



# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2012  
Regular Meeting**

## **Item F3**

### **Public Hearing - Rezone**

Staff Contact: Chad Nabity

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 18, 2012

**SUBJECT:** *Zoning Change (C-17-2012GI)*

**PROPOSAL:** To rezone approximately 2.885 acres of land west of Independence Avenue and north of 13<sup>th</sup> Street, from LLR Large Lot Residential to R1 Suburban Density Residential, in the City of Grand Island. The purpose of this rezoning request is to aid in the development of property.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

LLR-Large Lot Residential.

*Permitted and conditional uses:*

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future low to medium residential development.

*Existing land uses.*

Vacant

##### Adjacent Properties Analysis

*Current zoning designations:*

**North, South, West:** LLR-Large Lot Residential,  
**East:** R1-Suburban Density Residential.

*Permitted and conditional uses:*

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre.

*Comprehensive Plan Designation:*

**North, South, East and West:** Designated for future low to medium density residential development.

*Existing land uses:*

**North, South, West:** Residential subdivision (1/2 acre lots)

**East:** Residential subdivision suburban density residential lots (Same R1 Zoning)

## **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 Shanna Street.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### **Negative Implications:**

- *None Foreseen*

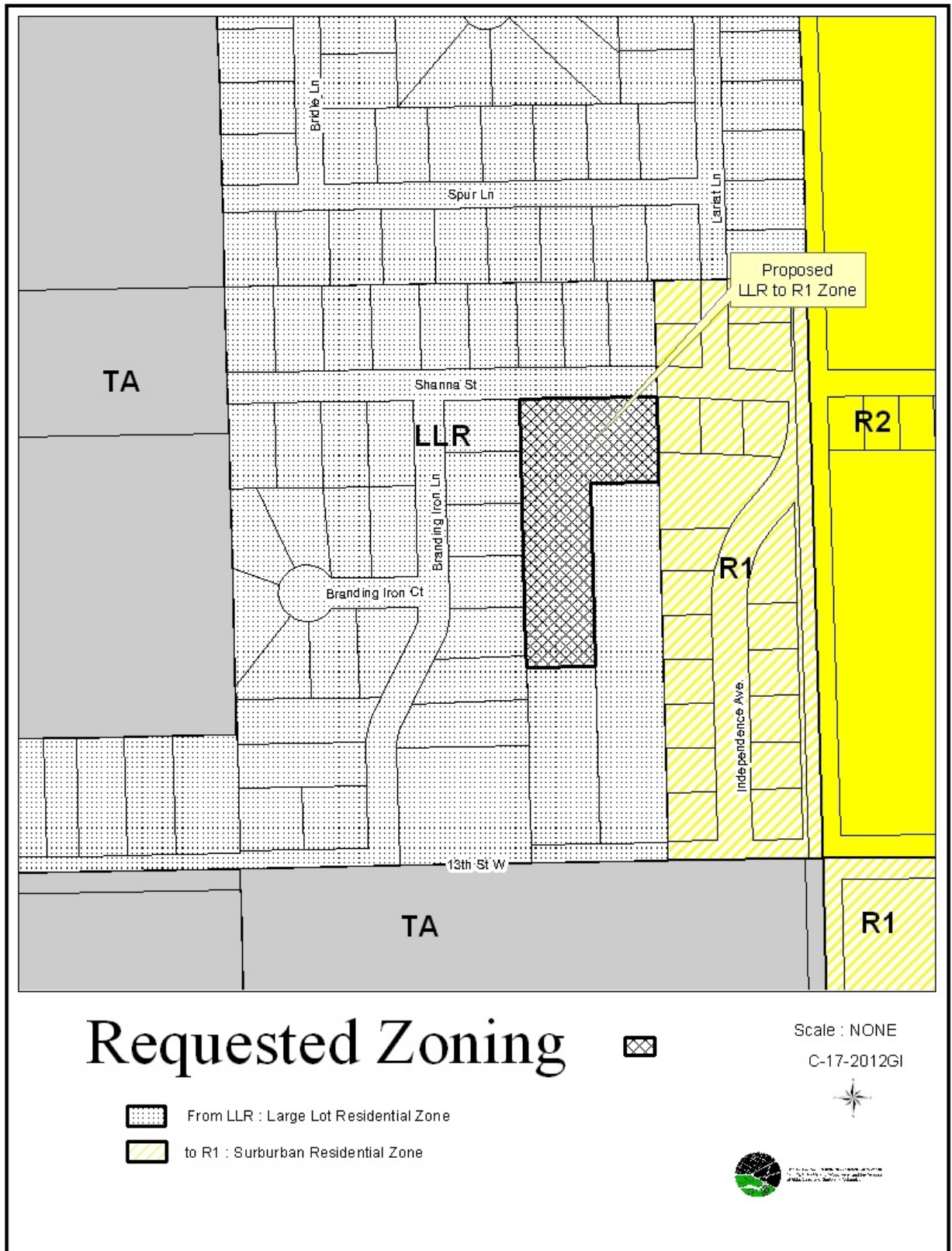
### **Other Considerations**

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 LLR Large Lot Residential to R1 Suburban Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# 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 Kelly Connelly Phone (h) (308) 382-9241 (w) \_\_\_\_\_

Applicant Address 4235 Spur In, Grand Island, NE 68803

Registered Property Owner (if different from applicant) Tom & Vickie Connelly Trustee's

Address 150 S Pine, Spalding, NE Phone (h) (308) 497-2632 (w) \_\_\_\_\_

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

Property Address 4223 Shanna Street, Grand Island, NE 68803

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

Lot 1 Block - Subdivision Name Western Heights Sixth Subdivision, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

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

From Large Lot Residential (LLR) to Suburban Residential (R-1)

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

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

To aid in the development of the property

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

1. Evidence that proper filing fee has been submitted.
2. A property 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 Kelly Connelly Date 5-15-12

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 4/30/07

May 22, 2012

Dear Members of the Board:

**RE: Rezoning – Change of Zoning. Rezone request changing property from LLR Large Lot Residential to R1 Suburban Residential Zone, 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 LLR Large Lot Residential to R1 Suburban Residential Zone, located on a tract of Lot One (1), Western Heights Sixth Subdivision, 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 June 6, 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.

