



# City of Grand Island

Tuesday, September 27, 2011

Council Session

## Item E4

**Public Hearing on Request to Rezone Properties Located North  
and West of US Hwy 281 and South of Airport Road from AG-2 –  
Secondary Agricultural to B2 – General Business**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** September 27, 2011

**Subject:** Rezone Request for Property being Platted as Olson Subdivision an Addition to the City of Grand Island Located South of Airport Road and North and West of U.S. Highway 281 from AG2 Secondary Agricultural to B2 General Business (C-11-2011GI)

**Item #'s:** E-4 & F-1

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

## Background

Concerning rezone properties located south of Airport Road and north and west of U.S. Highway 281 from AG2 Secondary Agricultural to B2 General Business.

## Discussion

At the regular meeting of the Regional Planning Commission, held September 7, 2011 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity briefly explained this was a request to rezone properties located north and west of U.S. Highway 281 and south of Airport Road from AG2 Secondary Agriculture to B2 General Business. This would allow for Mr. Olson to provide Ag Services from this location consisting of seed sales and insurance. This would not be a high traffic business and no fertilizer would be at this location.

There was no further discussion.

O'Neill closed the Public Hearing.

The Planning Director's recommendation to the Planning Commission is also attached to this recommendation from the Planning Commission.

## **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 Snodgrass to approve the Rezone from AG2 Secondary Agriculture to B2 General Business Zone and was seconded by Ruge. The motion carried with 7 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins and Snodgrass) and no member abstaining.

## **Sample Motion**

Approve the rezone request for property proposed for platting as Olson Subdivision.

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 7, 2011

**SUBJECT:** *Zoning Change (C-11-2011GI)*

**PROPOSAL:** To rezone properties located north and west of U.S. Highway 281 and south of Airport Road from AG2 Secondary Agriculture to B2 General Business

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:* **AG2**– Secondary Agriculture

*Permitted and conditional uses:* **AG2** – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone.

*Comprehensive Plan Designation:* Mixed Use Commercial. This area is planned to transition between commercial areas adjacent to the adjoining highways and future residential development north of Airport Road.

*Existing land uses.* Row Crops and Cell Tower.

*Proposed Zoning Designation* **B2** – General Business – 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.

##### **Adjacent Properties Analysis**

*Current zoning designations:* **LLR**- Large Lot Residential and **AG2**– Secondary Agriculture.

*Permitted and conditional uses:* **AG2** – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone. **LLR** - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.

*Comprehensive Plan Designation:* **North:** Designated for Agricultural Uses.  
**East:** Designated for low to medium density residential and public use.  
**South and West:** Designated for low Mixed Use Commercial.

*Existing land uses:* **North:** Farm Ground  
**South:** U.S. Highway 281, Farm Ground  
**East:** U.S. Highway 281  
**West:** Farm Ground

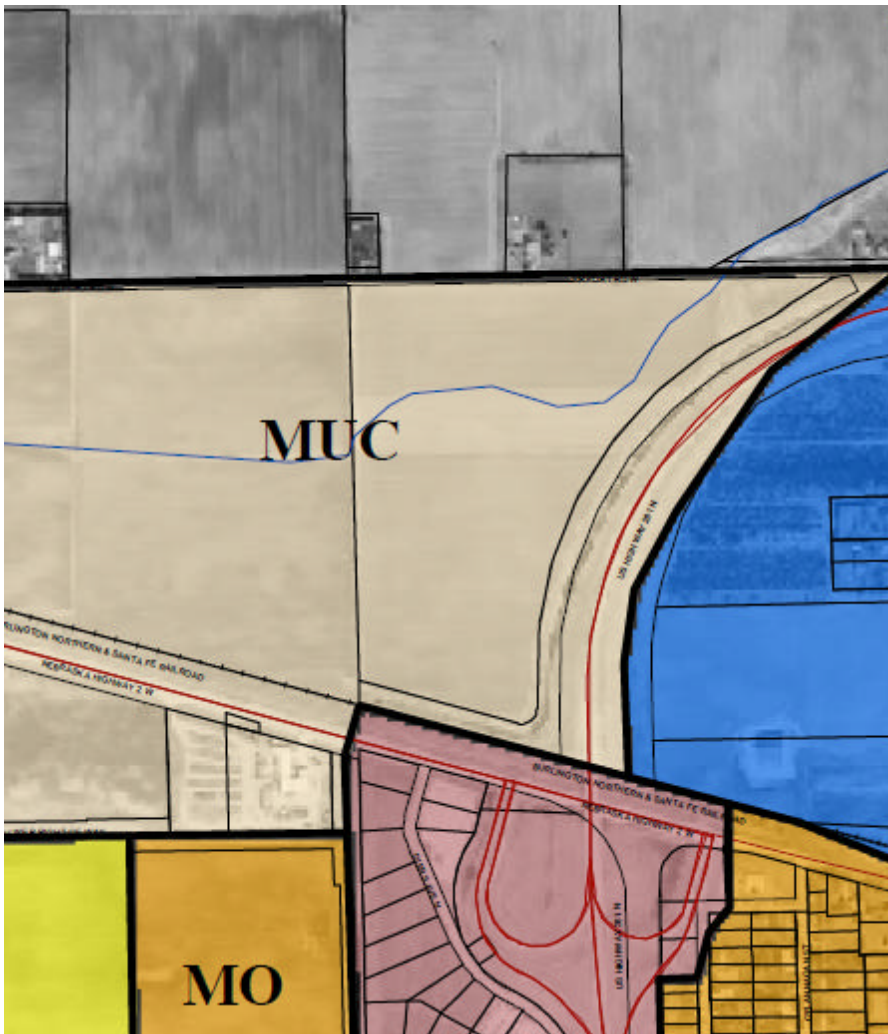
**EVALUATION:**

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use commercial uses.
- *Reasonable access to transportation systems:* The intersection of Airport Road and U.S. Highway 281 is not well designed for a business that would create congestion at the intersection but for a variety of lower impact businesses this site would provide a highly visible location with quick access to U.S. Highway 281 and Nebraska State Highway 2.

**Negative Implications:**

- *No negative implications foreseen.*

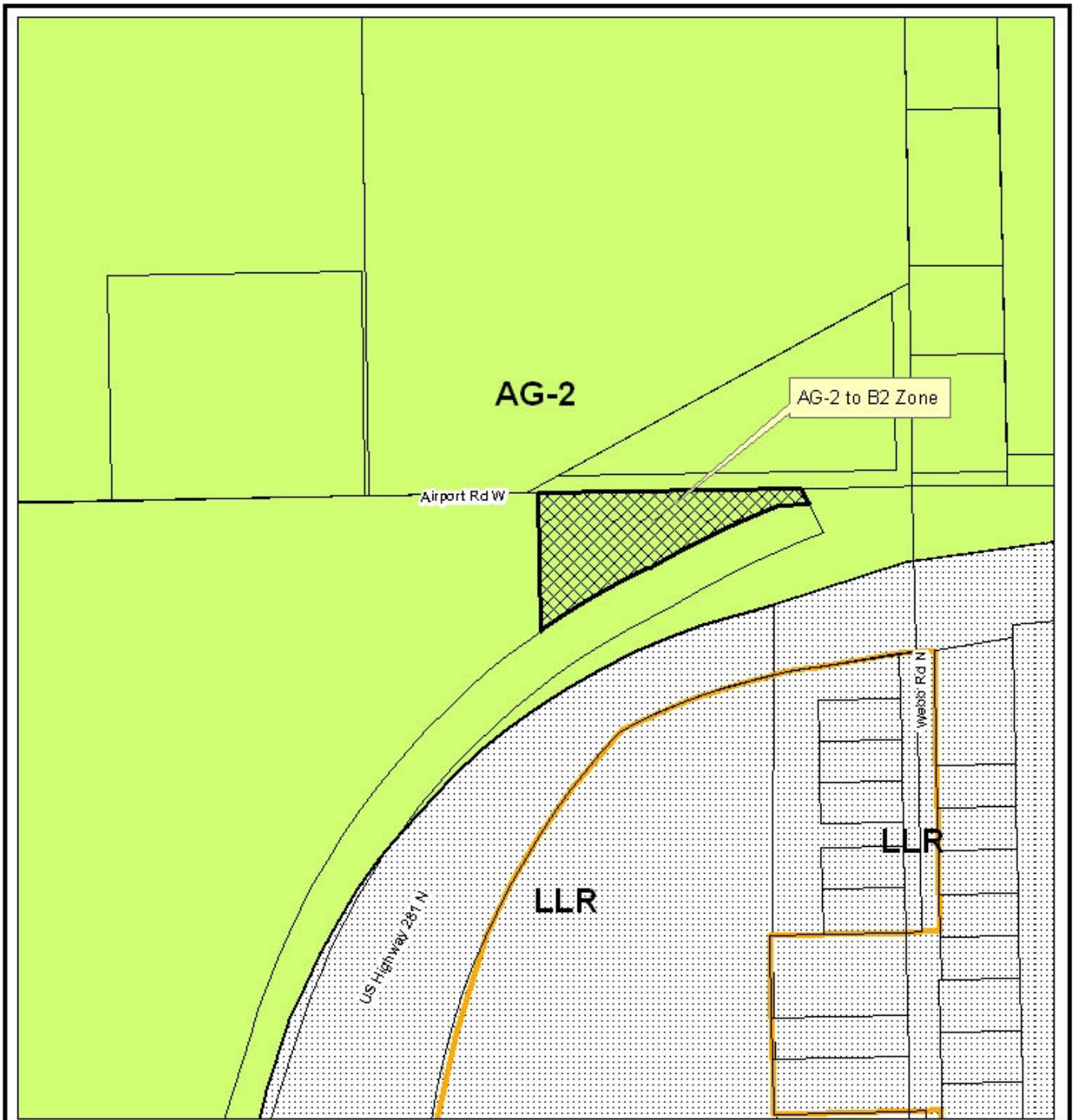


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from AG2 Secondary Agriculture to B2 General Business as requested and shown on the attached map.

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



# Requested Zoning




Scale : NONE

C-11-2011 GI



 From AG-2 : Secondary Agricultural Zone

 to B2 : General Business Zone

