



Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

Item F1

Public Hearing C-4-2008GI

Concerning a change of zoning for Lots 21 and 22, of Nottingham Estates Subdivision from RD Zone to Amended RD Zone. This land is located north of Church Street and east of Hope Street.

Staff Contact: Chad Nabity

Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 19, 2007

SUBJECT: *Amendment Request C-4-2008GI*

PROPOSAL: To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 21 and 22 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

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>	Vacant Property
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone South: RD-Residential Development Zone, East: R1-Suburban Family Residential West: R3-Medium Density Residential
<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential South: Low to Medium Density Residential East: Public West: Low to Medium Density Residential
<i>Existing land uses:</i>	North: Town House Development South: Vacant, Town House Development East: School Athletic Field West: Vacant

OVERVIEW:

- This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property.
- The original plat approval would have the building on lot 22 connected with the buildings on the lots to the north and the building on lot 21 connected with buildings to the south.
- Changes to the development plan were approved in 1992 to build the existing units to the north. No changes were made at that time to the plan for Lot 22.
- The property is not currently being used or maintained in a residential manner. Splitting this lot would encourage a more residential type use of the property.
- Sewer and Water are available

Positive Implications:

- *Complementary Use:* The additional residential lots will encourage a more finished residential look and feel in this area.
- *Consistent with the Comprehensive Plan:* Development in the proposed manner is consistent with the comprehensive plan.
- *Promotes infill development:* These lots have existed since 1981 and have not been built upon. The amended development plan would permit building on these lots.

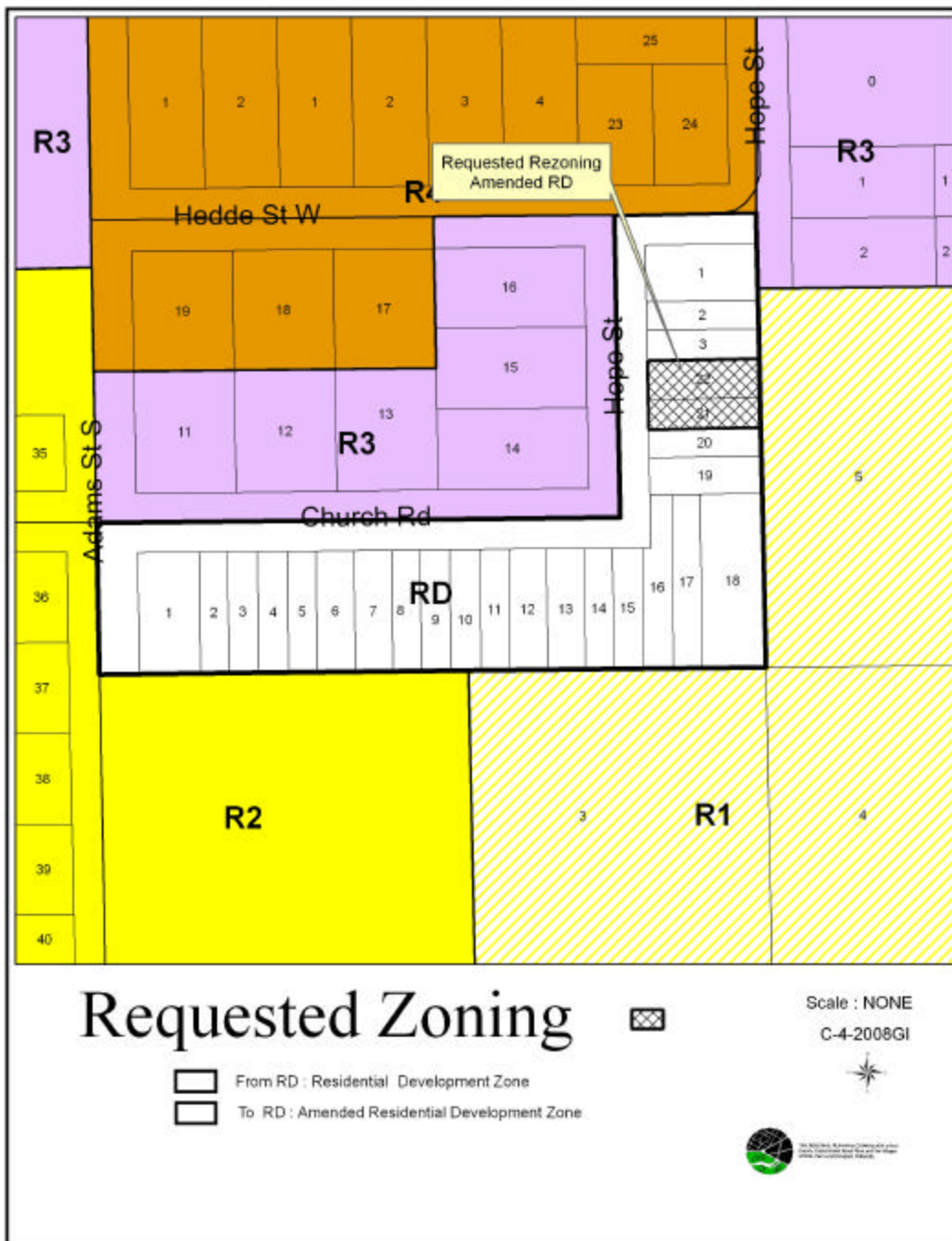
Negative Implications:

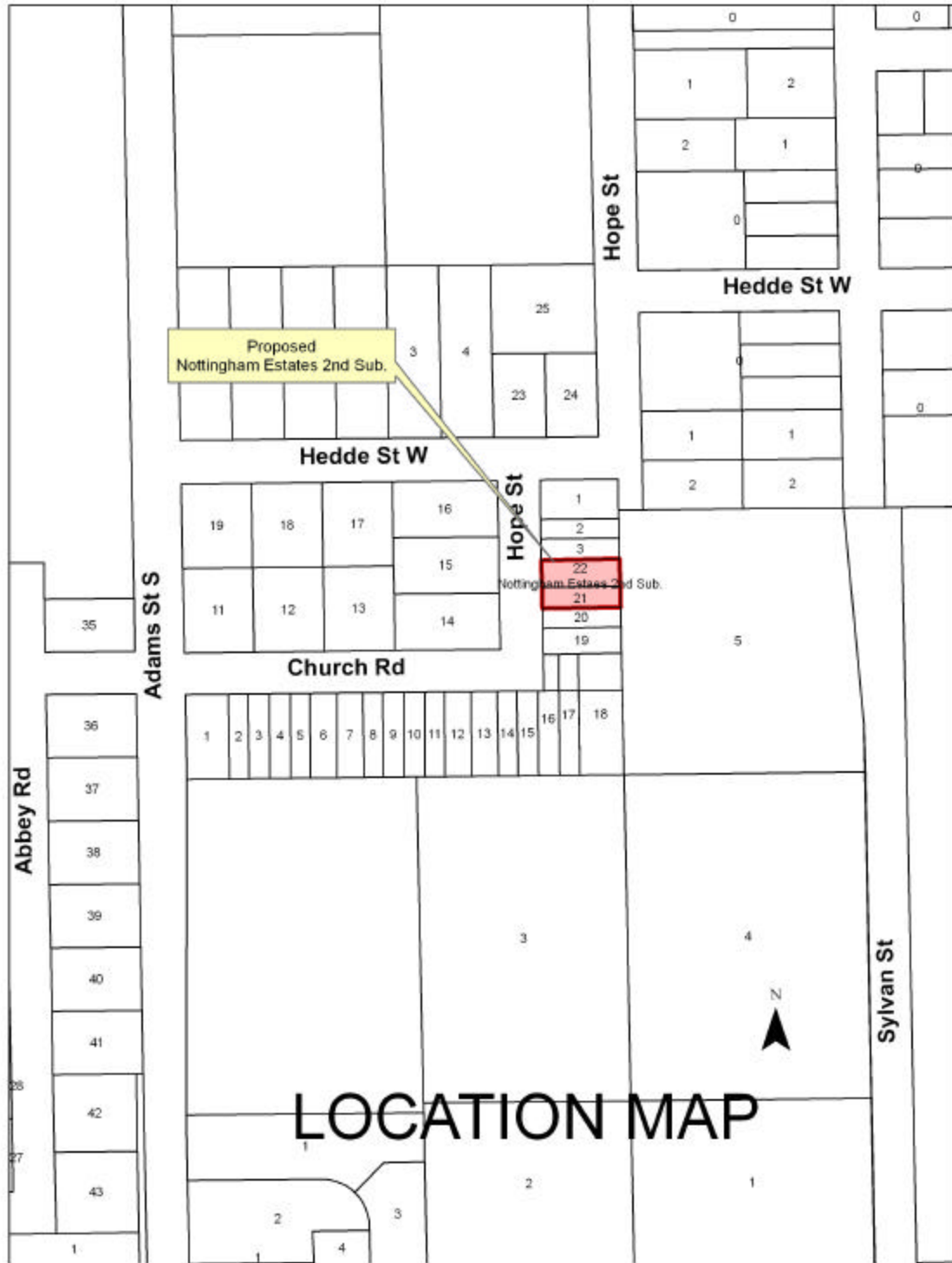
- *None*

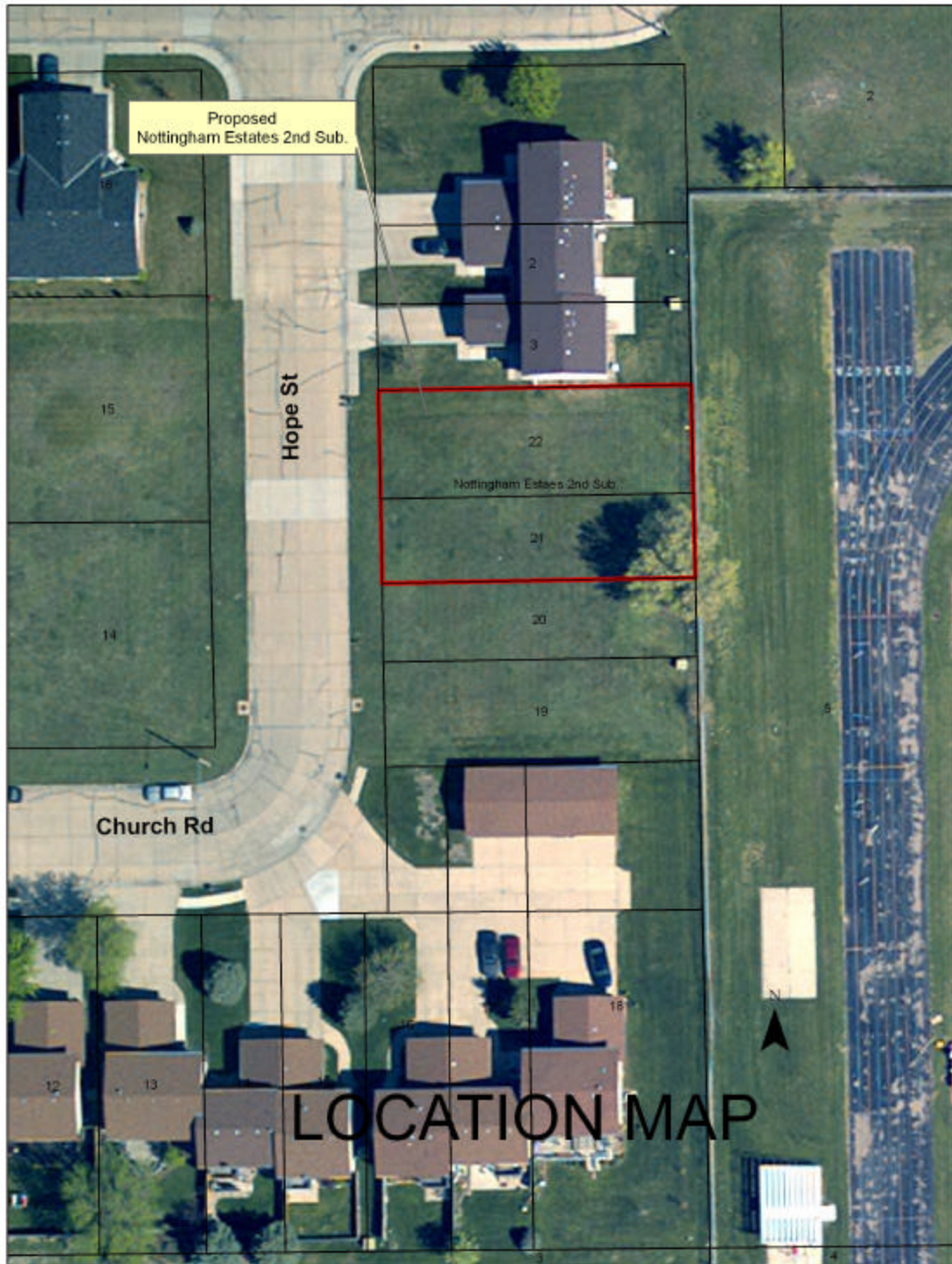
RECOMMENDATION:

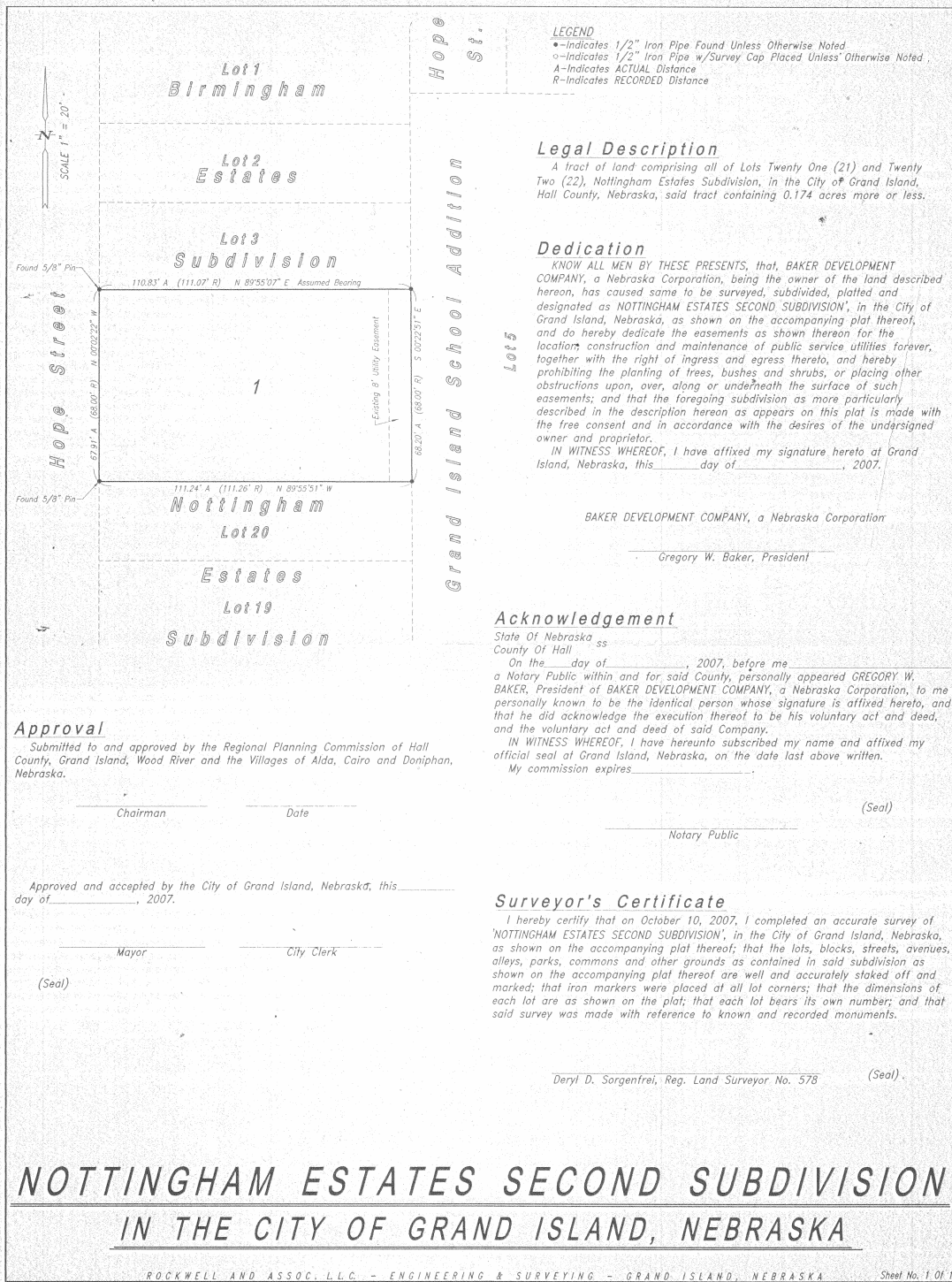
That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Nottingham Estates Second Subdivision in the City of Grand Island.

_____ Chad Nabity AICP, Planning Director









October 25, 2007
C-4-2008GI

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 November 7, 2007 concerning the following changes:

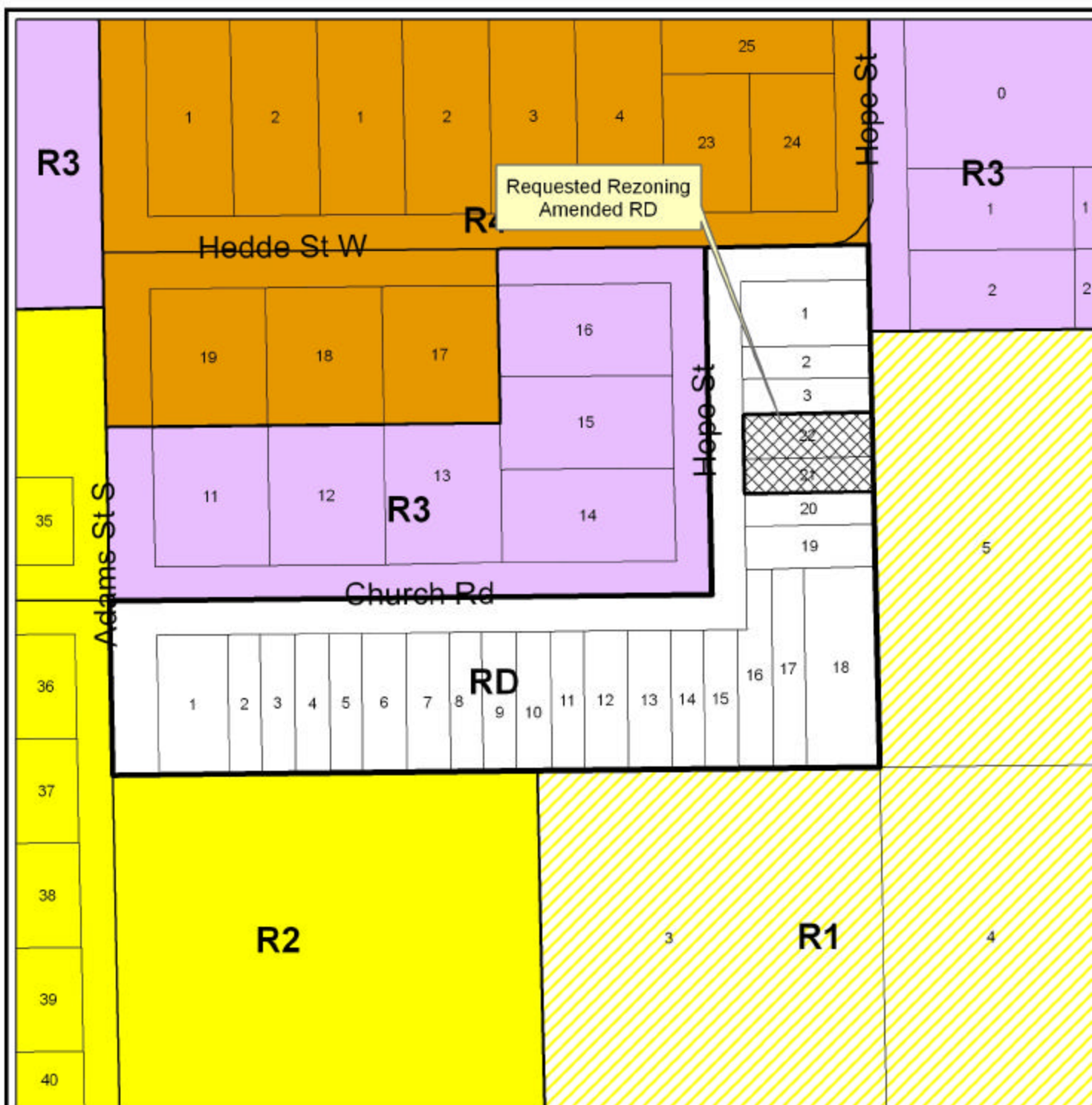
An amendment to the Grand Island Zoning Map from RD Residential Development District to Amended RD Residential Development District, located on a tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision. This property is located on the east side of Hope Street, between W. Hedde Street and Church Road, 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 RD : Residential Development Zone

To RD : Amended Residential Development Zone

Scale : NONE

C-4-2008GI



THE PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF PORTLAND, OREGON