



City of Grand Island

Tuesday, November 26, 2002

Joint Mtg/Council Session

Item E2

Public Hearing on Changes to the Grand Island Zoning Map for Property located in the NW 1/4 of Section 13-11-10

Joel Shafer, as the owner is requesting a change of zoning for property located in the NW 1/4 of Section 13, Township 11, Range 10, in the City of Grand Island. This application proposes to change the zoning from TA Transitional Agricultural to RO Residential Office and RD Residential Development. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held November 6, 2002 voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. It is appropriate to solicit public comment. The action item is contained under Ordinances.

Staff Contact: Chad Nability

Agenda Items #8 - 11

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 25, 2002

SUBJECT: *Zoning Change (C-23-2002GI)*

PROPOSAL: To rezone 16 acres in the NW ¼ of 13-10-10 in Grand Island from TA- Transitional Agriculture to RO-Residential Office and RD-Residential Development Zone. This property is located at the west of 281 and the Moore's Creek Drainage project on the south side 13th Street the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

TA- Light Manufacturing

Permitted and conditional uses:

TA – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Medium Residential to Office

Existing land uses.

Agriculture

Adjacent Properties Analysis

Current zoning designations:

North: RO-Residential Office

East: B2- General Business

South and West: - TA Transitional Agriculture

Permitted and conditional uses:

RO- High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. TA – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. B2- General commercial uses, office uses, residential uses at maximum density of 42 units per acre.

Comprehensive Plan Designation:

North, and West: Designated for future Medium Density Residential to Office Development

East: Designated for Public/Semi-Public and Commercial Development

South: Designated for Medium Density Residential to Office Development

Existing land uses:

North: Agriculture and Child Care

West: Agriculture

South: Agriculture

East: Vacant property and Big Box Commercial

EVALUATION:

Positive Implications:

- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to sell this property for development into office uses. Given the size of the property it has limited potential for residential development.
- *Existing RO immediately to the North:* This change would be an extension of the existing RO from the North.
- *Consistent with the comprehensive plan:* This change is consistent with the existing comprehensive plan and future land use map for Grand Island.
- *May spur development west of the Moore's Creek Drainage:* Eventually this area will develop. The City of Grand Island has had infrastructure to support this development in place for several years. Infill development between Hwy. 281 and North Road would be beneficial for the community.

Negative Implications:

- *Increased in Traffic along 13th Street.* This development will increase traffic along 13th street.
- *Increased enrollment in schools:* This development may result in increased enrollment in schools in the area. Currently the Grand Island Public School system districts sends kids west of North Road to Shoemaker School for elementary and Westridge for middle school.

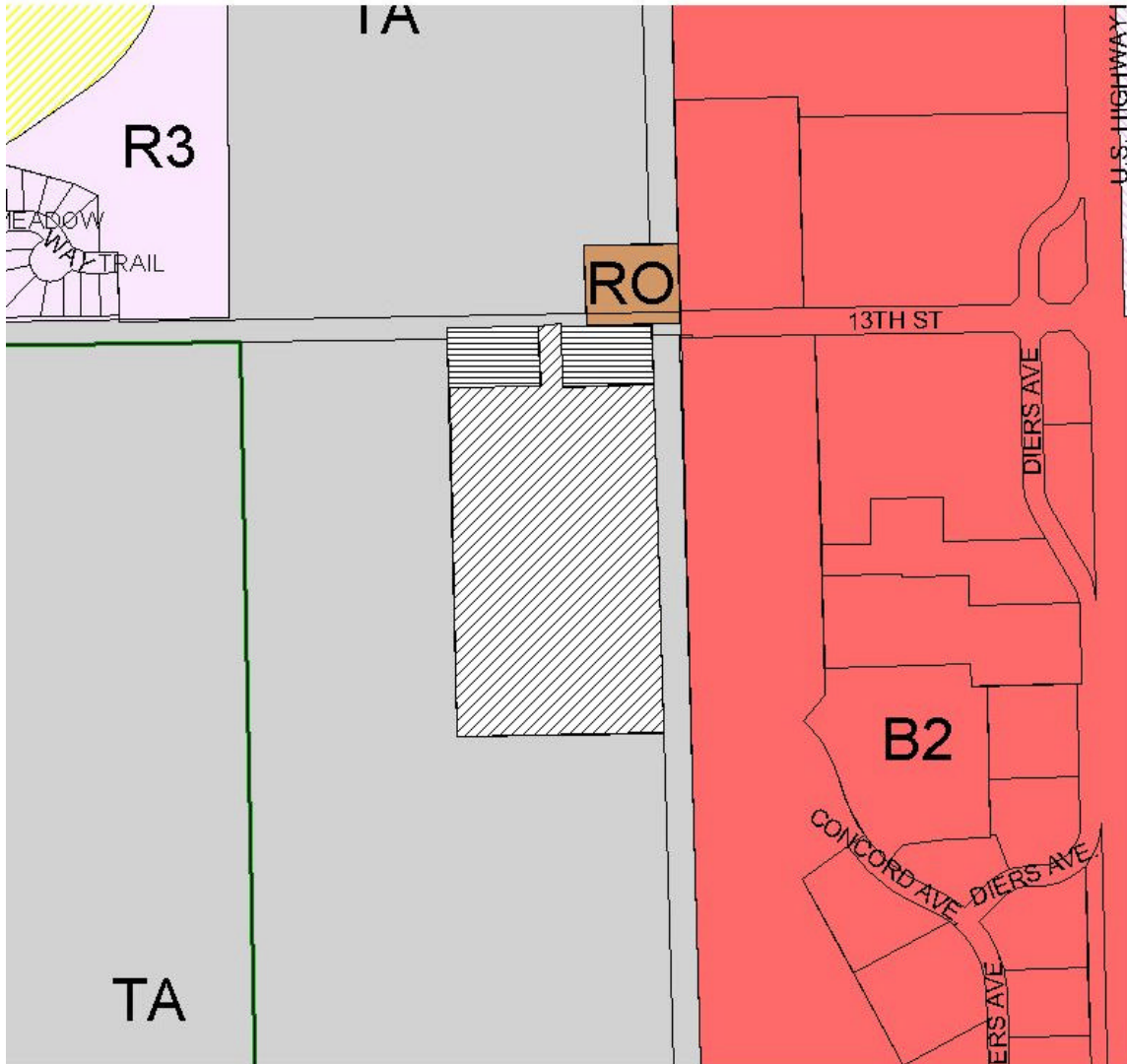
Other Considerations:

This property has been rezoned to an RD zone on two previous occasions. An RD zone is good for up to 18 months from the time of rezoning if the site does not develop. If a building permit is issued and the site is developed the RD zone is good indefinitely. In 1994 an RD zone with apartments was planned for this site. In 1996 an RD zone with apartments in the back and commercial development (CD zone) was approved. In both cases the property reverted to TA zone when no construction or development occurred on the property.


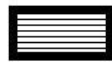

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from TA-Transitional Agriculture to RO-Residential Office and RD-Residential Development Zone.

_____ Chad Nabity AICP, Planning Director

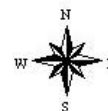


Requested Zoning

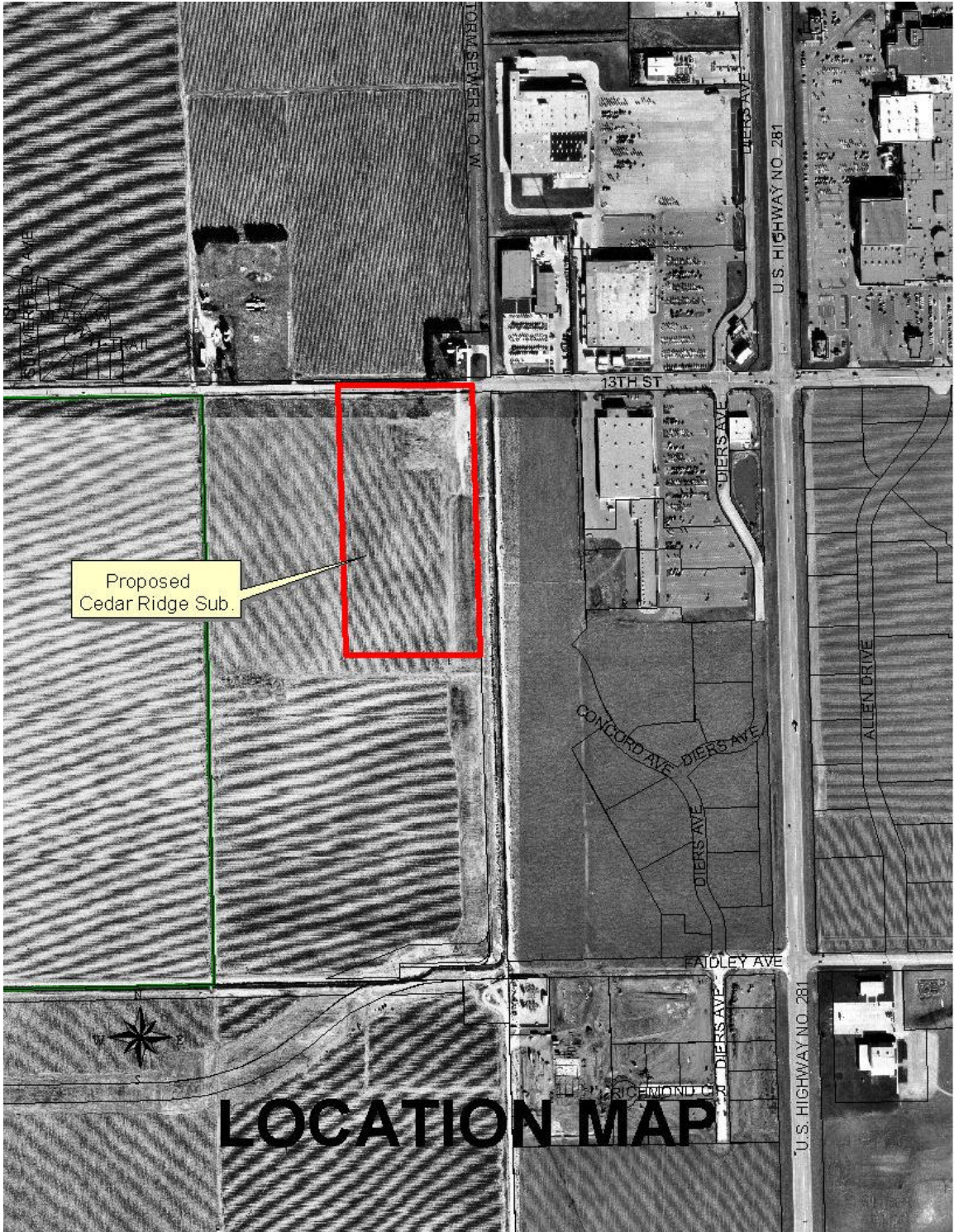
-  From TA: Transitional Agriculture Zone
-  To RO: Residential Office Zone
-  And RD: Residential Development Zone

Scale: 1" = 400'

C-23-2002G1



Regional Planning Commission
 100 East 1st St
 Grand Island, NE 68801
 308-385-5444 Ext 210



Proposed Cedar Ridge Sub.

LOCATION MAP