



Hall County Regional Planning Commission

Wednesday, March 07, 2007

Regular Meeting

Item F

Public Hearing Concerning Change in Zoning

Concerning a change in zoning for a tract of land proposed for platting as Woodland Park Fifth Subdivision located in the west half of the southeast quarter of Section 2, Township 11 north, Range 10 from R-2 to R-3. This property is located north of Capital Avenue and east of Independence Avenue. (C-13-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

February 19, 2007

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located north of Capital Avenue and east of Independence Avenue (C-13-2007GI)

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 R-2 Low Density Residential to R-3 Medium Residential for a tract of land located in the West ½ of the Southeast ¼ of Section 2, Township 11 north, Range 10 West of the 6th P.m., in the City of Grand Island, Hall County, Nebraska. This property is located north of Capital Avenue and east of Independence 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 March 7, 2007 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
REGA Engineering Group, Inc.

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



Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 27, 2007

SUBJECT: *Zoning Change* (C-13-2007GI)

PROPOSAL: To rezone approximately 9.28 acres of land east of Independence Avenue and north of Capital Avenue, from R2 Low Density Residential to R3 Medium Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow for the construction of a public/semi-public community room as a permitted use in the development. A revised preliminary plat for this portion of the Woodland Park Subdivision is also under consideration.

OVERVIEW:

Site Analysis

Current zoning designation:

R2 - Low Density Residential

Permitted and conditional uses:

R2 - Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future low to medium residential development.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North and East: **R1** Suburban Density Residential, **R2** Low Density Residential

Permitted and conditional uses:

South and West: **TA**-Transitional Agriculture
TA- 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. . **R1** - Residential uses up to a density of 4 units per acre.

Comprehensive Plan Designation:

North, South, East and West: Designated for future low to medium density residential development.

Existing land uses:

North: Townhouses

West: Residential subdivision (1/2 acre lots)

East: undeveloped property that is part of this subdivision

South: church

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue.
- *Need for the proposed type of housing:* The proposed housing at this location will be age restricted duplex units for elderly individuals. All of the providers of elderly housing in the city have waiting lists.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop this property in a manner consistent with the application for funding approved by the Nebraska Investment Finance Authority.

Negative Implications:

- *Changes the Neighborhood:* The houses surrounding this field will no longer look out over a corn field. They will have neighbors in their back yards instead of farm ground.
- *Will increase the traffic on Independence Ave:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

Other Considerations:

The proposed preliminary plat for this development shows housing densities that would be consistent with the R2 zoning district. The R2 zoning district does not allow for the construction of Public and quasi-public buildings for cultural use, as a permitted or conditional use, but the R3 zone does allow them as permitted use.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R2-Low Density Residential to R3-Suburban Density Residential and as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director