



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item F4

Rezone Request for 1403 Adams St (C-15-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Zoning Change (C-15-2009G1)*

PROPOSAL: To rezone approximately 3.135 acres of land south of Fonner Park Road and east of Adams Street from M2 Heavy Manufacturing to R3 Medium Density Residential. This property is currently vacant. The applicant has an option to purchase this property contingent on rezoning. He intends to build apartments at this location.

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.

Vacant

Proposed Zoning Designation

R3 — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

South and East: R4- High Density Residential,

West: R3-Medium Density Residential

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. **R3** — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses. **R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

Comprehensive Plan Designation: **North and West: Manufacturing**
South, and East: Designated for Low to Medium Density Residential. South and East properties are adjacent to this piece.

Existing land uses: **North:** Sta-Rite Industries
South: Multi Family Residential
East: Detention Cell
West: Farm Ground owned by Grand Island Public Schools as a future school site.

EVALUATION:

Positive Implications:

- *Generally Consistent with the City's Comprehensive Land Use Plan:* The area around the subject property is designated for low to medium density residential (typically LLR to R3 zoning). The future land use map is intended to be interpreted base on surrounding uses not as hard lines on the map.
- *Would allow for expansion residential development.* This would allow apartments o be built at this location.
- *Is infill development:* This site has all of the required municipal infrastructure. It has been in the city limits and undeveloped for a number of years.
- *Allows for efficient development of a small site:* This zoning change would allow development of the site in a manner consistent with the surrounding properties and would maximize the benefits to both the developer and the city.

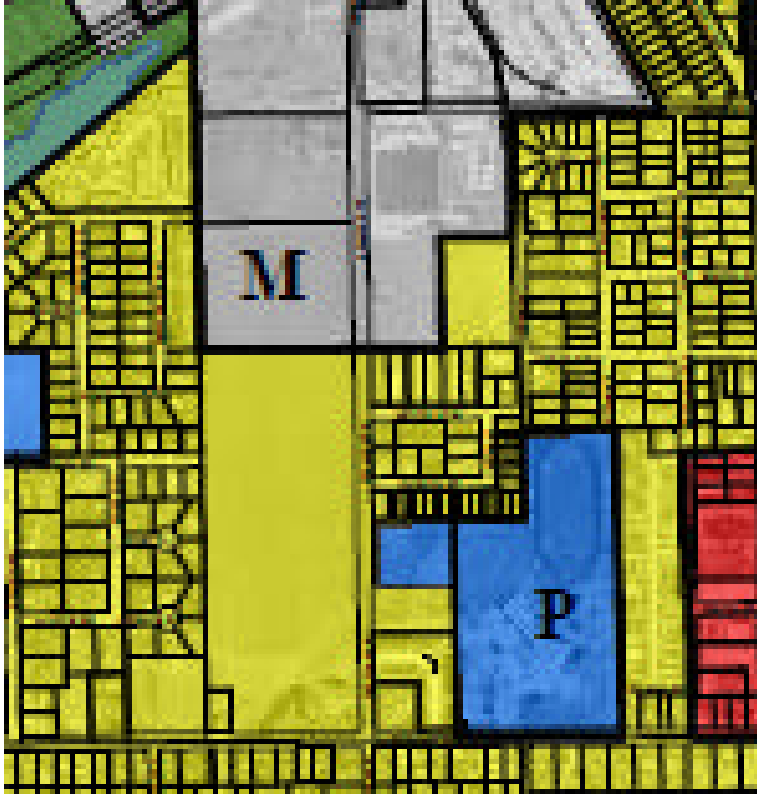
Negative Implications:

- *None Foreseen*

Other Considerations

The property is surrounded by land intended for low to medium density residential development. Most of his development has already occurred. The property to the west is owned by Grand Island Public Schools and is the site for a future elementary school.

The Future Land Use Map for the City of Grand Island for this area is shown below.

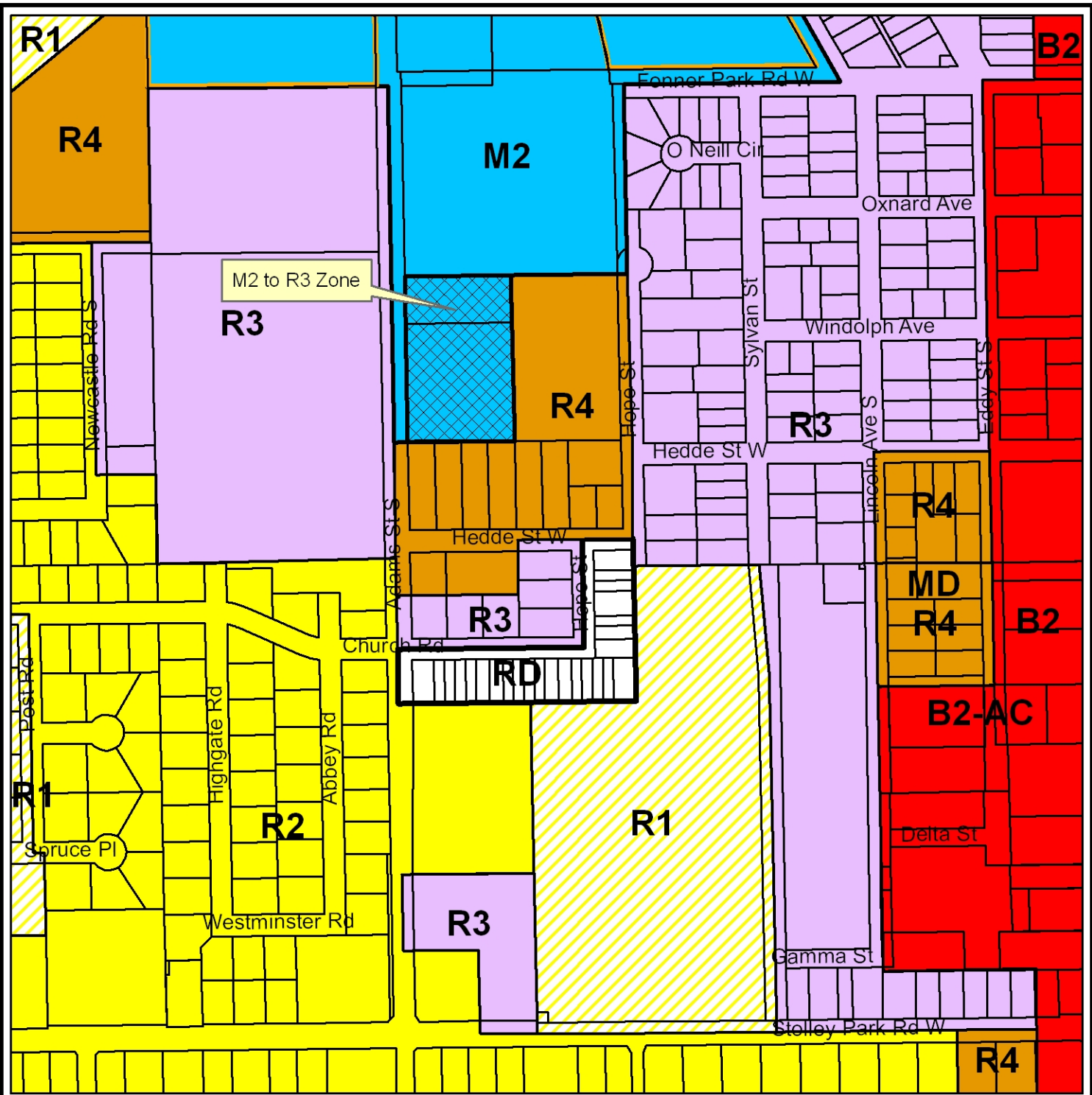


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R3- Medium Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director



Requested Zoning



- From M2 : Heavy Manufacturing Zone
- to R3 Medium Density Residential Zone

Scale : NONE
C-15-2009GI

