Residential Zone



THE OFFICIAL PLANNING DEPARTMENT OF THE
COUNTY, ISLAND COUNTY, BRISTOL, BRISTOL AND THE BRISTOL
PLANNING DEPARTMENT, BRISTOL

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 15, 2010

SUBJECT: *Zoning Change (C-11-2010GI)*

PROPOSAL: To rezone approximately 80 acres of land east of the Stuhr Road between Swift Road and Seedling Mile Road from M1 Light Manufacturing to M2 Heavy Manufacturing. JBS Swift has purchased this property and plans to expand their current operation in the area to this property beginning with the construction of a 2500 spot employee parking lot.

OVERVIEW:

Site Analysis

Current zoning designation:

M1– Light Manufacturing

Permitted and conditional uses:

M1 – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage
Designated for manufacturing and mixed use manufacturing

Comprehensive Plan Designation:

Existing land uses.

Sod Farm, Single Family House

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: B2- General Business

South, and West: M2- Heavy Manufacturing

East: M1-Light Manufacturing Estates and **R3** – Medium Density Residential Zone

Permitted and conditional uses:

M1 – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% **B2-** General Business General service, retail and wholesale commercial uses including outdoor sales and Billboards. Minimum Lot size of 3000 square feet with 100% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage. **R3** — Medium Density Residential, Residential uses at a density of 14 to

Comprehensive Plan Designation: 15 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses.
North: Designated for mixed use manufacturing.
East: Designated for low to medium density residential, and manufacturing
South: Designated for Manufacturing
West: Designated for Manufacturing

Existing land uses: **North:** Residential and Highway Commercial
South: Outfall Ditch and JBS Swift
East: Large Lot Residential and Farm Ground
West: Farm Ground and Trucking Company

EVALUATION:

Positive Implications:

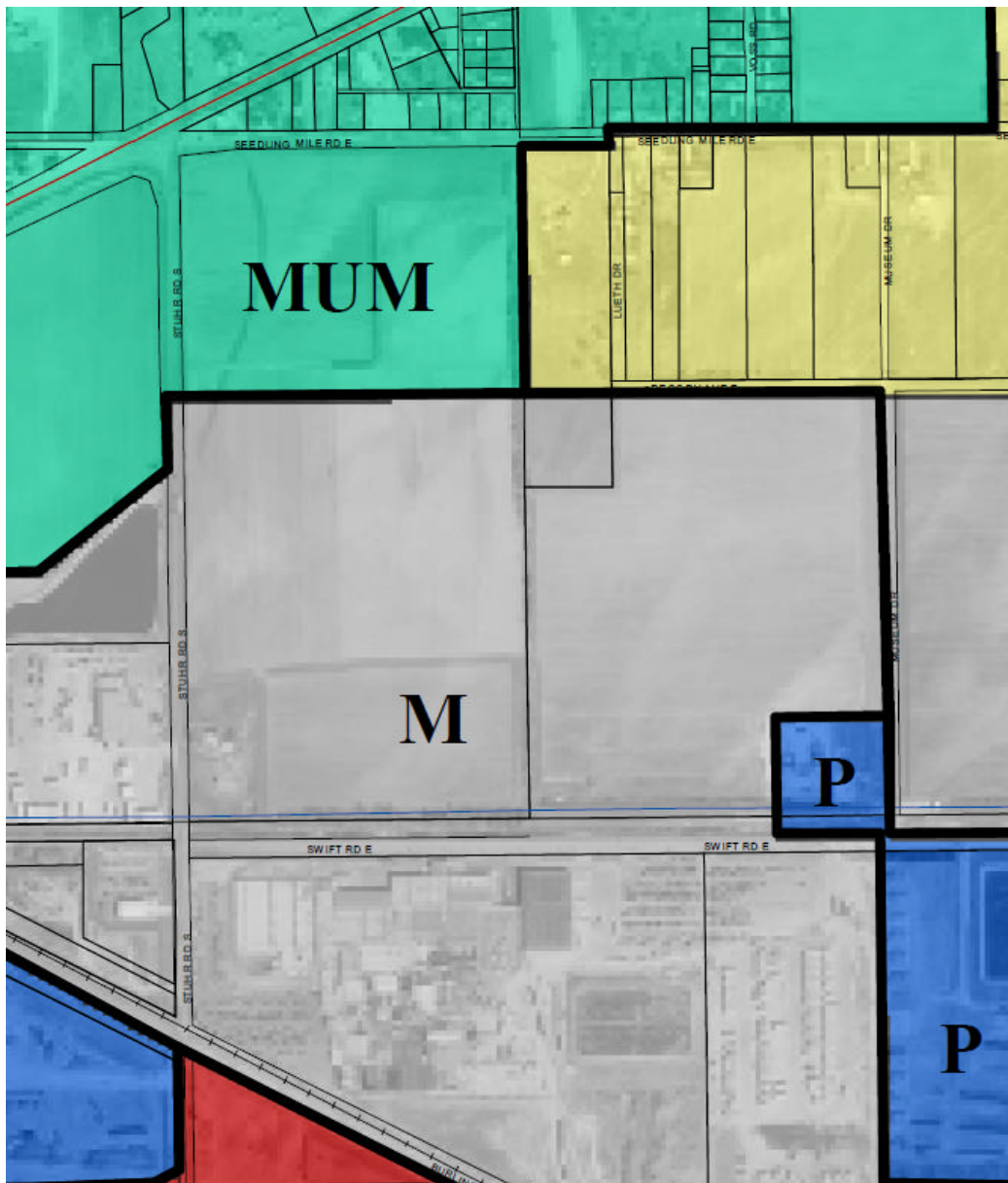
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Adjacent to existing manufacturing:* The existing uses in the area are already largely manufacturing.
- *Good access to transportation systems:* This site has good access to Stuhr Road and U.S. Highway 30

Negative Implications:

- *Increased Traffic:* Development of this property may change the traffic patterns on Stuhr Road. This is likely to happen with or without this rezoning however. The current M1 zoning would allow a number of uses that could impact the traffic patterns.

Other Considerations

The property is already intended for manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M1- Light Manufacturing to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director