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# Hall County Regional Planning Commission

Wednesday, December 13, 2006  
Regular Meeting

## Item F1

### Public Hearing - C-6-2007D

*Concerning a change of zoning for a tract of land proposed for platting as Lot 1 of Back Home Subdivision located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan from R3 Multiple Family Residential District to HC Highway Commercial District.*

Staff Contact: Chad Nabity

November 29, 2006  
C-6-2007D

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 December 13, 2006 concerning the following changes:

An amendment to the Doniphan Zoning Map, for land proposed for platting as Lot 1 of Back Home Subdivision, from R3 Multiple Family Residential Zone to HC Highway Commercial Zone. This land is located on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2SW1/4) of Section 5, Township 9 North, Range 9, West of the 6<sup>th</sup> P.M., Hall County, Nebraska, 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 Nability, AICP  
Planning Director

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 27, 2006

**SUBJECT:** *Concerning change of zoning for property located in part of the W ½(half) SW ¼(quarter) Section 5, Township 9, Range 9, North of Pine Street, and East of Highway 281, to be platted as Lot 1 of Back Home Subdivision, Doniphan NE from R3 Residential to HC Highway Commercial. (C-06-2007D)*

**PROPOSAL:** This change would allow this property to be split into two lots with a commercial building on the west lot and a single family home on the east lot.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

R3-Multiple Family Residential District

*Permitted and conditional uses:*

R3 - Agricultural uses, recreational uses and residential uses at a density of 1 per 3000 square feet of lot area or approximately 14 units per acre..

*Comprehensive Plan Designation:*

Designated for public and recreational uses.

*Existing land uses.*

Doniphan Ball Fields

##### Adjacent Properties Analysis

*Current zoning designations:*

**North and South** HC-Highway Commercial

**West:** HC-Highway Commercial, Public Use

**East,** R3 Multiple Family Residential and R6

Multiple Family Residential

*Permitted and conditional uses:*

R3 - Agricultural uses, recreational uses and residential uses at a density of 1 per 3000 square feet of lot area or approximately 14 units per acre.

R6 - Agricultural uses, recreational uses and residential uses at a density of 1 per 6000 square feet of lot area or approximately 7 units per acre.

*Comprehensive Plan Designation:*

**North, South, and West:** Designated for Commercial Development.

*Existing land uses:*

**North:** Water Tower and Residential

**East:** Typical urban scale residential

**West:** Ball Fields, Nebraska Public Power Offices, Doniphan Medical Clinic, and Farm Ground.

**South:** Convenience store and banking.

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the Village's Comprehensive Land Use Plan:* This change of zone is generally consistent with the comprehensive plan. The future land use map indicates commercial development to the south and recreation/public development to the west.

### **Negative Implications:**

- *None foreseen:*

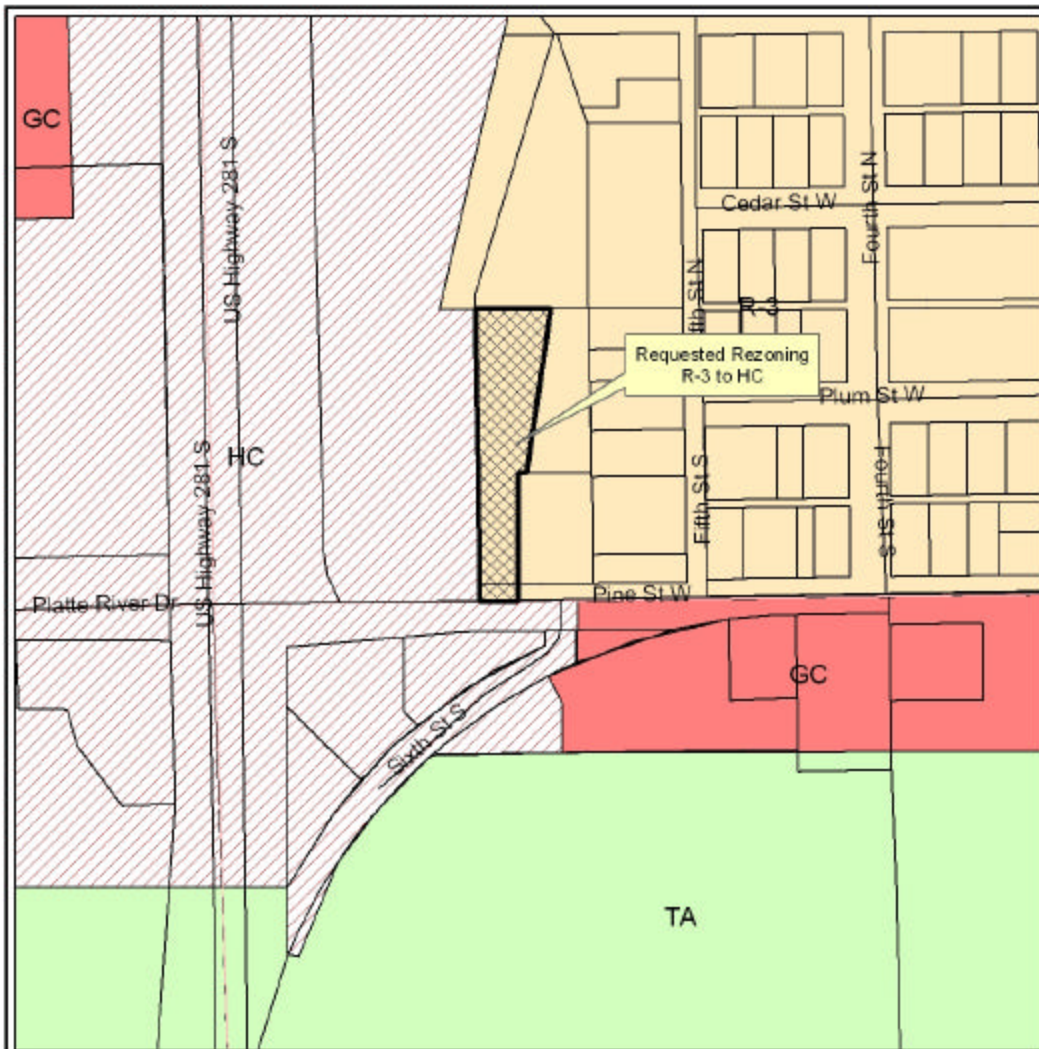
### **Other Considerations**

The location along Pine Street supports this type of development. The commercial development already exists as part of the current property. This would create a more defined buffer with the owner building a house to the east of the business.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Village of Doniphan amend the zoning on the subject property from R3-Multiple Family Residential to HC Highway Commercial and pass an ordinance to show these changes on the Official Zoning Map for the Village of Doniphan.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Requested Zoning



Scale : NONE  
C-6-2007D



 From R-3 : Multiple-Family Residential Zone

 To HC : Highway Commercial Zone



December 4, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan, Nebraska (C-6-2007D)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Doniphan Zoning Map from R3 Multiple-Family Residential District to HC Highway Commercial District for a tract of land proposed for platting as Back Home Subdivision. This land is located on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2SW1/4) of Section 5, Township 9 North, Range 9, West of the 6<sup>th</sup> P.M., Hall County, Nebraska, 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 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

cc: Doniphan City Clerk  
Doniphan City Attorney  
County Building Inspector Director  
Manager of Postal Operations  
Linda Eihusen  
Davis Surveying

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