



Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting

Item F2

Public Hearing - C-3-2007C

Concerning a change of zoning for Lots 9 - 12, Block 1, of Centura Hills East Subdivision from R9 Single Family Residential to R6 Multiple Family Residential. This land is located north of Birdie Blvd. and west of 130th Rd.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 18, 2007

SUBJECT: *Zoning Change (C-03-2008C)*

PROPOSAL: To rezone Lots 9,10,11 and 12 of Block 1 of Centura Hills East Subdivision, north of Birdie Blvd and east of 130th Road in Cairo, Nebraska from **R9** Single Family Residential District to **R6-Multiple Family District**.

OVERVIEW:

Site Analysis

Current zoning designation:

R9 – Single Family Residential

Permitted and conditional uses:

R9 Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses. Duplexes and other multifamily or attached single family dwellings are not permitted

Comprehensive Plan Designation:

Single Family Residential/Parks and Recreation

Existing land uses.

Newly Developed Residential Subdivision

Adjacent Properties Analysis

Current zoning designations:

North, South, East, and West: R9 – Single Family Residential

Permitted and conditional uses:

R9 Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses. Duplexes and other multifamily or attached single family dwellings are not permitted.

Comprehensive Plan Designation:

North, East, West, and South: Parks and Recreation and Single Family Residential

Existing land uses:

North, East, West, and South: Golf Course/Residential

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for single family development and recreational uses. This change would allow duplex type development and some mixed housing types at this edge of the development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Additional Residential Development:* This development will provide additional residential opportunities in the Village of Cairo.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen.*

Other

The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. It is expected that a final plat will be submitted in the near future for the first phase of the project. This property has been annexed into the Cairo Village limits.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village Board of Cairo change the zoning on this site from **R9** Single Family Residential to **R6** Multiple Family Residential.

_____ Chad Nabity AICP, Planning Director

September 20, 2007
C-3-2007C

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 October 10, 2007 concerning the following changes:

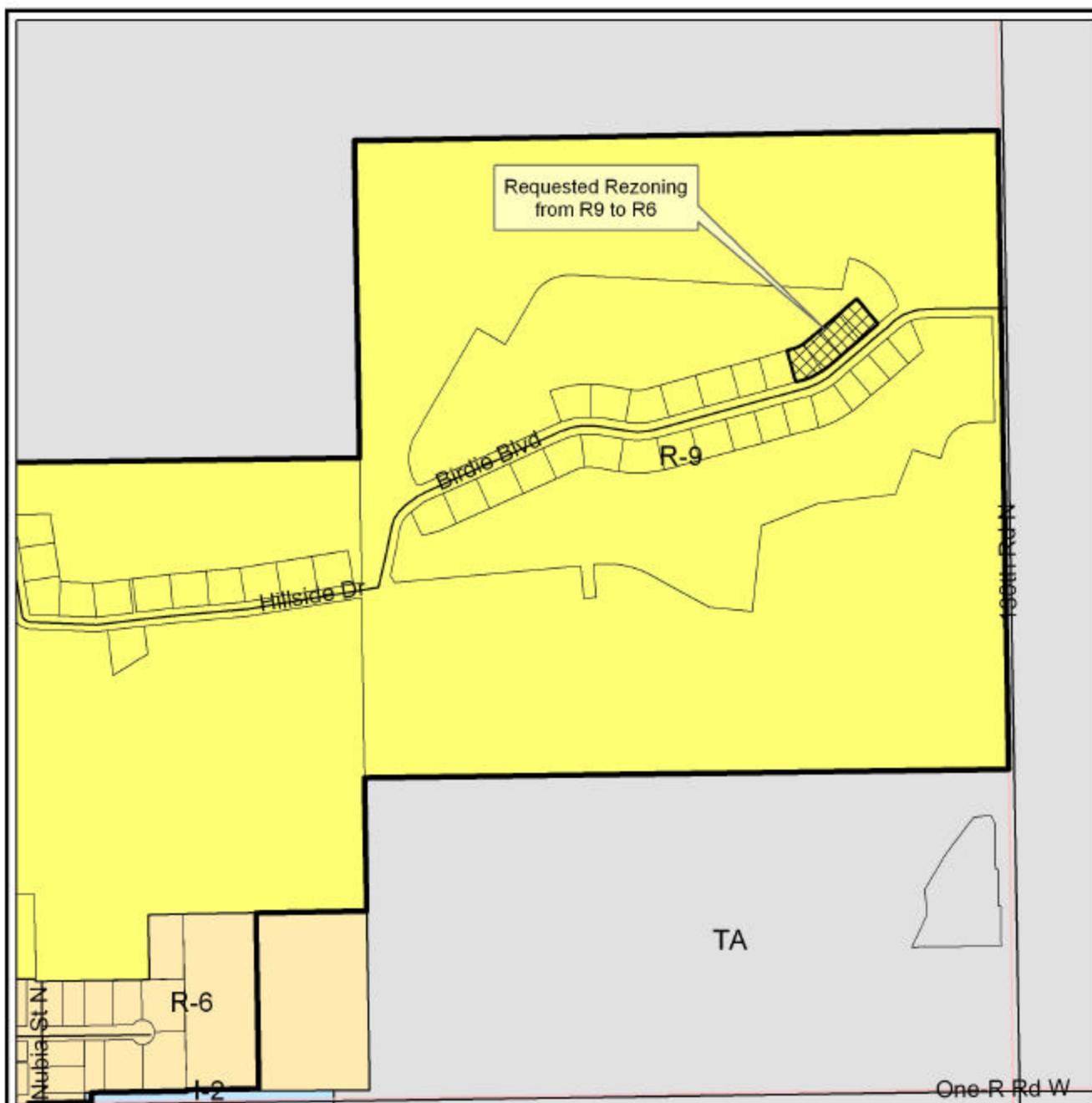
An amendment to the Cairo Zoning Map, for Lots 9-12, Block 1, Centura Hills East Subdivision, from R-9 Single Family Residential to R-6 Multi Family Residential. This land is located on a tract of land consisting of part of the South Half of the Northeast Quarter (S1/2, NE1/4), and part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section 18, Township 12 North, Range 11 West of the 6th 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 Nabity, AICP
Planning Director



Requested Zoning



- From R9 : Single-Family Residential Zone
- To R6 : Multiple-Family Residential Zone

Scale : NONE
C-3-2008C



City of Nubia, Planning Department
2008, Revised from 2004 and 2006
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