



Hall County Regional Planning Commission

Wednesday, April 04, 2007

Regular Meeting

Item F2

Public Hearing - C-16-2007GI

Concerning a change of zoning for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6, Block 3 from M2 Heavy Manufacturing to R4 High Density Residential Zone. This property is located at 1822 and 1824 East 7th Street. (C-16-2007GI) (Hearing, Discussion, Action.)

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 19, 2006

SUBJECT: *Zoning Change* (C-16-2007GI)

PROPOSAL: To rezone approximately 1.357 acres of land east of Skypark Road and north of 7th Street, from M2 Heavy Manufacturing to R4-High Density Residential. There are two single family homes on this property

OVERVIEW:

Site Analysis

Current zoning designation:

M2- Heavy Manufacturing

Permitted and conditional uses:

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

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

Two single family homes

Adjacent Properties Analysis

Current zoning designations:

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

Permitted and conditional uses:

West: **R4-**High Density Residential Zone
M2 A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. **R4** - Residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation:

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

South: Designated for manufacturing

Existing land uses:

North: Vacant Property, Single Family Home

South: Chief Automotive

East: Vacant property, Single Family Homes

West: Single family homes

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated residential uses.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Residential is a permitted use in the R4 zone:* The existing house would be a permitted use in the R4 zone.
- *Adjacent to existing property zoned R4:* This property is immediately adjacent to property that is zoned R4 and the uses are similar on both properties.

Negative Implications:

- *None Foreseen:*

Other Considerations

This property has been zoned M2 since at least 1979. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Grand Island City Council. The change to a R4 zone would allow the houses to be rebuilt should one or both become damaged. This will not change any of the current uses of the property.

The comprehensive plan shows this property as designated residential uses.

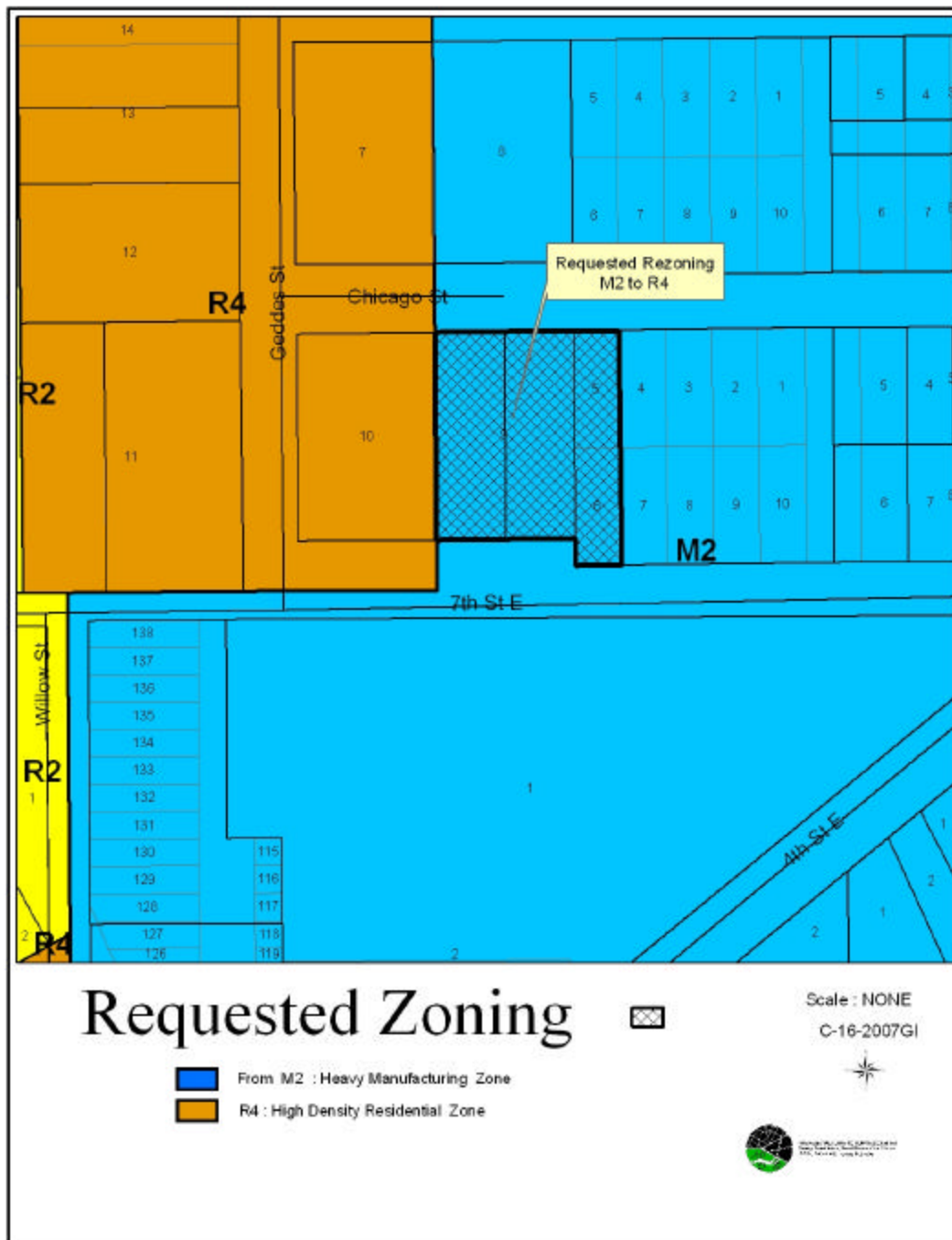


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R4-High Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



March 20, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located 1822 and 1824 East 7th St.
(C-16-2007GI)**

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 M-2 Heavy Manufacturing Zone to R-4 High Density Residential Zone for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6 of Block 3, East Park Subdivision in the City of Grand Island, Hall County, Nebraska. This property is located at 1822 and 1824 East 7th Street, Grand Island, as shown on the enclosed map.

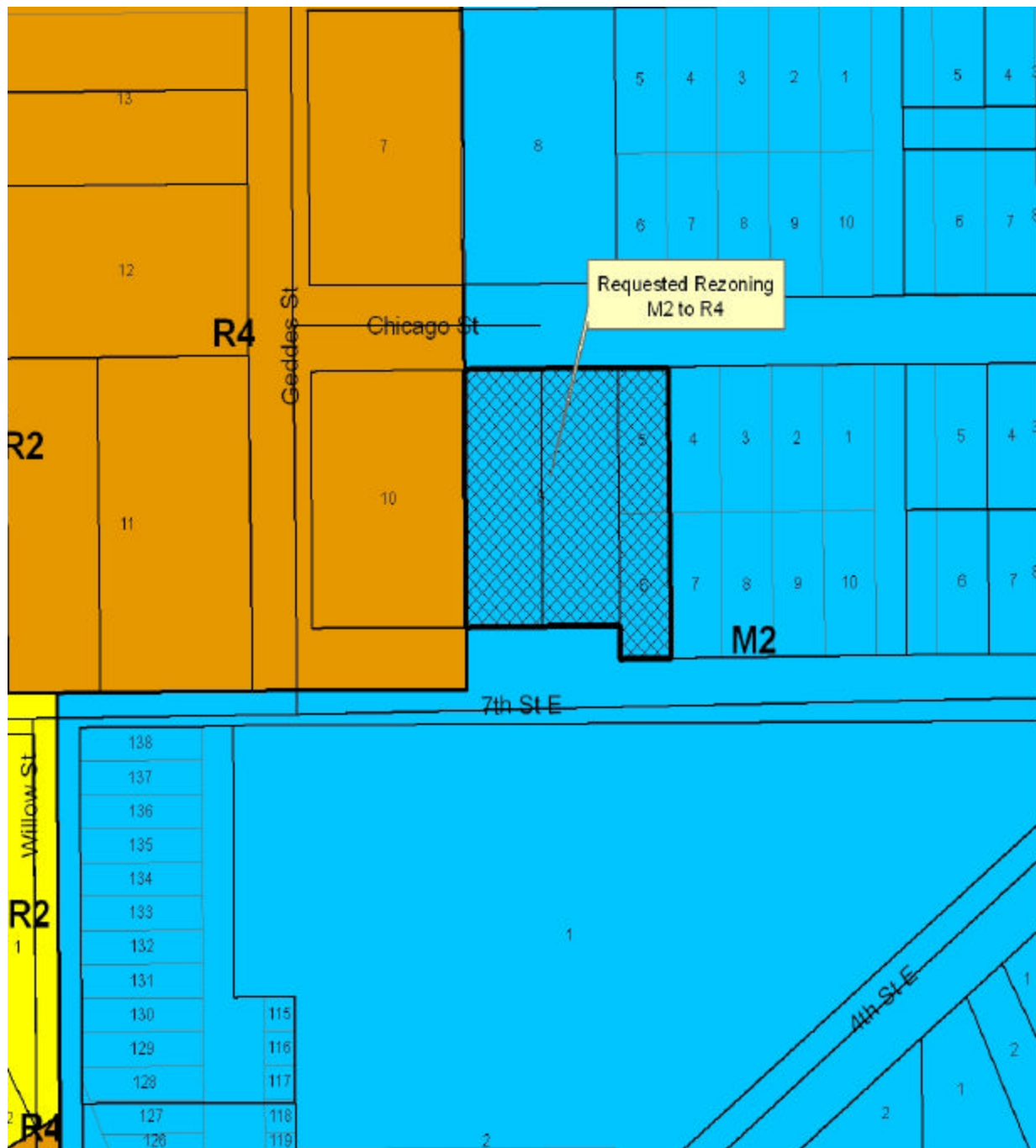
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

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

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



Requested Zoning



Scale : NONE
C-16-2007GI



- From M2 : Heavy Manufacturing Zone
- R4 : High Density Residential Zone

