



Hall County Regional Planning Commission

Wednesday, February 01, 2012
Regular Session

Item F3

Rezone

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 1, 2012

SUBJECT: *Zoning Change (C-06-2012GI)*

PROPOSAL: To rezone properties located south of 13th Street, east of Sagewood Avenue and west of US Hwy 281 from Residential Development (RD) to High Density Residential (R4)

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD – Residential Development Zone
<i>Permitted and conditional uses:</i>	RD - The current development plan for this property would allow the development of a 2 story 16 unit apartment building on the each lot.
<i>Comprehensive Plan Designation:</i>	Medium Density Residential to Office Use. This area is planned for higher density residential development as it is west of the Moores Creek Drain way
<i>Existing land uses.</i>	Vacant Property
<i>Proposed Zoning Designation</i>	R4 – High Density Residential – Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	R4 - High Density Residential RD - Residential Development Zone B2 - General Business Zone
<i>Permitted and conditional uses:</i>	R4 - High Density Residential – Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses. RD - Residential Development. The current development plan for this property allowed the development of two 2 story 16 unit apartment buildings on the each lot. These lots currently have 32 units per lot. B2 – General Business – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 5,000 square feet with 50% coverage.
<i>Comprehensive Plan Designation:</i>	North, South and West: Designated for medium density residential to office uses. East: Designated for Commercial Uses.
<i>Existing land uses:</i>	North: Apartments South: Vacant Property and Townhouse Development East: Moore's Creek Drain way and Vacant Property West: Single Family

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for higher density residential uses.
- *Compatible with the existing development and level of service.* The R4 zoning district is compatible with the existing and proposed development of this property. The plan has changed since the original RD zone in ways that allow for the development of city streets to serve all of the lots. The development of streets to City standards makes this change possible and desirable.
- *Will encourage the development of additional housing units in Grand Island.* This change will allow the developer to build additional needed housing units in Grand Island.

Negative Implications:

- *No negative implications foreseen.*

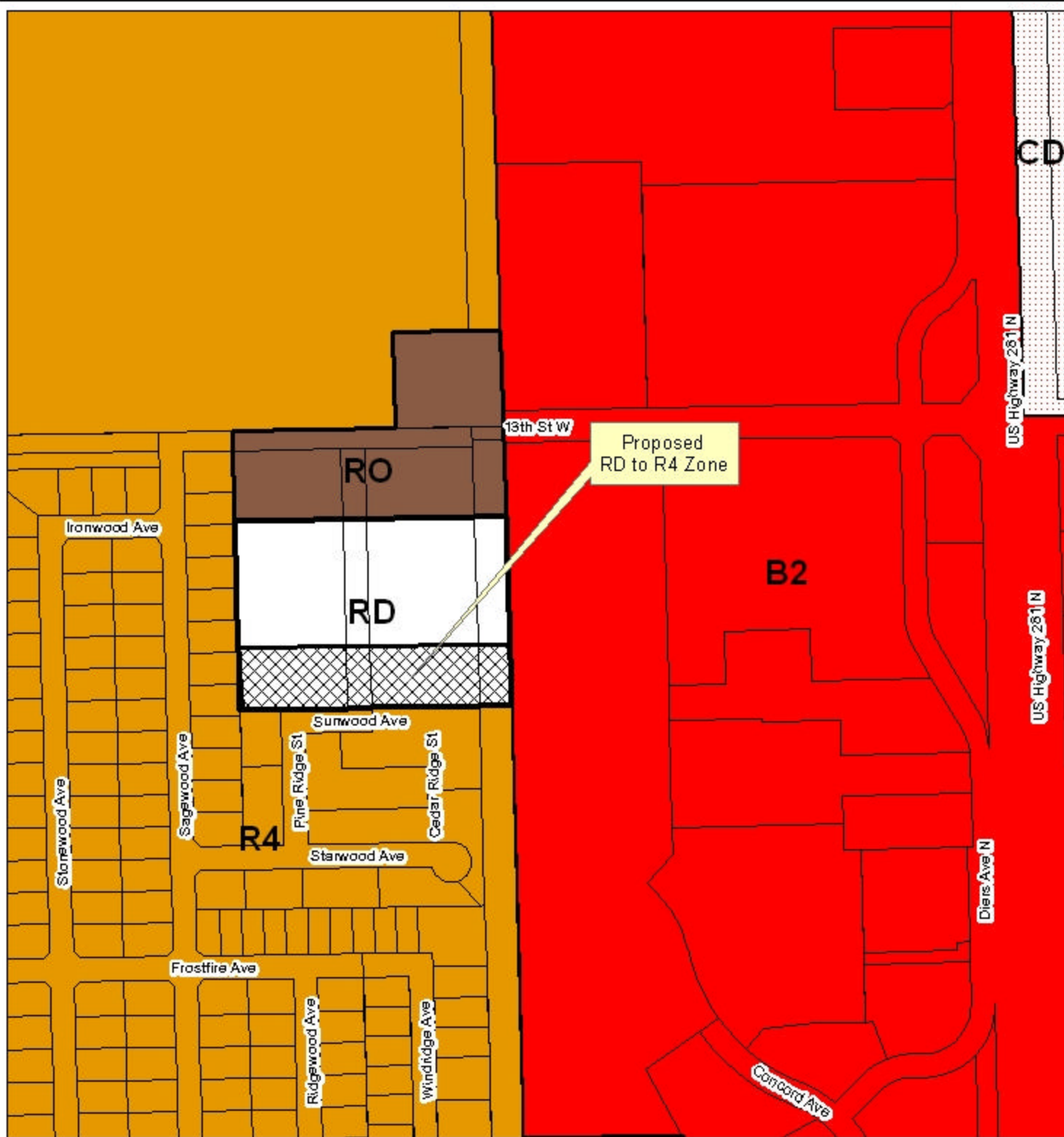


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from Residential Development (RD) to High Density Residential (R4) as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director





Requested Zoning



Scale : NONE

C-06-2012 GI



-  From RD : Residential Development Zone
-  to R4 : High Density Residential Zone



CITY OF AUSTIN, TEXAS
PLANNING DEPARTMENT
2012-2013 BUDGET
CITY OF AUSTIN, TEXAS

January 17, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from RD - Residential Development to R4 - High Density Residential Zone in the City of Grand Island (C-06-2012GI).

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 RD to R4, located south of 13th Street and east of Sagewood Ave and west of US Hwy 281 in the City of Grand Island. As shown on the enclosed map.

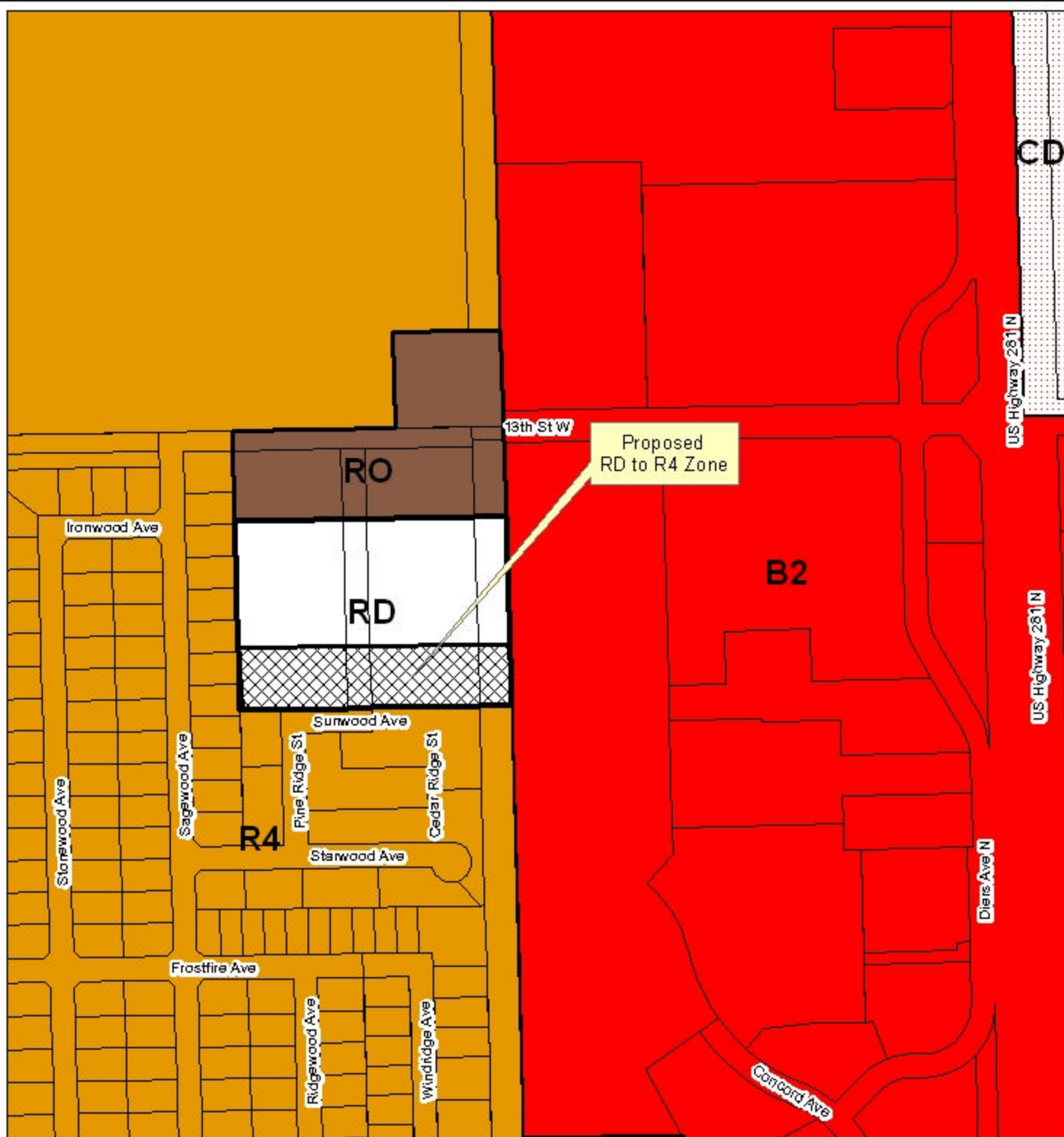
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on February 1, 2012 in the Council Chambers located in Grand Island's City Hall.

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

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





Requested Zoning



Scale : NONE

C-06-2012 GI



-  From RD : Residential Development Zone
-  to R4 : High Density Residential Zone



CITY OF LINCOLN, NEBRASKA
PLANNING & COMMUNITY DEVELOPMENT
1001 N. LINCOLN AVENUE, SUITE 200
LINCOLN, NE 68502