



Hall County Regional Planning Commission

Wednesday, October 04, 2006
Regular Meeting

Item F1

Public Hearing - C-1-2007GI

Concerning a change of zoning for a tract of land proposed for platting as Francis Second Subdivision located in Lot 7, and the N1/2 of Lot 8, Bosselman Second Subdivision from RO Residential Office to RD Residential Development. This property is located east of Carleton Avenue and south of Curran Avenue. (C-1-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

SUBJECT: *Zoning Change (C-1-2007G1)*

PROPOSAL: To rezone 1 and 1/2 Lots in Bosselman's 2nd Subdivision between south of Curran Ave east of Carleton from RO Residential Office Zones to RD- Residential Development Zone, in the City of Grand Island. This is an addition to Francis Subdivision Approved in July of 2006.

OVERVIEW:

Site Analysis

Current zoning designation:

RO Residential Office

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.

Comprehensive Plan Designation:

Commercial and Medium Density Residential to Office

Existing land uses.

Vacant Property

Adjacent Properties Analysis

Current zoning designations:

North: RD Residential Development

East: B2 General Business

South: RO Residential Office

West: - RO Residential Office

Permitted and conditional uses:

B2-General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. **RD-**Residential Development Zone approved for duplex units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

Existing land uses:

North: Property being developed as Francis Sub.,

East: U.S. Highway 281, Commercial,

West: Multifamily Residential

South: Office Uses, Commercial

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Carleton and Curran Avenues:* Both streets meet the minimum standards for a commercial street.
- *Finishes the development in this area:* Including this 1 and ½ lots in the development will allow 4 additional buildings or 8 more units on the site. It will complete development of all of the property between Capital and Curran on the east side of Carleton.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None Foreseen*

Other

The developer is proposing to build 16 buildings with two dwelling units in each building on this site (32 units total). At the proposed density, this development would be 6.36 units per acre or 1 unit for every 6849 square feet. This is significantly less development than could be allowed in an RO or even the R4 or R3 districts. This development provides for public utilities within the development.

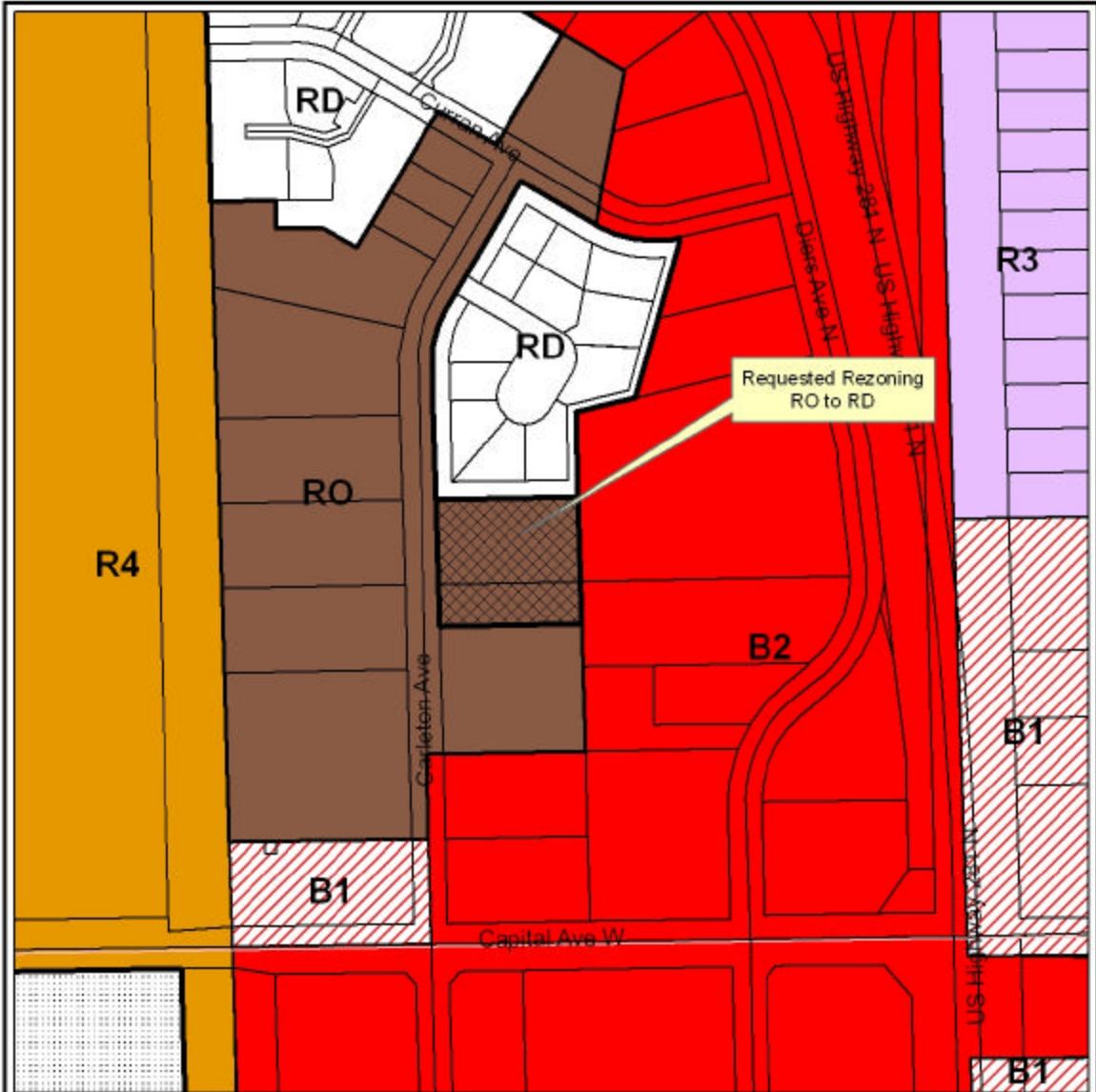
RECOMMENDATION:

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

_____ Chad Naby AICP, Planning Director



LOCATION MAP

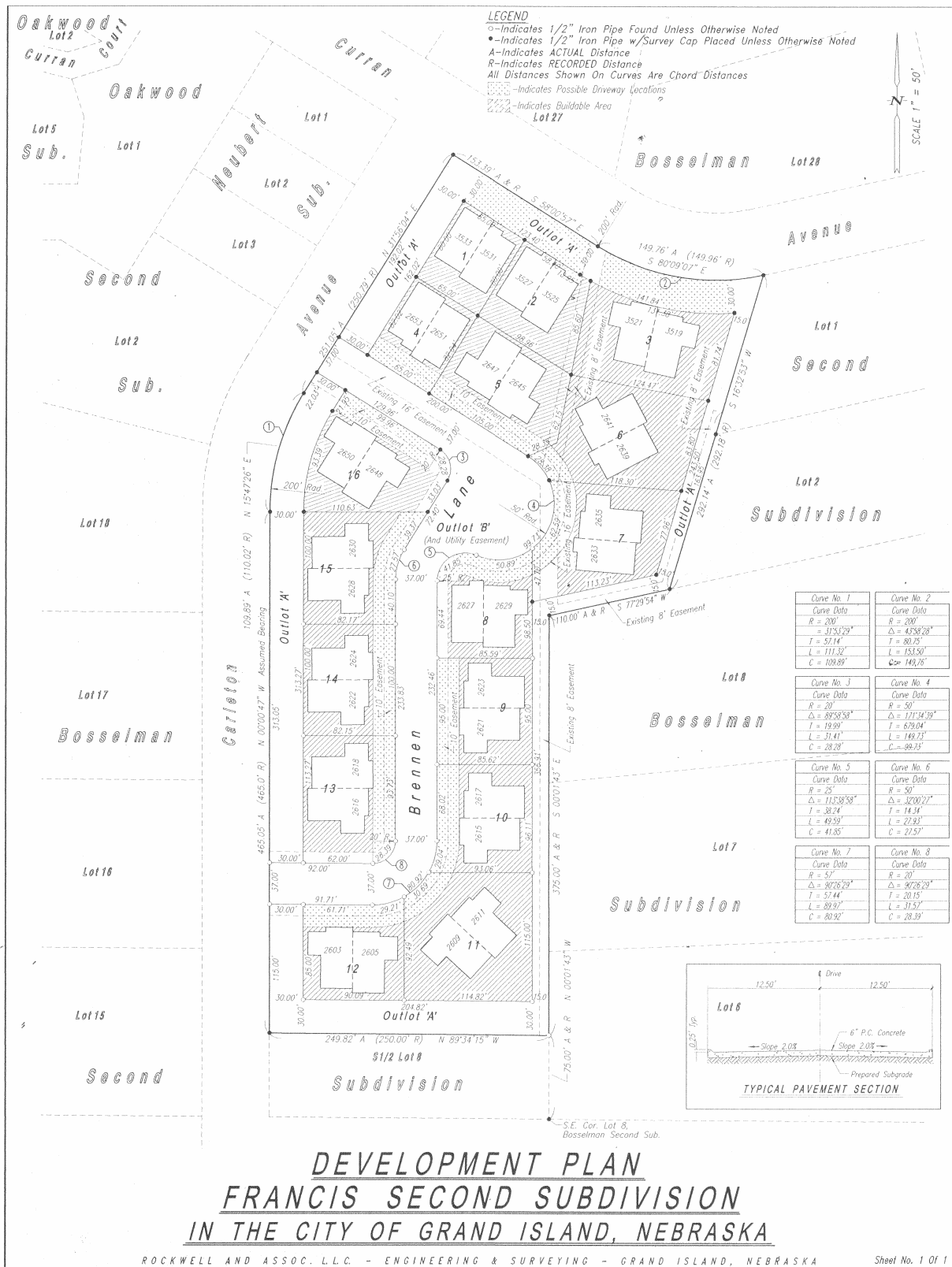


Requested Zoning

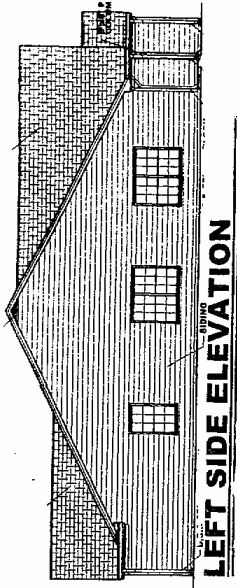
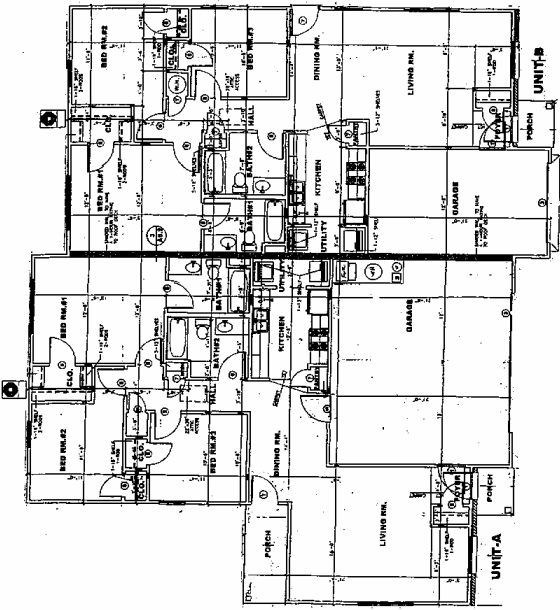
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C-1-2007GI

- From RO : Residential Office Zone
- To RD : Residential Development Zone

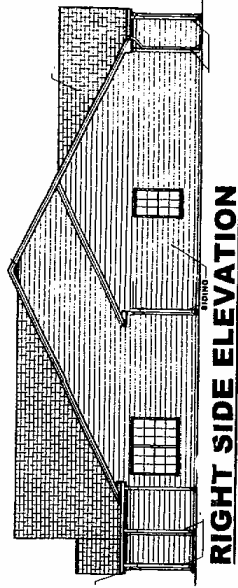




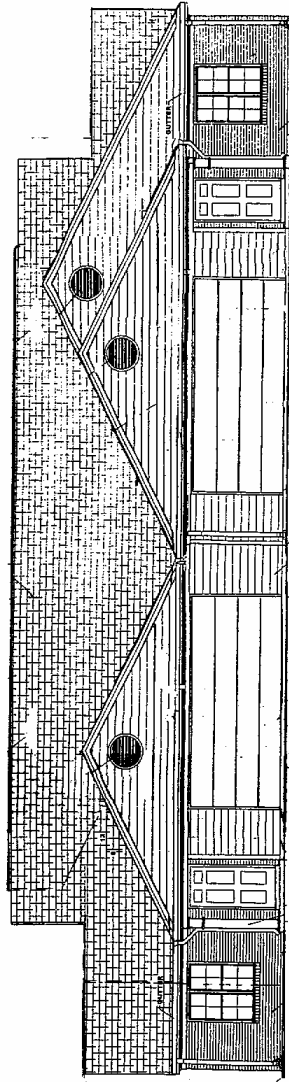
**DEVELOPMENT PLAN
FRANCIS SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA**



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

September , 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located East of Carleton Avenue and South of Curran Avenue (C-1-2007GI)

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 RO Residential Office to RD Residential Development for a tract of land comprising all of Lot 7 and the North Half of Lot 8, Bosselman Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located East of Carleton Avenue and South of Curran Avenue, as shown 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 October 4, 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
Rockwell & Associates

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

September 21, 2006
C-1-2006GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday October 4, 2006 concerning the following changes:

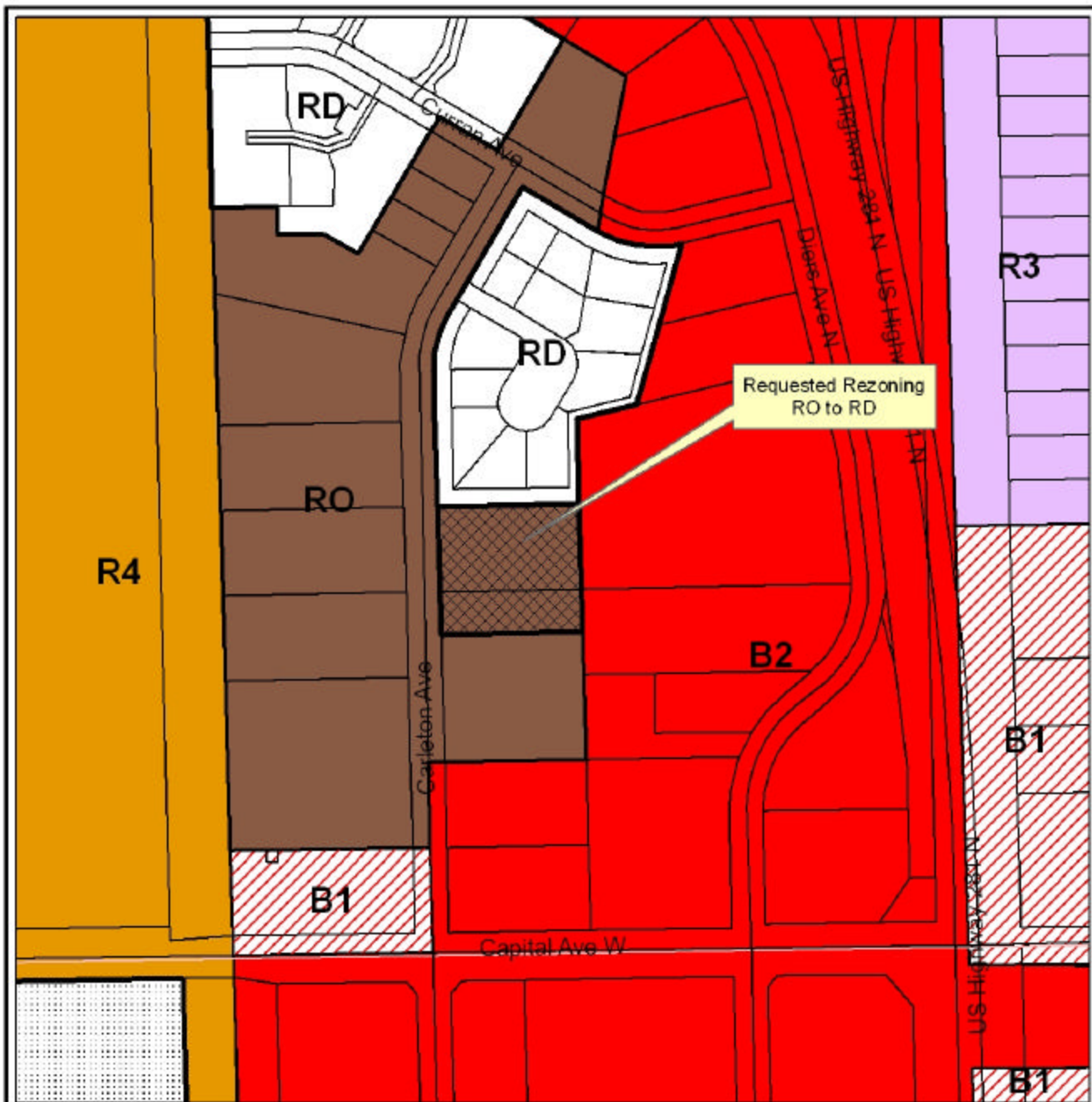
An amendment to the Grand Island Zoning Map from RO to RD, for a tract of land located in Lot 7 and the N1/2 of Lot 8, Bosselman Second Subdivision. This property is located east of Carleton Ave. and south of Curran Ave., as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP
Planning Director



Requested Zoning

Scale : NONE

C-1-2007GI



- From RO : Residential Office Zone
- To RD : Residential Development Zone

