



Hall County Regional Planning Commission

Wednesday, November 01, 2006

Regular Meeting

Item F1

Public Hearing C-3-2007GI

Concerning a change of zoning for a tract of land proposed for platting as Ponderosa Village Subdivision located in Part of Outlots B and C4, Ponderosa Lake Estates Subdivision from RD Residential Development to B2 General Business. This property is located west of Highway 281 and south of Rae Road. (C-2-2007GI) Hearings, Discussion, Action.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 23, 2006

SUBJECT: *Zoning Change (C-3-2007 GI)*

PROPOSAL: To rezone a tract of land consisting of part of Outlot "B" and Outlot "C" of Ponderosa Lake Estates Subdivision between south of Rae Road and east of U.S. Highway 281 from RD- Residential Development Zone to B2-General Business, in the City of Grand Island. This is an addition to Francis Subdivision approved in July of 2006.

OVERVIEW:

Site Analysis

Current zoning designation:

RD Residential Development Zone

Permitted and conditional uses:

RD- This property is designated a landscape buffer around the Ponderosa Estates Subdivision.

Comprehensive Plan Designation:

Low Density Residential bordered by Commercial Buffer between Ponderosa Estates Subdivision and adjoining property

Existing land uses.

Adjacent Properties Analysis

Current zoning designations:

North: CD Commercial Development District

East: B2 General Business

South: RD Residential Development District and **B2** General Business

West: - RD Residential Development District

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. **RD-**Residential Development Zone approved for single family and townhouse units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Low to Medium Density Residential

Existing land uses:

North: Property being developed as Ewoldt Subdivision (Ponderosa Point)

East: U.S. Highway 281, Stuhr Museum,

West: Residential

South: Vacant Property

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* The property on the east side of James Road as it is currently platted is designated commercial. This proposal would move James Road to the west creating more space between U.S. 281 and the frontage road.
- *Uses would be consistent with the level of service intended for James Road and Rae Road:* Both streets will be designed to meet the minimum standards for a commercial street.
- *Promotes greater separation between U.S. 281 and the frontage road (James Road):* These changes will allow the developers to put more separation between U.S. 281 and the frontage road. This should help avoid some of the issues that have been experienced along State Street and 13th Street west of U.S. 281 to the north.
- *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 reconfigure the intersection of James Road and Rae Road pushing it further from U.S. Highway 281. The lot configuration proposed here will allow for a standard intersection at James Road and Rae Road. This development is consistent with the Ewoldt Subdivision (Ponderosa Pointe Development) approved for the property north of Rae Road by Council last Spring.

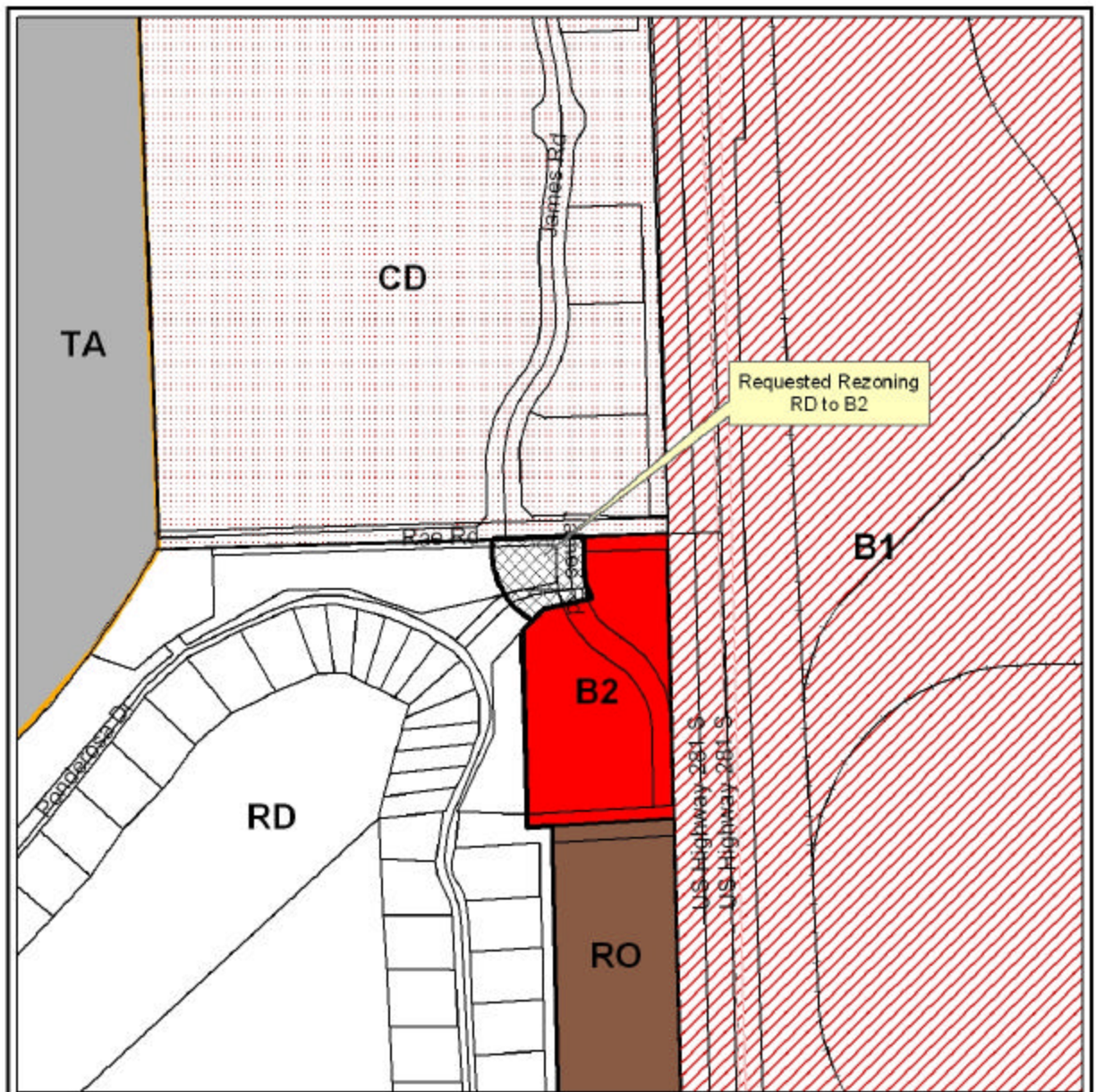
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD-Residential Development Zone to B2 General Business.

_____ Chad Nabity AICP, Planning Director



LOCATION MAP



Requested Zoning



Scale : NONE

C-3-2007GI



From RD : Residential Development Zone



To B2 : General Business Zone



CITY OF SAN ANTONIO, TEXAS
DEPARTMENT OF PLANNING AND DEVELOPMENT
300 N. N. STREET, SUITE 1000
SAN ANTONIO, TEXAS 78205

