



Hall County Regional Planning Commission

Wednesday, October 05, 2011

Regular Session

Item F3

Rezone

Insert a narrative here

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 5, 2011

SUBJECT: *Zoning Change (C-01-2012GI)*

PROPOSAL: To rezone properties located north of North Front Street and west Webb Road from LLR Large Lot Residential to B2 General Business

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	LLR – Large Lot Residential
<i>Permitted and conditional uses:</i>	LLR - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	Highway Commercial. This area is planned for commercial development as it is in a main commercial corridor between the Moores Creek Drainway and Webb Road.
<i>Existing land uses.</i>	Single Family Residential and a state of Nebraska Communications Tower.
<i>Proposed Zoning Designation</i>	B2 – General Business – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	LLR - Large Lot Residential.
<i>Permitted and conditional uses:</i>	LLR - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	North, South and West: Designated for Commercial Uses. East: Designated for medium density residential to office uses.
<i>Existing land uses:</i>	North and South: Retail Commercial East: Office and Residential Uses, Webb Road West: Church

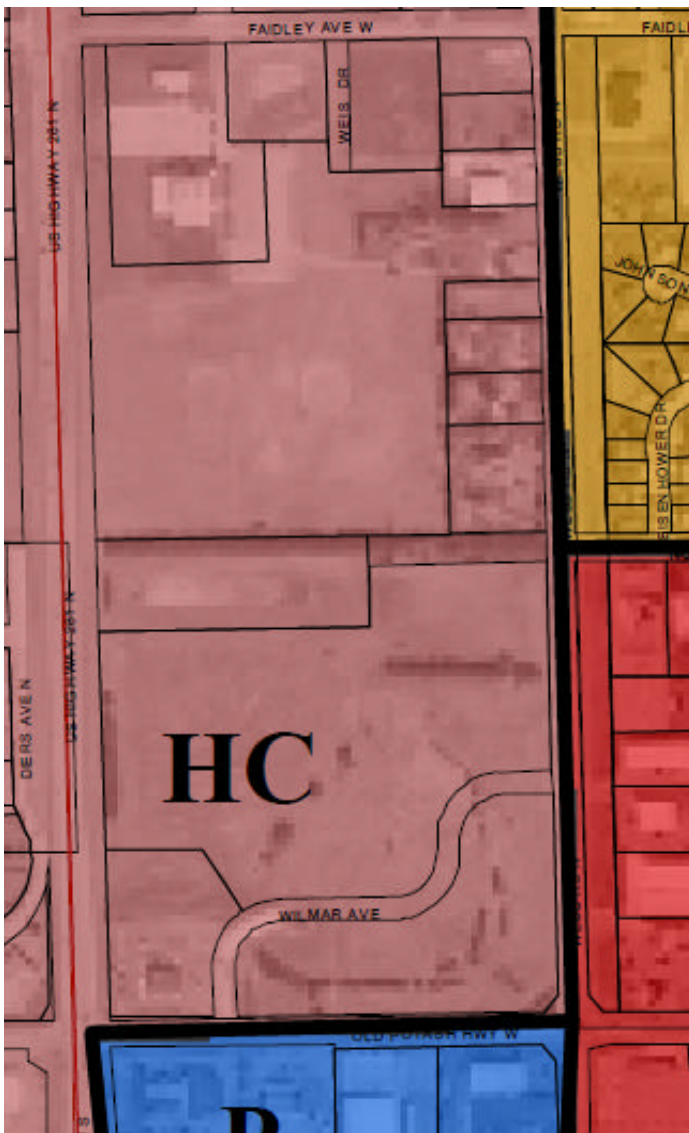
EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use commercial uses.
- *Good access to transportation systems:* Webb Road is designed to accommodate commercial traffic.
- *Will encourage redevelopment of the area in a manner consistent with the plan:* Rezoning this property will make it possible for the owners to market the property for uses that are consistent with the comprehensive plan. The residential uses that exist are also allowed in the B2 zone.

Negative Implications:

- *No negative implications foreseen.*

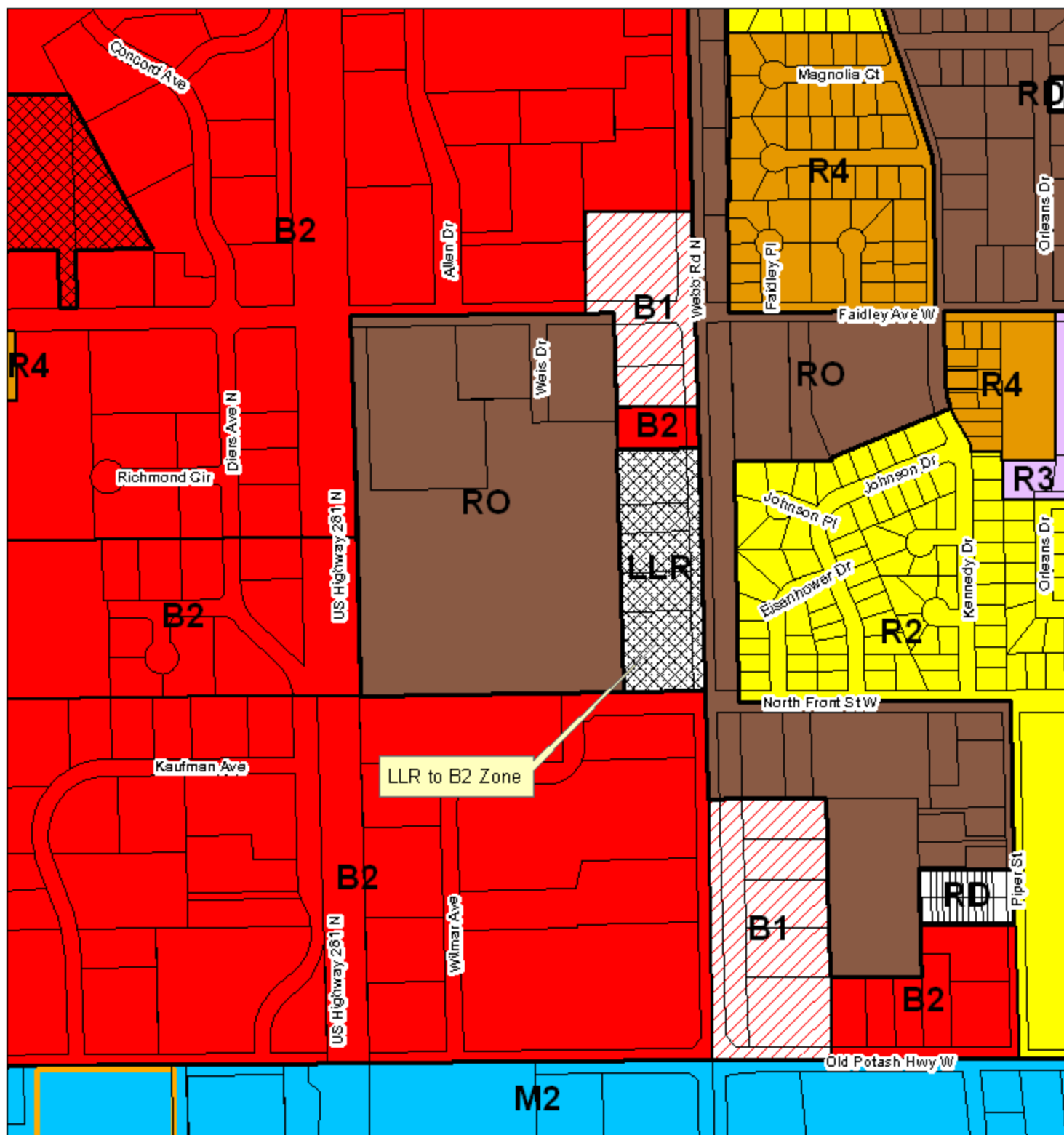


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B2 General Business Zone as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE

C-10-2012.GI



From LLR : Large Lot Residential Zone



to B2 : General Business Zone



CITY OF NEW ORLEANS
PLANNING AND ZONING DEPARTMENT
1001 Poydras Street, Suite 2000
New Orleans, LA 70112