



Hall County Regional Planning Commission

Wednesday, June 03, 2009
Regular Meeting

Item F3

Public Hearing - Rezone 3204 W 14th St, C-19-2009GI

Insert a narrative here

Staff Contact:

May 20, 2009

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R2 Low Density Residential Zone to R4 High Density Residential Zone in the City of Grand Island (C-19-2009GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R2 to R4, located east of Webb Rd and north of 14th St., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

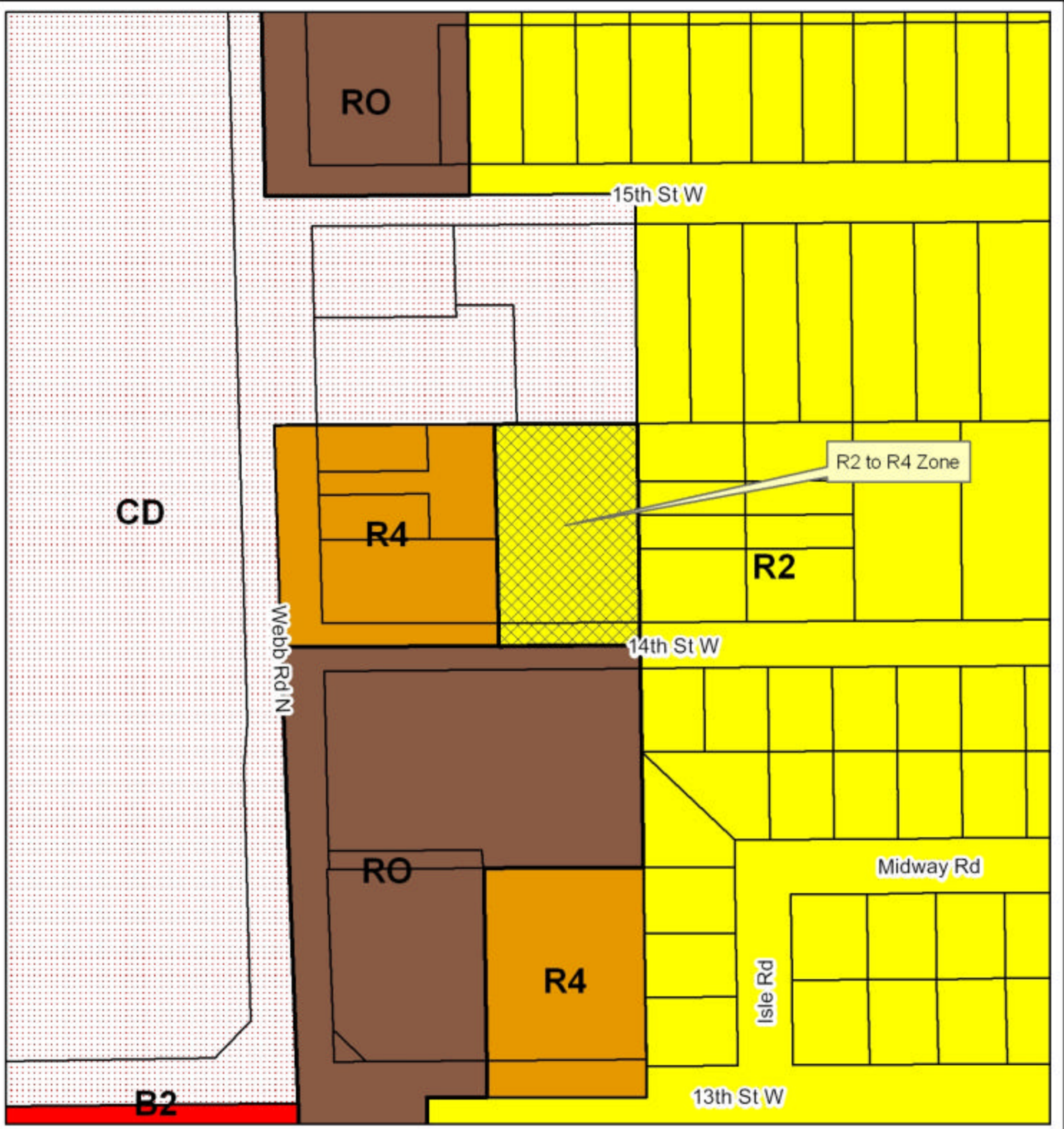
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Dan Thayer

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Requested Zoning



-  From R2 : Low Density Residential Zone
-  to R4 : High Density Residential Zone

Scale : NONE
C-19-2009GI



Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 22, 2009

SUBJECT: *Zoning Change (C-19-2009G1)*

PROPOSAL: To rezone approximately 0.773 acres of land north of 14th Street east of Webb Road from R2 Low Density Residential to R4 High Density Residential. This property is currently vacant or being cleared. The applicant intends to build 8 condominium units similar to those immediately to the east of this property at this location. The adjacent property is large enough to accommodate 8 units without the zoning change.

OVERVIEW:

Site Analysis

Current zoning designation:

R2 – Low Density Residential

Permitted and conditional uses:

R2- Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation:

Designated for future development as a medium density residential to office uses.

Existing land uses.

Vacant

Proposed Zoning Designation

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.

Adjacent Properties Analysis

Current zoning designations:

North: CD- Commercial Development

South RO- Residential Office

East: R2- Low Density Residential,

West: R4-High Density Residential

Permitted and conditional uses:

CD –Commercial Development Zone - A planned unit development for commercial purposes. This was permitted by Council with a limitation that commercial uses would be limited to those allowed in the RO zoning district. Lot sizes and set backs approved with the development plan. **RO-** Residential Office Residential uses with no density limitation, professional offices, retail limited to prescription services, personal services, medical

services, churches, non-profits, recreation and agricultural uses, **R2-** Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% 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 South and West:** Designated for Medium Density Residential to Office uses.
East: Designated for Low to Medium Density Residential.

Existing land uses: **North:** Commercial Development with offices and personal services establishments
South: Bank
East: Condominium Dwelling Units
West: Apartments and Daycare Center

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The area around the subject property is designated for medium density residential to office uses (typically R3 to RO zoning).
- *Would allow for expansion residential development:* This would allow apartments to be built at this location similar to those between this property and the single family residential further to the east.
- *Is infill development:* This site has all of the required municipal infrastructure. It has been in the city limits and is being redeveloped.
- *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 stated intent for this rezoning would allow the owner to develop housing similar to that located immediately east of this site. This type of housing would fill in with a nice transition between the uses fronting onto Webb Road and the single family detached residential east on 14th Street.

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 R2-Low Density Residential to R4- High Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director