



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item G1

Rezoning of Ewoldt Addition

This application proposes to amend the Grand Island zoning map for property proposed for platting as Ewoldt Addition. This application will change the zoning from AG Agricultural to CD Commercial Development.

Staff Contact: Chad Nabity

Agenda Items # 6, 7 and 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 21, 2005

SUBJECT: *Zoning Change (C-03-2006GI)*

PROPOSAL: To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial Development Zone. The CD Zone application also includes both the Preliminary and Final Plats for the Ewoldt Subdivision an Addition to the City of Grand Island. The preliminary plat identifies 20 lots and the initial final plat is for 7 lots.

OVERVIEW:

Site Analysis

Current zoning designation:

TA Transitional Agriculture

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

Commercial

Existing land uses.

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North: B2- General Business

East: B1-Light Business

West TA- Transitional Agriculture

and South: B2-General Business and RD Residential Development Zone

Permitted and conditional uses:

RD Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. **B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **B1** Commercial and retail uses except those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

North: Commercial

East: Commercial

West: Low to Medium Density Residential

South: General Commercial Low to Medium Density Residential

Existing land uses:

North: Gas'N Shop, Strip Commercial, Vacant Property, Apartments

East: Stuhr Museum

West: Gravel Pit

South: Single Family Residential (Ponderosa Estates), Vacant Property

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Adjacent street is classified as an arterial:* Husker Highway is an arterial street. It is expected that this street will carry significant traffic.
- *Development Accommodates Expressway Designation by NDOR:* The Nebraska Department of Roads has classified U.S. Highway 281 as an expressway. As part of that designation they limit the development of access to U.S. Highway 281 to one every ½ mile. This proposed plan shows one access onto U.S. Highway 281 at the approve location.
- *Development of this property will require a stop light at the intersection of U.S. Highway 281 and Rae Road:* The entrance into Ponderosa Estates is currently a stop sign protected intersection with U.S. Highway 281. As part of this project the developers of Ewoldt Subdivision will be installing traffic signals at the intersection of U.S. Highway 281 and Rae Road and at the intersection of Husker Highway and James Road.
- *Additional Development in another commercial node:* The development of this property will increase the development in the commercial node centered on U.S. Highway 281 and Husker Highway. As commercial development fills in existing areas such as along U.S. Highway 281 north it is important that the City continue to offer places for business location and expansion.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *Increased Traffic on Husker Highway:* This development will lead to increased traffic on Husker Highway with some of that traffic driving past Heartland Lutheran High School.

Other

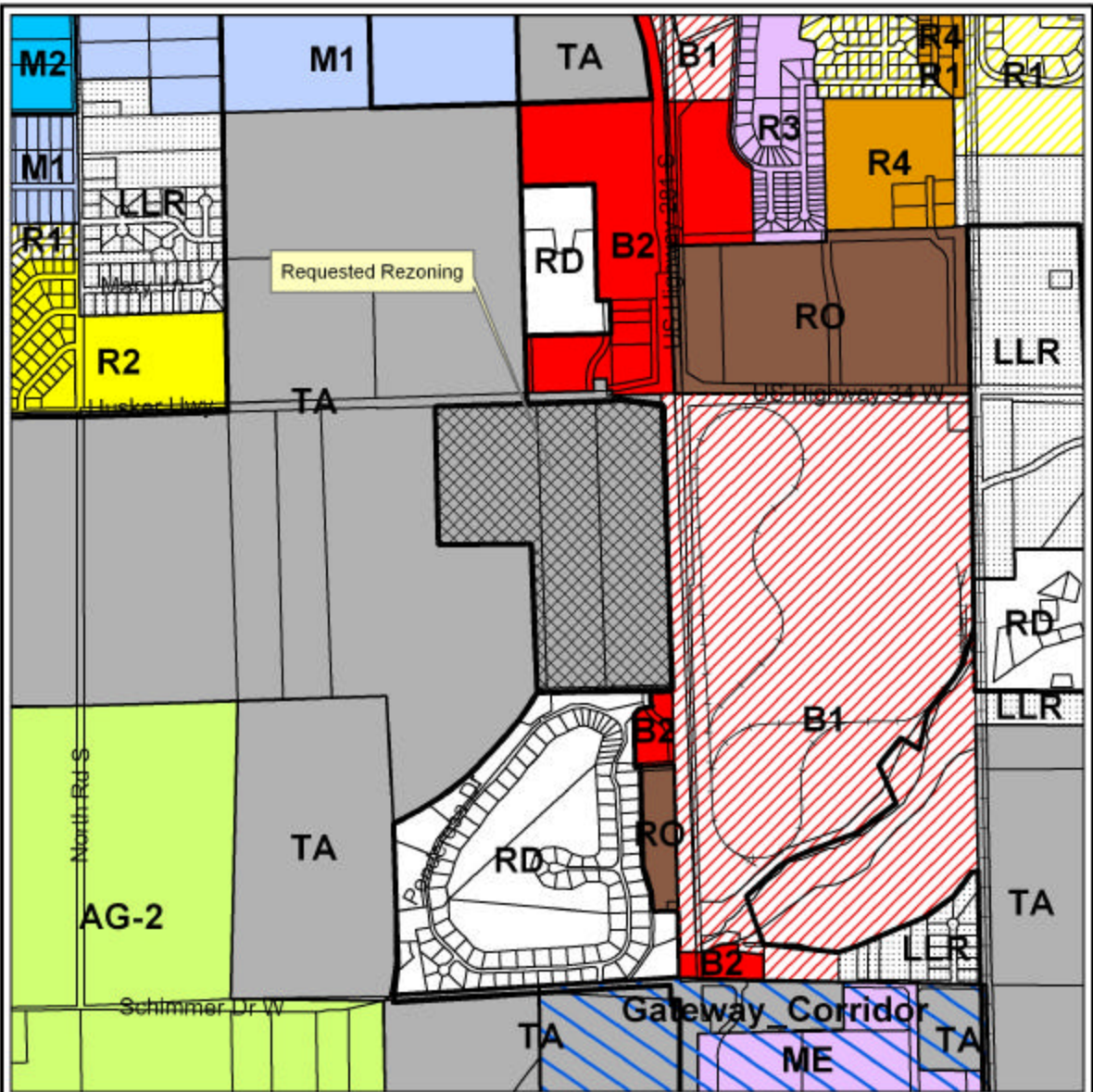
This development is being proposed as a Commercial Development Zone. The CD zone gives the developers more flexibility in the creation of lots and more control over the set back of buildings. In exchange for the additional flexibility they are required to provide substantially more information about the style and type of buildings to be constructed, the landscaping, and other amenities to be provided on the site.

The final plat does not include the site development as shown on the preliminary plat for the property west of James Road. It is anticipated that the developers will resubmit this for final approval of the lots on this property after site development has been worked out with businesses proposing to locate in this area. Easements and lot line can be placed on the new plat to accommodate the proposed development. It is not anticipated that significant changes will be needed to accommodate development on the lots to the north and east of James Road.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **TA** Transitional Agriculture to **CD** Commercial Development Zone along with the Preliminary and Final Plats for Ewoldt Subdivision as proposed.

_____ Chad Naby AICP, Planning Director



Requested Zoning

Scale : NONE
C-3-2006GI



-  From TA: Transitional Agricultural Zone
-  To CD: Commercial Development Zone



January 19, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located South of Husker Highway and West of Highway 281. (C-03-2006G1)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted an amendment to the Grand Island Zoning Map from TA Transitional Agricultural to CD Commercial Development for a tract of land located in the NE 1/4 Section 36, Township 11, Range 10. This property is located at the Southwest corner of Husker Highway and Highway 281, as show on the enclosed map.

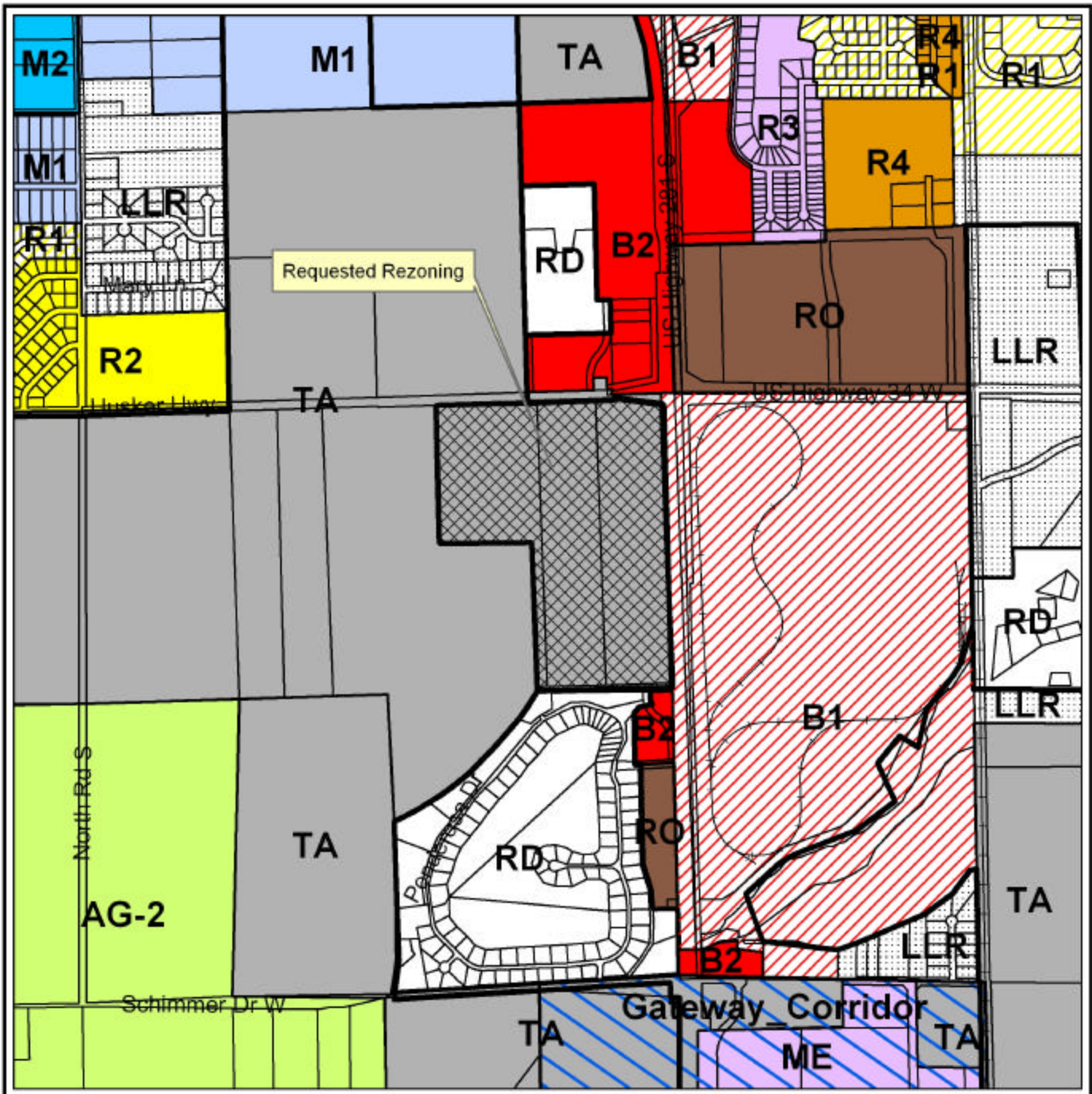
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nability, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Requested Zoning

Scale : NONE
C-3-2006GI

-  From TA: Transitional Agricultural Zone
-  To CD: Commercial Development Zone

