



# Hall County Regional Planning Commission

Wednesday, May 07, 2008  
Regular Meeting

## Item F3

### Northview II

*Insert a narrative here*

Staff Contact:

## Agenda Item 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 16, 2008

**SUBJECT:** *Rezoning Request C-14-2008G1*

**PROPOSAL:** To change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone. The subject property is located west of North Road on Anne Marie Avenue. The stated purpose of this request is to build townhouse or condominium units on the property. This will reduce the required property per unit from 6000 square feet to 3000 square feet.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

R1-Suburban Density Residential  
R2 Low Density Residential Zone

*Permitted and conditional uses:*

R1 residential uses at a density of 4 units per acre;  
Churches, Parks and Schools  
R2 residential uses at a density of 7 units per acre;  
Churches, Parks and Schools.

*Comprehensive Plan Designation:*

Low to Medium Density Residential

*Existing land uses:*

vacant residential lots

*Site constraints:*

Access from North Road is limited.

##### Adjacent Properties Analysis

*Current zoning designations:*

**North and East:** B2 General Business  
**South:** R2 Medium Density Residential  
**West:** R1 Suburban Density Residential

*Permitted and conditional uses:*

R2 residential uses at a density of 7 units per acre;  
Churches, Parks and Schools.  
R1: residential uses at a density of 4 units per acre;  
Churches, Parks and Schools.  
B2: General service, retail and wholesale commercial  
uses including outdoor sales, Billboards

*Comprehensive Plan Designation:*

**North and East:** Commercial/  
**South and West:** Low to Medium Density  
Residential

*Existing land uses:*

**North and East:** vacant ground, farm ground  
**South:** Houses, Northwest High School  
**West:** vacant residential lots

## EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. The comprehensive plan would allow up to medium density residential (R3) at this location. The proposed housing would provide a buffer between potential commercial uses and the lower density residential planned to the south and west. As markets changes during the course of a development it is sometimes advantageous to change the original plan for a subdivision. This change is not significant but would allow the developers to capture a market they feel exists within the City.

### Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for Commercial uses. Rezoning this property to R3-Medium Density Residential is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The R3 zone is an appropriate buffer for the planned and existing uses on surrounding properties.

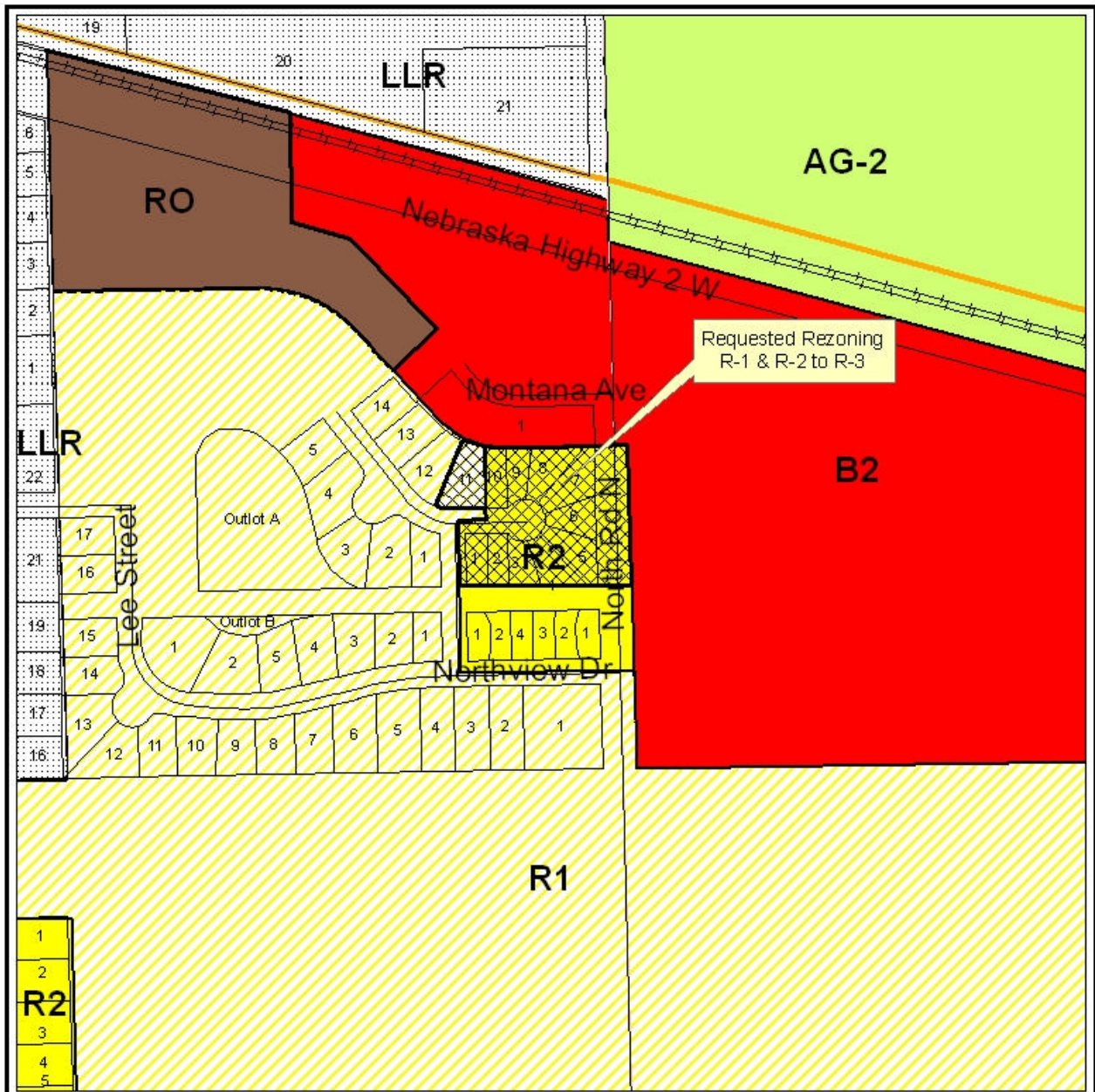
### Negative Implications:

- *No negative implications foreseen.*

## RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from R1-Suburban Density Residential and R2 Low Density Residential to R3 Medium Density Residential as presented.

\_\_\_\_\_ Chad Naby AICP, Planning Director






# Requested Zoning



Scale: NONE  
C-14-2008GI



-  From R1 : Suburban Residential Zone
-  And R2 : Low Density Residential Zone
-  To R3 : Medium Density Residential Zone

