



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item F3

Rezone request for 3059 St Paul Rd (C-14-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Zoning Change (C-14-2009G1)*

PROPOSAL: To rezone approximately 5.84 acres of land south of Airport Road and east of St. Paul Road from M2 Heavy Manufacturing to LLR Large Lot Residential. The property is being used for residential purposes and has been since at least 1920. The owners would like to insure that they can rebuild if the house is destroyed for any reason.

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

Single Family Residence

Proposed Zoning Designation

LLR – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

East: TA- Transitional Agriculture,

South and West: LLR-Large Lot Residential

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation: **North, South, West:** Designated for Low to Medium Density Residential.
East: Designated for Manufacturing

Existing land uses: **North:** Storage Yard, Residential, Salvage Yard
South: Very Low Density Residential, Ag uses, Sod Farm
East: Farm Ground, Rail Road
West: Very Low Density Residential, Ag uses

EVALUATION:

Positive Implications:

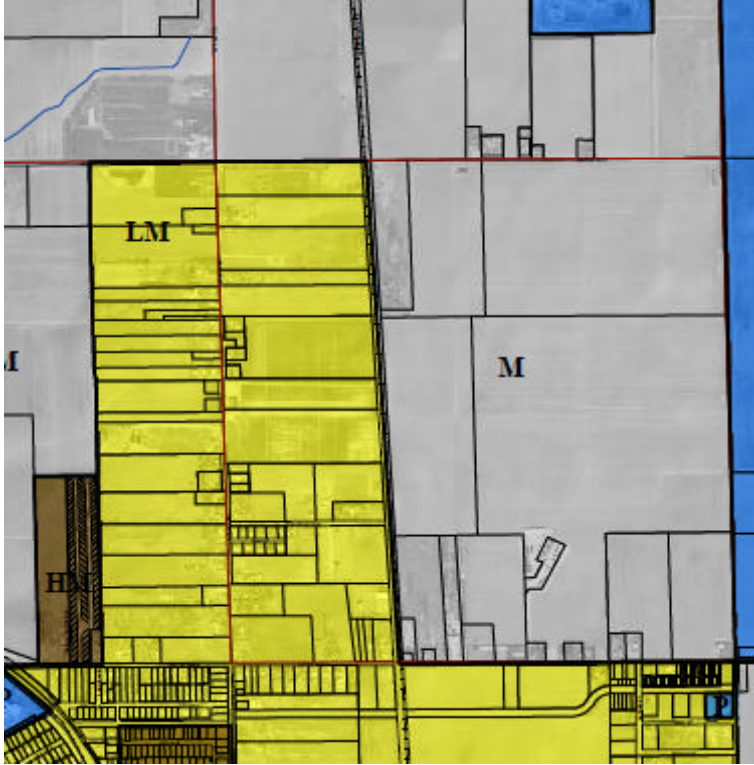
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential (typically LLR to R3 zoning).
- *Would allow for expansion or rebuilding of the existing uses:* This would allow the property owners to expand or rebuild on this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. Some heavier uses are near this to the north but none to the east, south or west.

Negative Implications:

- *May inhibit development of manufacturing uses adjacent to this property:* The property to the east of this is planned for manufacturing uses as is most of the property surrounding the airport. The airport is most consistent manufacturing uses. Airports do not mix well with residential uses.

Other Considerations

The this property is already intended for possible low to medium density residential uses as shown below on the Future Land Use Map for the City of Grand Island.

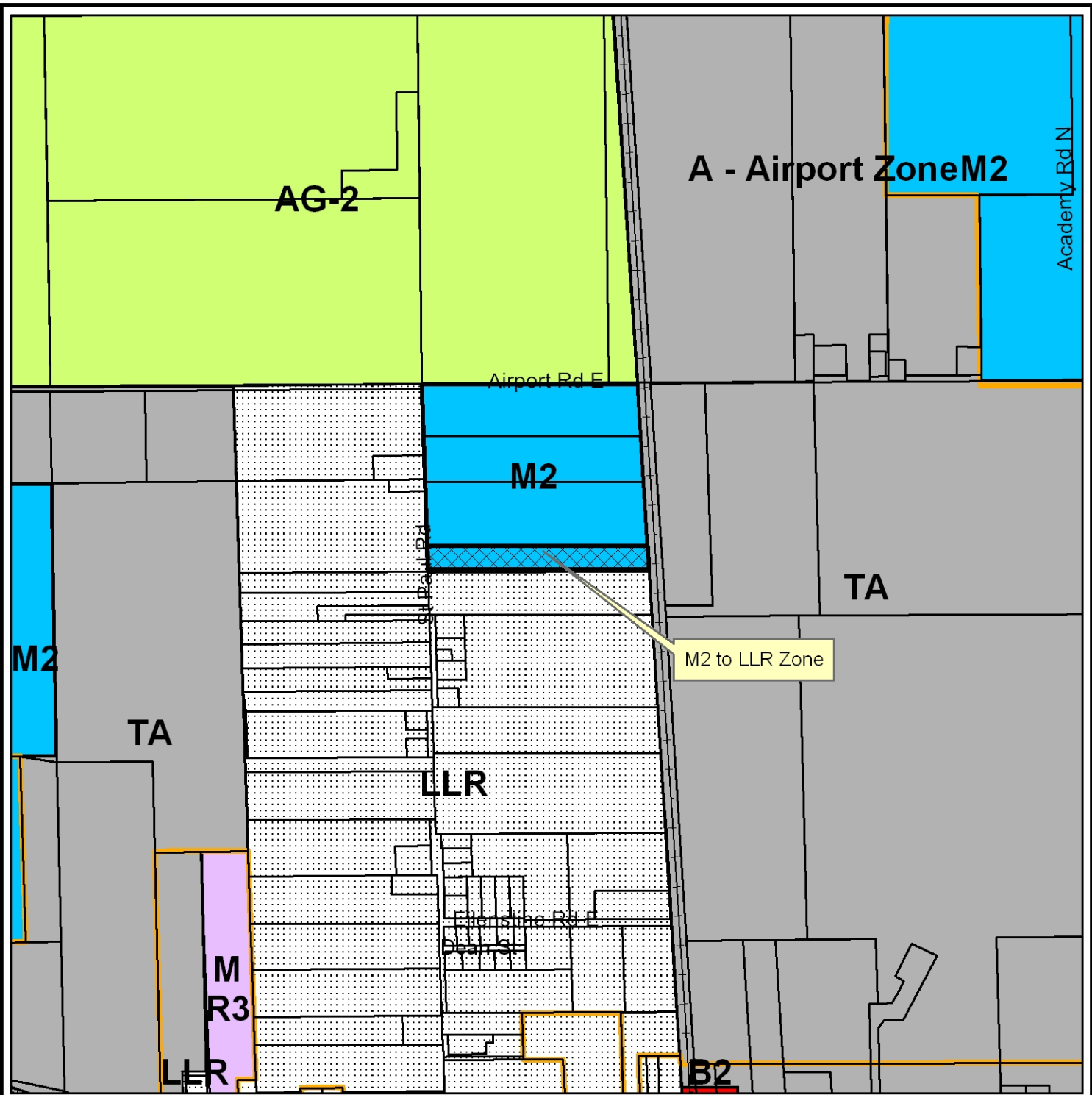


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to LLR-Large Lot Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director





Requested Zoning



Scale : NONE
C-14-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to LLR Large Lot Residential Zone



THE REGIONAL PLANNING COMMISSION of the
County, United States, Wood River and the Village
of M&A, Oak and Oronoco, Veterans