



Hall County Regional Planning Commission

Wednesday, July 11, 2007
Regular Meeting

Item F1

Amendment Request - C-21-2007GI

Concerning an amendment to the Grand Island Zoning Map from RD Residential Development District to Amended RD Residential Development District to permit subdivision of estate lot with two similar size lots. Subdivision located on a tract of land comprising all of Block Six (6), Ponderosa Lake Estates Subdivision in the City of Grnd Island, Nebraska, and containing 3.463 acres, more or less.

Staff Contact: Chad Nability

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 25, 2007

SUBJECT: *Amendment Request C-21-2007GI*

PROPOSAL: To amend the existing Ponderosa Estates RD-Residential Development zone, west of Highway 281, to allow a 3.463 acre estate lot to be split into 2 residential lots each more than 1.6 acres on the west side of the Ponderosa Subdivision.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Single Family Residence
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone
	South: RD-Residential Development Zone,
	East: RD-Residential Development Zone
	West: TA-Transitional Agriculture

<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential
	South: Low to Medium Density Residential
	East: Low to Medium Density Residential
	West: Agricultural

<i>Existing land uses:</i>	North: Single Family Residential
	South: Single Family Residential
	East: Single Family Residential
	West: Agricultural

OVERVIEW:

- The proposed rezoning is the final stage of the Ponderosa Estates Residential Development District.
- This amendment request represents a change to the preliminary plat approval issued in 1991, as part of the Ponderosa Lake Estates RD-Residential Development rezoning of the subject property.
- The original plat approval permitted one lot on this 3.46 acre tract.
- The additional property is not currently being used or maintained in a residential manner. Splitting this lot would encourage more residential type use of the property.
- Sewer and Water are available. Taps will have to be added for both to serve the additional lot.

Positive Implications:

- *Complementary Use:* The additional residential lots will encourage a more finished residential look and feel in this area.

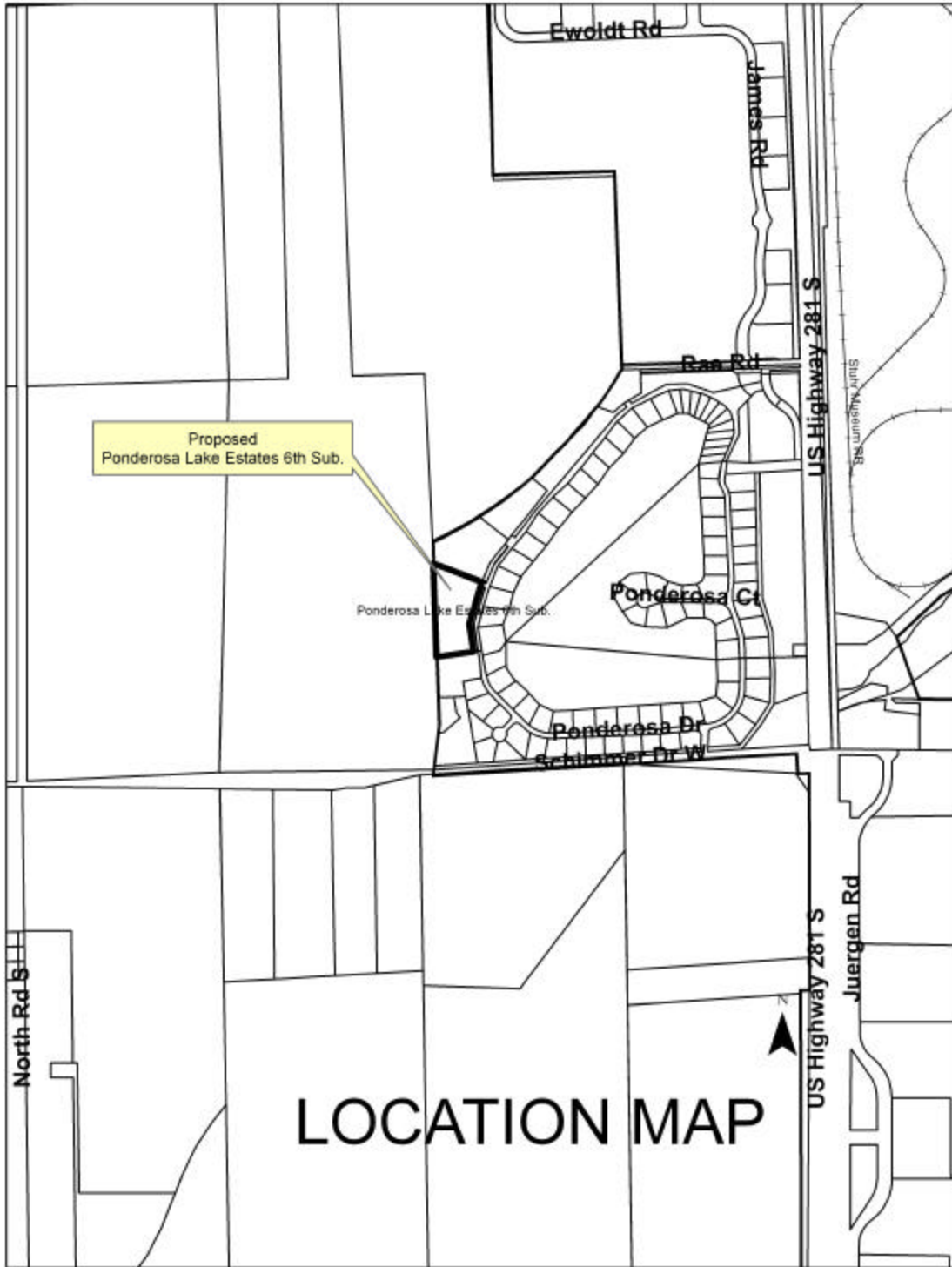
Negative Implications:

- *None*

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Ponderosa Lake Estates Sixth Subdivision to the City of Grand Island.

_____ Chad Nabity AICP, Planning Director





Proposed
Ponderosa Lake Estates 6th Sub.

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Ponderosa Dr

Baldwin Ct

LOCATION MAP

