



Hall County Regional Planning Commission

Wednesday, May 2, 2012
Regular Meeting

Item F1

Public Hearing - Rezone C-14-2012GI

Rezone from R1 Suburban Residential Zone to R2 Low Density Residential Zone

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee \$750.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Hastings Ventures, L.L.C. Phone (h) (308) 385-0636 (w) (308) 385-0636

Applicant Address 429 Industrial Lane, Grand Island, NE 68803

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2.86 acres parcel east of Pennsylvania and south of Idaho Avenue and Lots 5 and 6 of Woodland Park 11th Sub.

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Woodland Park 12th Sub, and/or

All/part West 1/2 of SE 1/4 of Section 2 Twp 11 Rge 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no)
(provide a properly scaled map of property to be rezoned)

From R1 (Suburban Residential) to R2 (Low Density Residential)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To be in compliance with the proposed comprehensive plan for the development of residential lots

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

~~*A public hearing will be held for this request*~~

Signature of Owner or Authorized Person  Date 4/12/12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/01/02

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 10, 2012

SUBJECT: *Zoning Change (C-14-2012GI)*

PROPOSAL: To rezone approximately 2.86 acres of land east of Independence Avenue along Idaho Avenue south of Vermont Avenues including lots 5 and 6 of Woodland Park 11th subdivision, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	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.
<i>Comprehensive Plan Designation:</i>	Designated for future low to medium residential development.
<i>Existing land uses.</i>	Vacant

Adjacent Properties Analysis

<i>Current zoning designations:</i>	South and East: LLR-Large Lot Residential, North and West: R2-Low Density Residential
<i>Permitted and conditional uses:</i>	LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R2- Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre.
<i>Comprehensive Plan Designation:</i>	North, South, East and West: Designated for future low to medium density residential development.
<i>Existing land uses:</i>	North: Residential subdivision zoned R2 East: Residential Subdivision Zoned LLR ½ acre lots South: Church West: Vacant property zoned R2

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Allows for construction of desired housing type at higher densities:* The proposed rezoning would allow for a slight increase in density while still allowing single family detached housing with attached 3 car garages. This is allowable with the reduced side yard setbacks.

Negative Implications:

- *Changes the Neighborhood:* The houses surrounding this field will have neighbors backing onto them.
- *Will increase the traffic on Independence Ave:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R1-Suburban Density Residential to R2-Low Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

April 20, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1 Suburban Residential Zone to R2 Low Density Residential, located in the City of Grand Island.

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 R1 Suburban Residential Zone to R2 Low Density Residential, located in part of the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

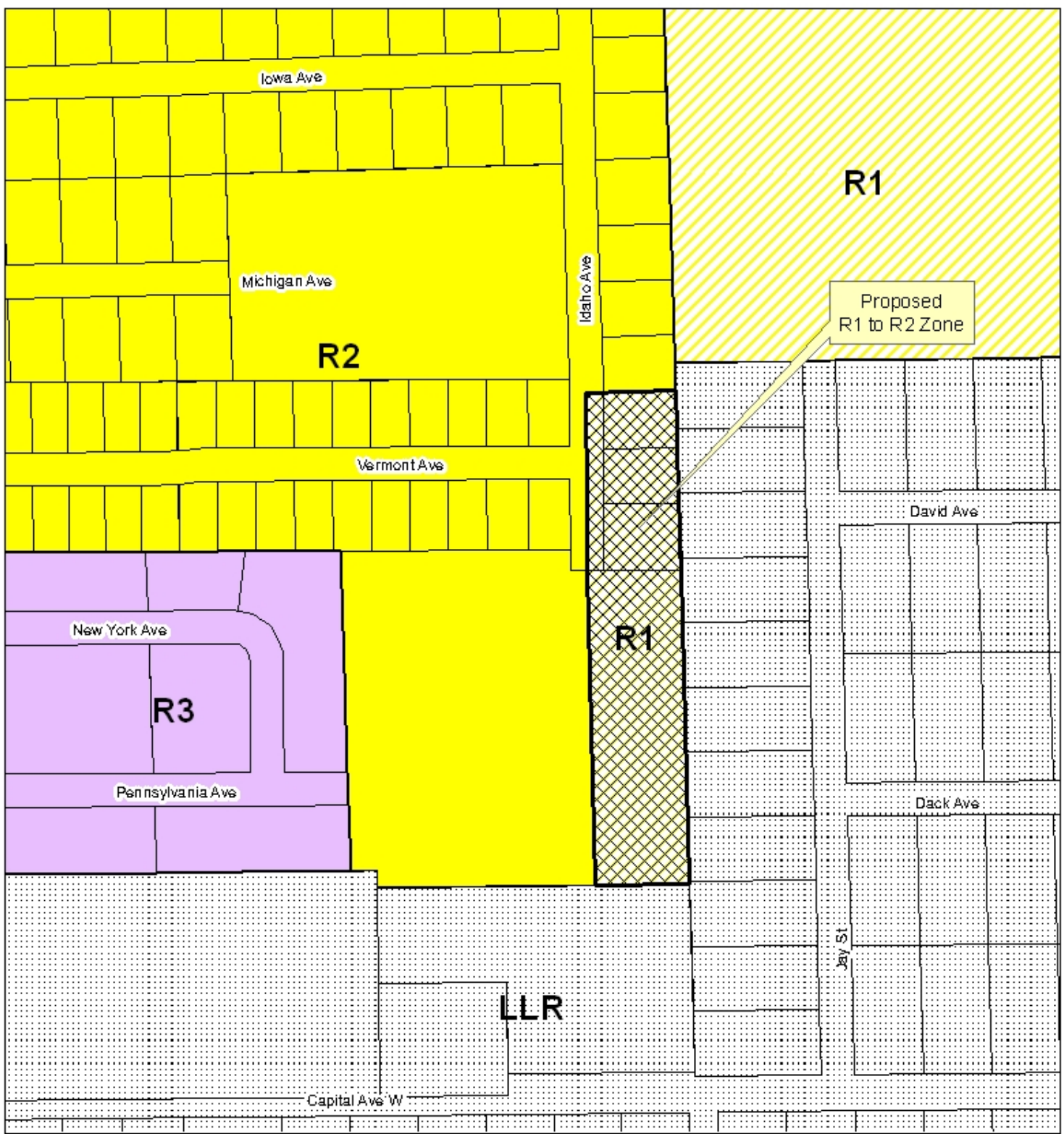
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 2, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director



cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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



Requested Zoning



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

Scale : NONE
C-14-2012GI



GRAND ISLAND PLANNING COMMISSION
1000 1st Avenue, Grand Island, NE 68801
(402) 342-2222