



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item F1

C-16-2006GI Zoning Change

Concerning a change of zoning for land proposed for platting as land located in the SW 1/4 SW 1/4 14-11-09 from LLR Large Lot Residential to M2 Heavy Manufacturing. This property is located north of Bismark Road and East of Stuhr Road.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 23, 2006

SUBJECT: *Zoning Change (C-16-2006GI)*

PROPOSAL: To rezone approximately 35.49 acres of land east of Stuhr Road and north of Bismark Road, from LLR- Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this rezoning is to allow for the storage of trailers and semi-tractors by Grand Island Express, Inc. of Grand Island Nebraska.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

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

Comprehensive Plan Designation:

Designated for future development as a combination of medium density residential to office use, commercial and manufacturing with the largest portion being manufacturing.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North: M2-Heavy Manufacturing A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

South, and East: TA-Transitional Agriculture.

West: R2-Low Density Residential Zone and RD-Residential Development Zone, LLR-Large Lot Residential

Permitted and conditional uses:

M2 A wide variety of warehousing, storage, manufacturing and industrial uses and no residential 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. **LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **R2 -** Residential uses up to a density of 7 units per acre. **RD-** residential and accessory uses as permitted by the approved development plan

Comprehensive Plan Designation:

North and East: Designated for manufacturing.

South: Designated for medium density residential to office

West: Designated for commercial development.

Existing land uses:

North: Rail lines, and Swift Meat Packing

South: Single family homes on large lots and lakes

East: Vacant property

West: Single family homes and farm ground

EVALUATION:

Positive Implications:

- *Largely 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 and can be extended to serve the rezoning area.
- *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.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Grand Island Express. It is near their current location and has good access to both U.S. Highways 34 and 30.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

Negative Implications:

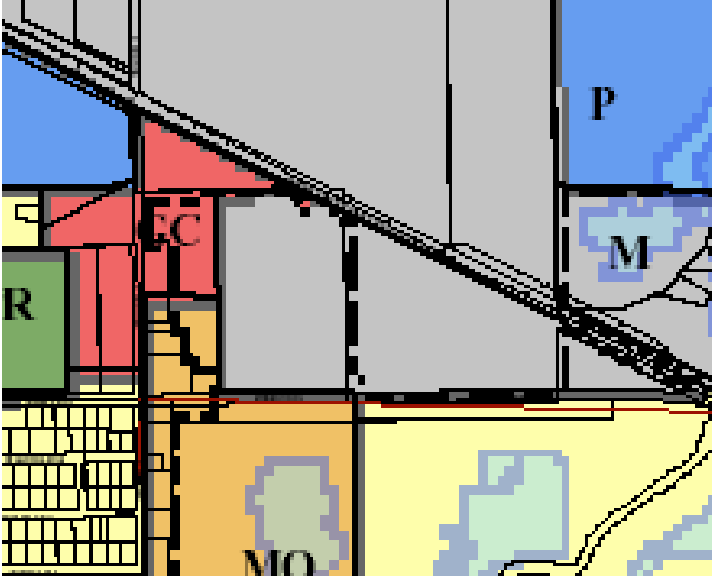
- *Changes the Neighborhood:* There will be trucks parked on this piece of property instead of farm ground.

Other Considerations

There are three houses adjacent to this property, along the west side. These houses will be between the manufacturing uses and Stuhr Road. The best use for this property is manufacturing because of its proximity to other manufacturing uses and the railroad tracks. This may, however, negatively impact the existing houses. The houses are not in an ideal location for the planned use of this property.

The comprehensive plan shows this property as designated for a combination of uses including medium density residential to office, commercial and manufacturing. The largest portion of the property is intended for manufacturing uses as shown below.

This change is not likely to increase the traffic volumes on Stuhr or Bismark. Stuhr Road is classified as an other arterial. Bismark Road is classified as a County Highway. It is expected that they will carry the kind of traffic generated by industrial uses.



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 LLR-Large Lot Residential M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

May 18, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located north of Bismark Road and East of Stuhr Road. (C-16-2006GI)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR Large Lot Residential to M2 Heavy Manufacturing for a tract of land located in the SW ¼ of the SW 1/4 Section 14, Township 11, Range 09. This property is located north of Bismark Road and East of Stuhr Road, as show on the enclosed map.

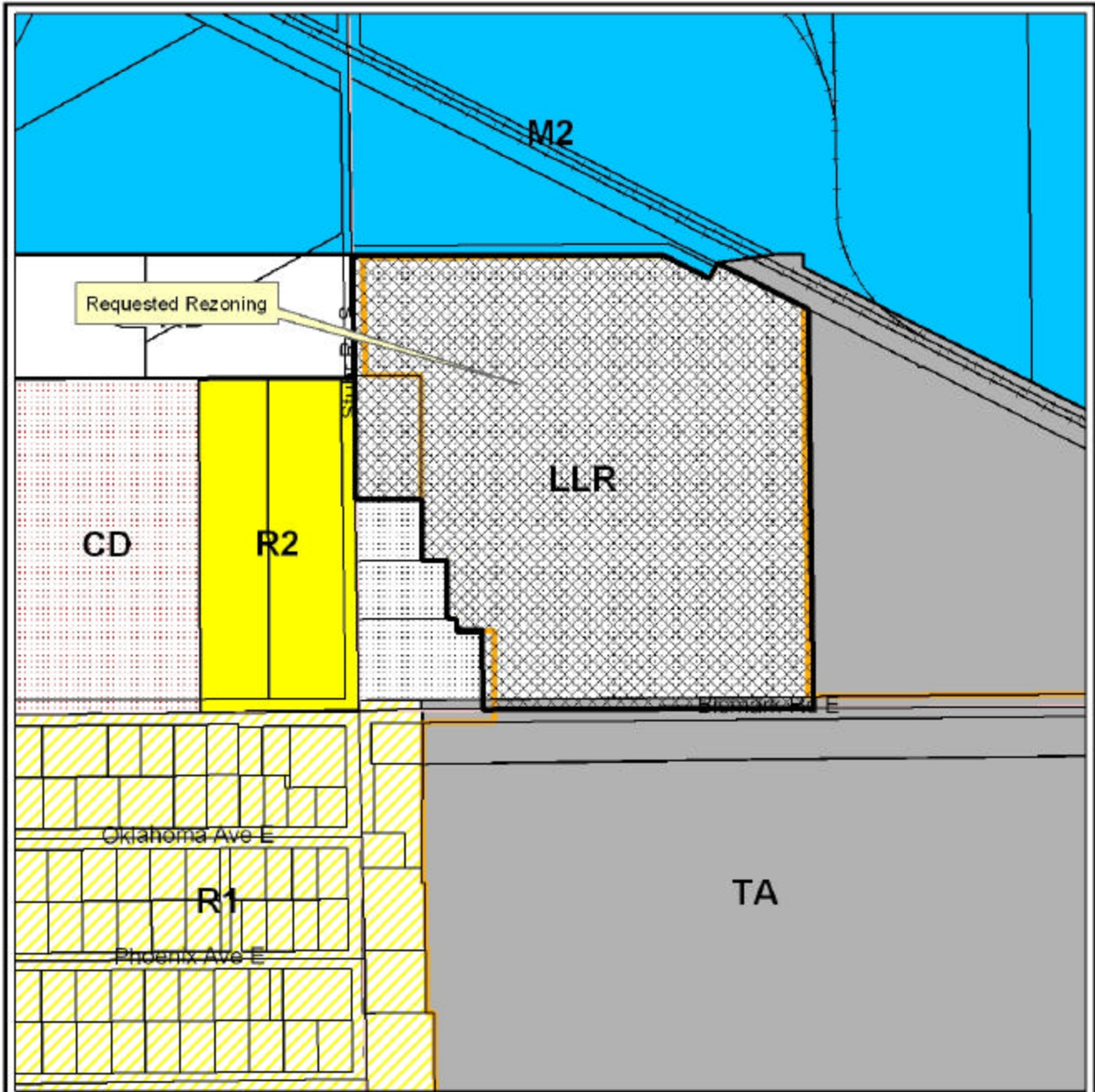
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Dave Huston, Huston-Higgins Attorneys

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



Requested Zoning

-  From LLR : Large Lot Residential Zone
-  To M 2 : Heavy Manufacturing Zone

Scale : NONE
C-16-2006GI

