

# 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

Current zoning designation: RD-Residential Development Zone Comprehensive Plan Designation: Low to Medium Density Residential

Existing land uses: Vacant Property

Site constraints: None.

**Adjacent Properties Analysis** 

Current zoning designations: North: RD-Residential Development Zone

**South**: RD-Residential Development Zone, **East**: R1-Suburban Family Residential **West**: R3-Medium Density Residential

Comprehensive Plan Designation: North: Low to Medium Density Residential

**South**: Low to Medium Density Residential

East: Public

West: Low to Medium Density Residential

North: Town House Development

South: Vacant, Town House Development

East: School Athletic Field

West: Vacant

#### **OVERVIEW:**

Existing land uses:

- 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.

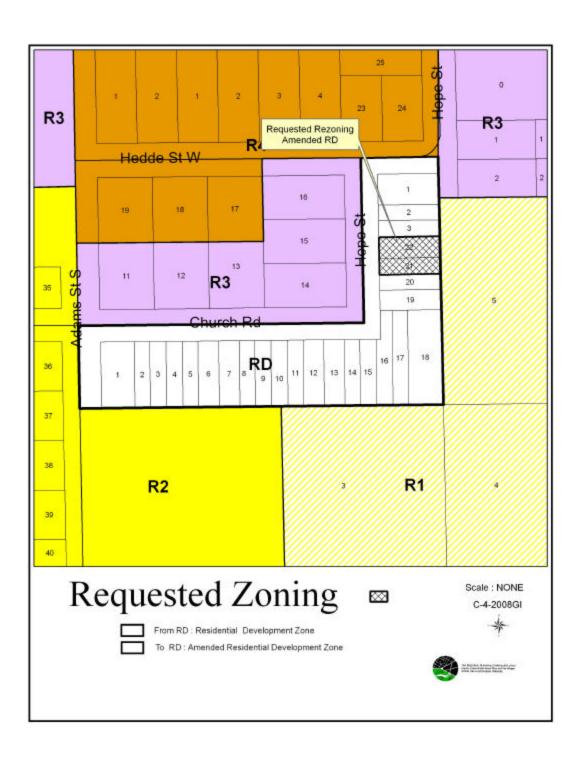
#### **Negative Implications:**

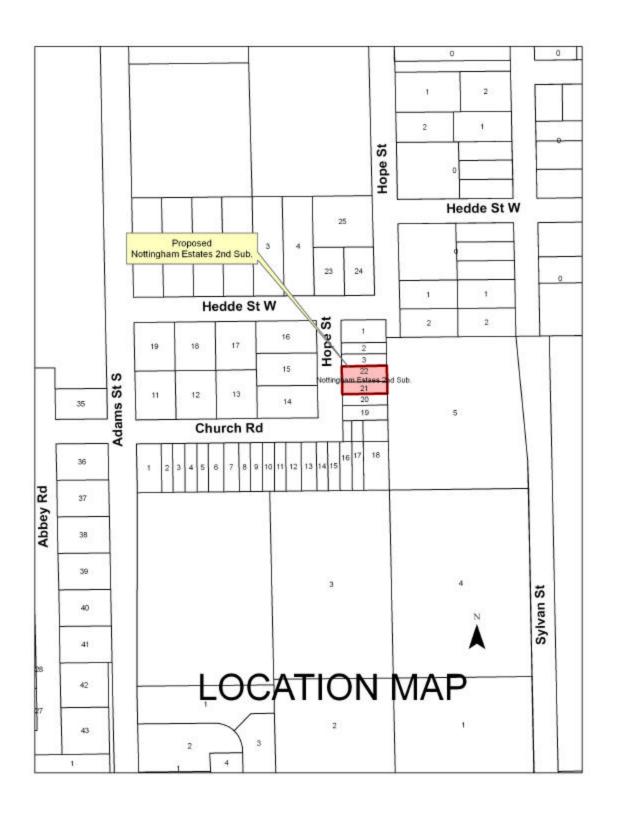
None

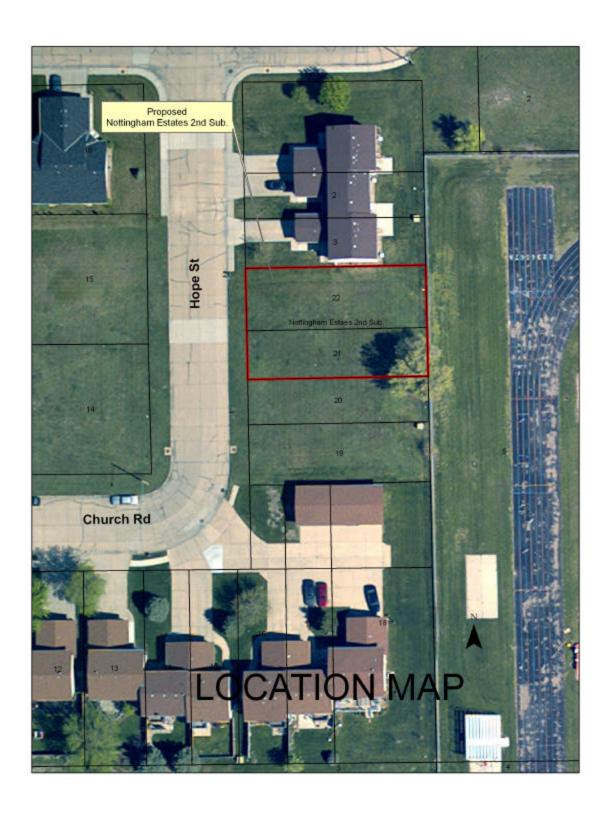
#### **RECOMMENDATION:**

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 Nabit	v AICP	Planning	Director
 Chau Nabit	y ∧ı∪ı ,	i iai ii iii ig	DIFFCIO







- 50.	Lot 1 Birmingham	H O D B &	LECEND  -Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  -Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted ,  A-Indicates ACTUAL Distance  R-Indicates RECORDED Distance				
SCALE 1" =	Lot 2 Estates	f 1 0 m	Legal Description  A tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.174 acres more or less.				
Found 5/8" Pin	LO! 3 Subdivision 110.81 A (111.07 R) N 89'55'07' E Assumed Bearing	Addi	Dedication  KNOW ALL MEN BY THESE PRESENTS, that, BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, being the owner of the land described				
HODS SIREOR	1 Online Ensured	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	hereon, has caused same to be surveyed, subdivided, platted and designated as NOTINGHAM ESTATES SECOND SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements as shown thereon for the locations construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.  IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this				
Found 5/8" Pin	111.24' A (111.26' R) N 895551' W Nottingham Lot 20		BAKER DEVELOPMENT COMPANY, a Nebraska Corporation				
-	Estates	5	Gregory W. Baker, President				
	Lot 19		Acknowledgement				
3	Subdivision		State Of Nebraska ss County Of Hall				
Approval Submitted to a County, Grand Isla Nebraska.	nd approved by the Regional Planning Commission of and, Wood River and the Villages of Alda, Cairo and D	Hall Ioniphan,	On theday of				
	Chairman Date		(Seal)				
			Notary Public				
Approved and day of	accepted by the City of Grand Island, Nebrasko, this, 2007.  Mayor City Clerk		Surveyor's Certificate  I hereby certify that on October 10, 2007, I completed an accurate survey of MOTINGHAM ESTATES SECOND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.				
			Deryl D. Sorgenfrei, Reg. Lond Surveyor No. 578 (Seal)				
NOT	TINGHAM ESTA	TES	SECOND SUBDIVISION				
	IN THE CITY OF GRAND ISLAND, NEBRASKA						

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

