



Hall County Regional Planning Commission

Wednesday, May 10, 2006
Regular Meeting

Item F1

Public Hearing Concerning Changes to Chapter 36 of the Grand Island City Code

*This application proposes to amend Chapter 36 of the Grand Island city code relative to TA-
Transitional Agriculture Zone in reference to landscaping contractor business with onsite
retail. (See full Directors Recommendation)*

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 2, 2006

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-60(C) TA-Transitional Agriculture Zone Permitted Accessory Uses; to allow landscaping contracting businesses and associated retail sales on site when certain conditions as outlined are met. (C-14-2006GI)

PROPOSAL:

The changes proposed here were requested by Jason Harb of Harb's Landscaping of Grand Island, Nebraska. All areas with changes are highlighted. Additions are *italicized and underlined* and deletions are in ~~strike out~~.

§36-60. (TA) Transitional Agriculture Zone

Intent: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

(C) Permitted Accessory Uses:

- (1) Guest building
- (2) Customary home occupations
- (3) Buildings, corrals, stables or pens in conjunction with the permitted uses
- (4) Buildings for the display and sale of products grown or raised on the premises, provided, the floor area does not exceed 500 square feet
- (5) Offices incidental to and necessary for a permitted use
- (6) Other buildings and uses accessory to the permitted principal uses
- (7) Landscaping Contractor Business with limited retail sales when the following conditions are met
 - (a) The business accessory to a farm, and located on a farm size parcel (20 acres or more), and
 - (b) A greenhouse and/or tree farm operation is located on the site, and
 - (c) Total retail floor area within a building on the site does not exceed 1000 square feet, and
 - (d) Total outdoor retail storage area for items not grown on site does not exceed 20,000 square feet, and
 - (e) Signage for the business shall be regulated by the Grand Island sign code for signs in a residential district.

OVERVIEW:

The TA zone is specifically designed to provide a buffer between the urban and rural uses. Because of that function this zone takes on some of the aspects of both the urban and rural zoning districts. In general, this usually means that more restrictions are placed on the property limiting its use for agriculture while preventing development of the property for urban uses.

A landscaping contractors business including limited on site retail, under the conditions proposed, would permit an additional economically viable use for property in the TA zone. This use under these conditions will also preserve a parcel that is large enough to allow for the future redevelopment of the site at some point in the future.

It would appear that these proposed changes fall within the intent of the TA zone as it is defined in the Grand Island Zoning Ordinance.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

_____ Chad Nabity AICP, Planning Director