



Hall County Regional Planning Commission

Wednesday, September 01, 2010

Regular Meeting

Item F3

Rezone The Village Third

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 18, 2010

SUBJECT: *Change of Zoning (C-19-2010GI)*

PROPOSAL: To amend the existing RD Residential Development Zone for The Village Third Subdivision. The purpose of this rezoning request is to include additional properties within the approved RD zone. This RD zone was last amended in January of 2002. Very little development has occurred since that time but sewer and water utilities were extended to serve all of the planned development.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	The Village Third Subdivision, RD Residential Development,
<i>Permitted and conditional uses:</i>	RD-Residential and accessory uses as shown on the approved final development plan.
<i>Comprehensive Plan Designation:</i>	Future Designation: Medium residential to Office Development and Commercial.
<i>Existing land uses:</i>	Limited development as approved with the existing development plan

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: R4-High Density Residential, South, East: B2-AC General Business with an Arterial Commercial Overlay West: R1-Suburban Density Residential.
<i>Permitted and conditional uses:</i>	R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre. R4 – Non-profit community uses, retirement homes, recreational uses, residential uses at a density of 42 dwelling units per acre. B2-AC General Retail, Office, Warehousing, limited manufacturing and residential uses at a density of 42 dwelling units per acre.
<i>Comprehensive Plan Designation:</i>	West: Designated for public/semi-public uses. South and East: Commercial
<i>Existing land uses:</i>	North: Medium Density Residential/Office North: Residential Assisted Living Units South: Mini-Storage East: Hotel West: Riverside Country Club Golf Course

EVALUATION:

Positive Implications:

- *Changes are necessary to spur development:* The last plan approved for this development was done in January of 2002; the economic climate of today is significantly different than it was in 2002. Very little development has occurred at this site since that plan was approved. The proposed changes should spur development that is appropriate to the current economic conditions.
- *Consistent with the comprehensive plan:* This zoning change would be consistent with the existing comprehensive plan.
- *Utilizes existing improvements:* The proposed plan changes the number and scope of units but makes maximum use of the existing infrastructure installed for the previous development plan.

Negative Implications:

No Negative Consequences Foreseen

Analysis:

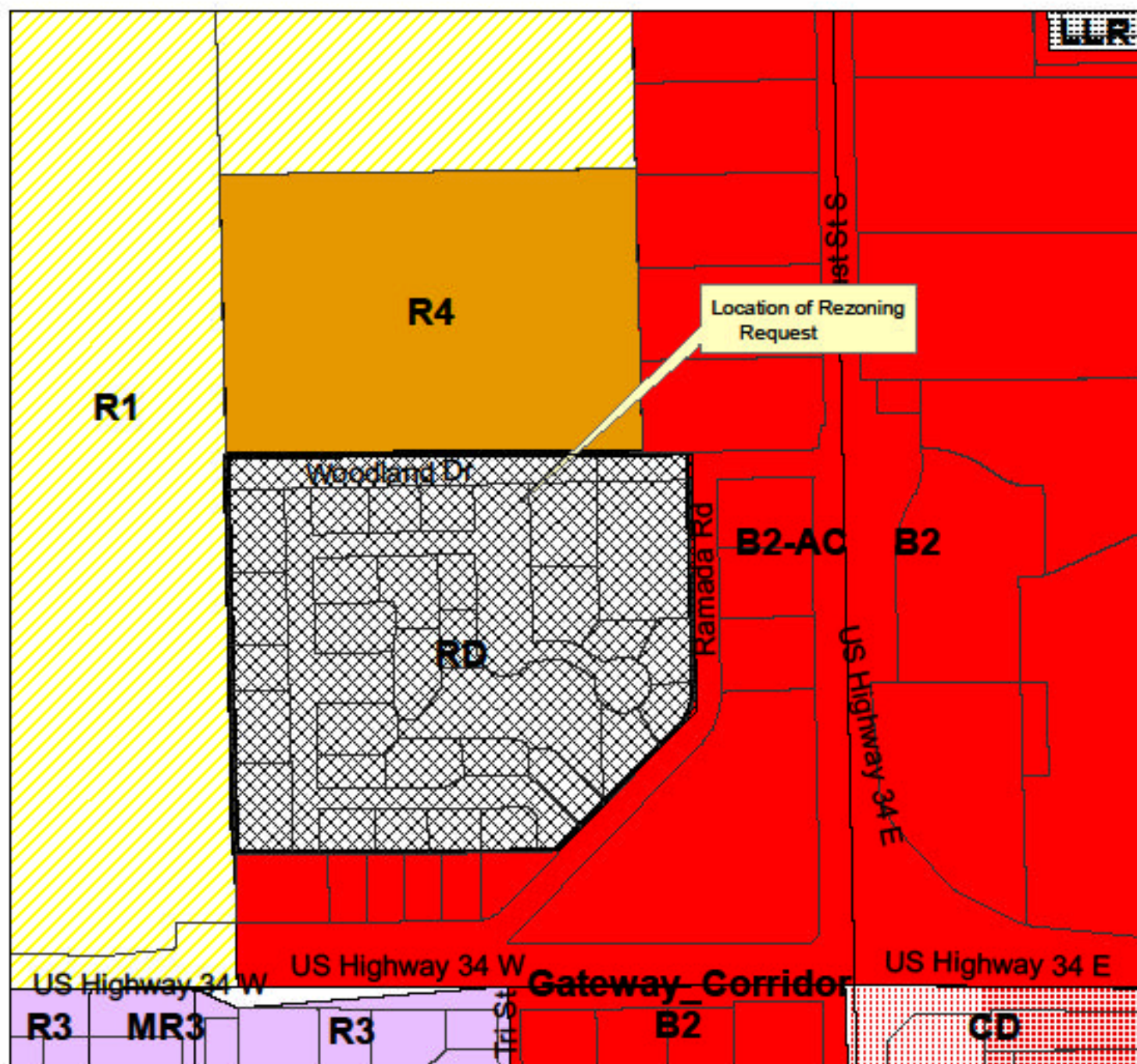
The RD zone as proposed in 2002 would have permitted 80 dwelling unit in groups of 2 or 4 units per building and a community building. The proposal presented today would have 91 units with 1 or 2 units per building and a community building. Fire and building codes have changed since 2002 to require sprinklers in all buildings with 3 or more dwelling units. Even at 91 units the average density of this development is 5.27 units per acre, less than what is allowed in the R2 zoning district.

The number of lots in the subdivision would drop from 29 lots and 3 outlots to 10 lots and 3 outlots. Multiple units will be built on a single lot as is permitted in the RD zone. Each lot has multiple building envelopes on it to identify where units can be built on each lot. The developer has provided elevations and floor plans of the proposed structures. All of the proposed structures are single story units. The number of lots is not important if the ownership of the units will be held by a single entity or if they are sold through a condominium arrangement. Either ownership arrangement would be allowable and workable.

RECOMMENDATION:


That the Regional Planning Commission recommend that the Grand Island City Council amend the existing RD Zone as proposed.

_____ Chad Nabity AICP, Planning Director



Requested Zoning

C-19-2010GI

 From RD Zone to Amended RD Zone

