



Hall County Regional Planning Commission

Wednesday, June 02, 2010
Regular Meeting

Item F3

Public Hearing - Rezone

Insert a narrative here

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 10, 2010

SUBJECT: *Zoning Change (C-16-2010GI)*

PROPOSAL:

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

B2- General Business

B2-General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units an acre, Fabrication incidental to permitted uses.

Comprehensive Plan Designation:

Existing land uses.

Commercial

Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

Permitted and conditional uses:

North South and East: B2 General Business

West: -R4-High Density Residential

TA- Recreational uses, non-profit uses and residential uses at a density of 43 dwelling units per acre. **B2-**General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses.

Comprehensive Plan Designation:

Existing land uses:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

North: Vacant property

East: Commercial Development,

West: Townhouses and Drainage ROW

South: Utility Substation, Vacant Property

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Faidley Avenue:* Faidley Avenue exceeds the minimum standards for a commercial street and is intended to function as an arterial street. Apartments using Faidley as a primary street would be appropriate. Left turn arrows were recently placed on Hwy 281 north and south bound; this should further facilitate this type of development.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None foreseen*

Other

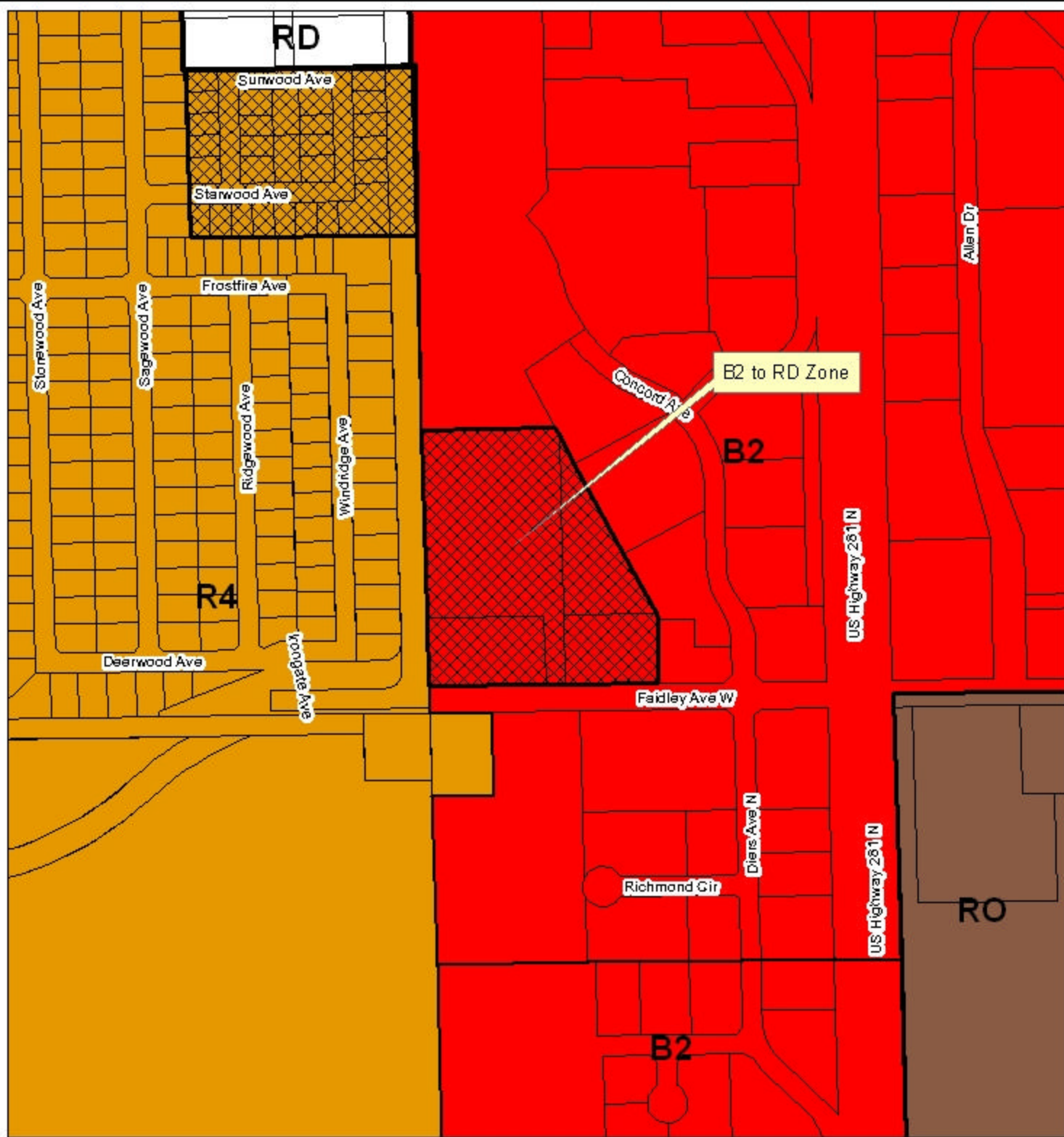
The developer is proposing to build eight apartment buildings with eight dwelling units in each building on this site (64 units total). At the proposed density, this development would be 8.8 units per acre or 1 unit for every 4950 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development. Road access from Faidley Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments north of Faidley would be a private drive not a public street.

This development was approved by the Grand Island City Council in the spring of 2003. The developers did not move forward with the project and the RD zone expired in 2005 and the property was rezoned to the original B2 zoning district. The developers are requesting that the development be considered for approval again at this time.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2- General Business Zone to RD- Residential Development Zone.

Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-16-2010 GI



- From B2 : General Business Zone
- to RD : Residential Development Zone



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