



Hall County Regional Planning Commission

Wednesday, January 06, 2010
Regular Meeting

Item F4

Amend Rezone for RD Zone

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 7, 2009

SUBJECT: *Amendment Request C-05-2010GI*

PROPOSAL: To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 19 and 20 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Vacant Property
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone South: RD-Residential Development Zone, East: R1-Suburban Family Residential West: R3-Medium Density Residential
<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential South: Low to Medium Density Residential East: Public West: Low to Medium Density Residential
<i>Existing land uses:</i>	North: Town House Development, Duplex South: Town House Development East: School Athletic Field West: Vacant

OVERVIEW:

- 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 as approved would have the building on lots 19 and 20 connected with the building on the lot to the north.
- Changes to the development plan were approved in 1992 to build the existing units to the north on the corner. Additional changes were approved for the duplex immediately north of this property in 2007. No changes were made at that time to the plan for Lots 19 and 20 as they were under separate ownership and not included in that application.

- The property is not currently being used or maintained in a residential manner. Changes to the development plan as presented would allow for compatible residential development and would finish out this subdivision.
- 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*

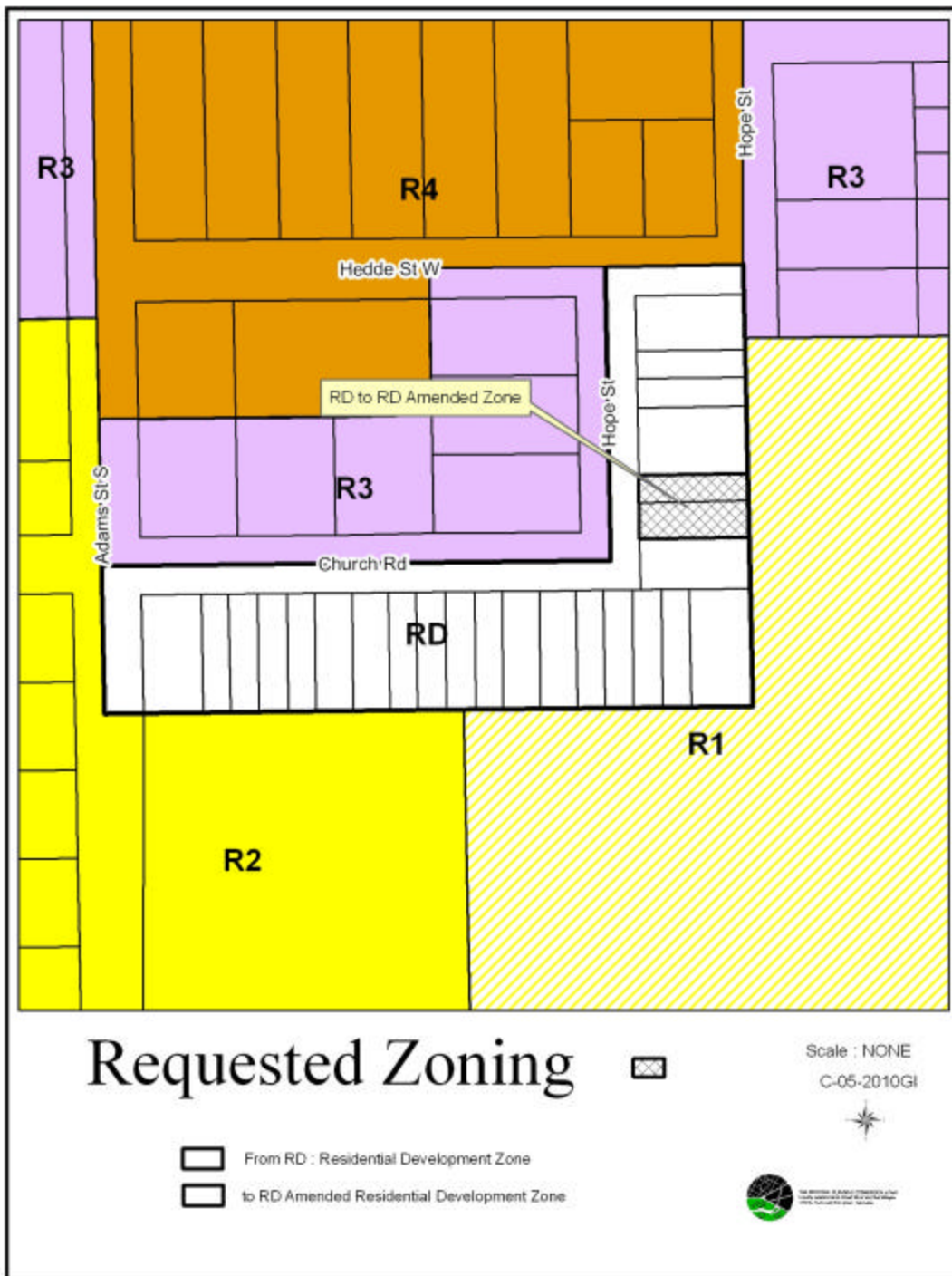
RECOMMENDATION:

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 Nabity AICP, Planning Director







December 21, 2009

Dear Members of the Board:

RE: Rezoning – Amended rezone concerning 1613 & 1615 Hope St., in the City of Grand Island (C-05-2010GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request to amend the approved Commercial Development Zone, located west of Webb Rd and north of College St., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

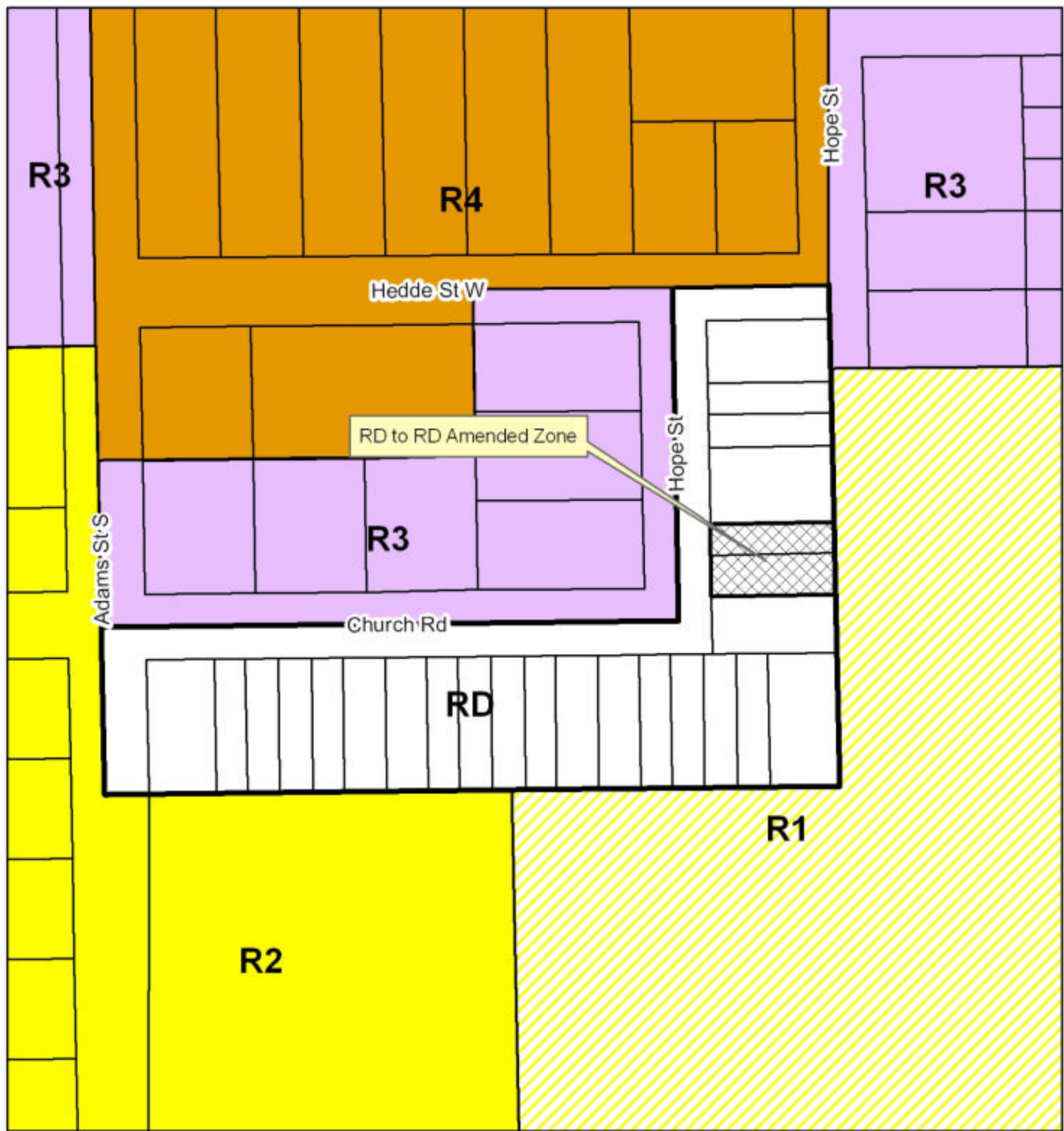
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on January 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

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





Requested Zoning



Scale : NONE
C-05-2010GI



-  From RD : Residential Development Zone
-  to RD Amended Residential Development Zone



PLANNING DEPARTMENT
COUNTY, BOARD OF COUNTY COMMISSIONERS and the Mayor
of the City and County, Nevada