



# City of Grand Island

Tuesday, March 22, 2016

Council Session

## Item E-3

**Public Hearing on Request to Rezone Property located at the South End of Hillside Drive from TA – Transitional Agriculture to LLR – Large Lot Residential (Paul Mader)**

*Council action will take place under Ordinance item F-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** March 22, 2016  
**Subject:** Rezone from TA – Transitional Agriculture Zone to LLR  
– Large Lot Residential Zone  
**Item #'s:**  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

An application has been made to rezone property proposed for platting as Maderville Subdivision located at the south end of Hillside Drive, east of Engleman Road, in the W ½ of Section 35, Township 11 North, Range 10, West of the 6<sup>th</sup> P.M. in Hall County, Nebraska from TA – Transitional Agriculture Zone to LLR – Large Lot Residential Zone.

## Discussion

At the regular meeting of the Regional Planning Commission, held March 2, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained an application has been made to rezone 4 acres at the south end of Hillside Drive east of Engleman Road from TA Transitional Agriculture to LLR Large Lot Residential Zone.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Ruge to approve the Rezone request as presented.

The motion carried with 11 members present and all voting in favor (O'Neill, Huisman, Ruge, Apfel, Maurer, Kjar, Connick, Rainforth, Hoggatt, Sears and Monter) and no member abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

## Alternatives

It appears that the Council has the following alternatives concerning the issue at hand.  
The Council may:

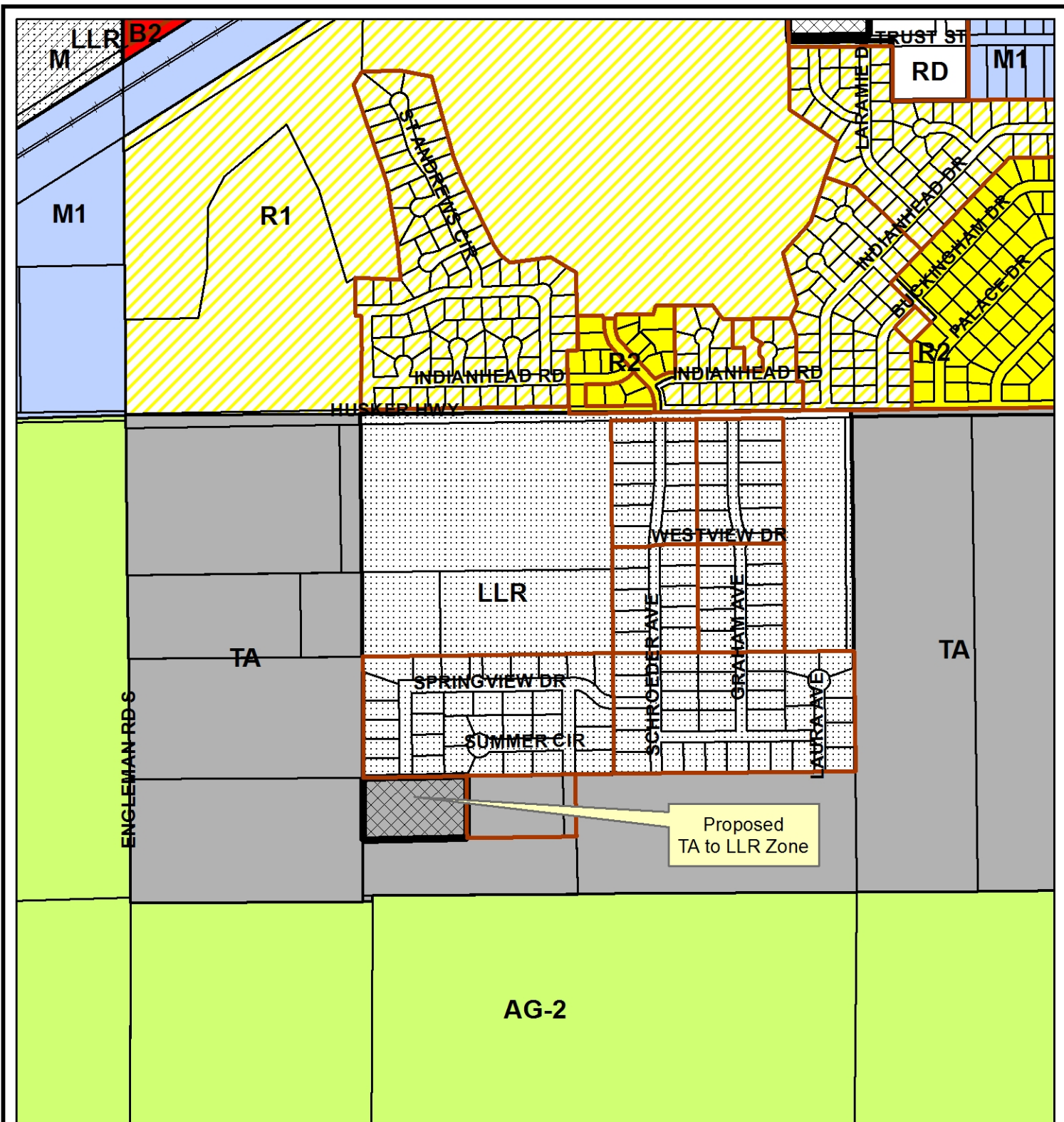
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance as presented.





# Requested Zoning

Scale : NONE

C-14-2016G1



 From TA : Transitional Agricultural Zone

 to LLR : Large Lot Residential Zone



Area that is requested for rezoning

( SEE MAP )

**Agenda Item #8**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

February 22, 2016

**SUBJECT:** *Zoning Change (C-14-2016GI)*

**PROPOSAL:** An application has been made to rezone 4 acres at the south end of Hillside Drive east of Engleman Road from TA Transitional Agriculture to LLR Large Lot Residential Zone.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* **TA-** Residential Development

*Permitted and conditional uses:* **TA-** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

*Comprehensive Plan Designation:* Low to Medium Density Residential  
*Existing land uses:* Vacant Ground-Trees

**Adjacent Properties Analysis**

*Current zoning designations:*

*Permitted and conditional uses:* **North: LLR-** Large Lot Residential  
**East, South, and West: TA** Transitional Agriculture  
**LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre **TA-** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres with limited exceptions including one ½ acre lot per 80 acre parcel or splitting an existing farmstead (10 year old) from a parcel of 20 acres.

*Comprehensive Plan Designation:* **East West, North and South:** Low to Medium Density Residential

*Existing land uses:* **North:** Houses in Large Lot Residential Zone  
**East:** Existing home on large lot  
**West and South:** Farm Ground

**EVALUATION:**

**Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Low to Medium Density Residential within the plan.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *Consistent with the zoning to the north and the use to the east.* The houses on the north are all zoned LLR.

**Negative Implications:**

- *None foreseen*

**Other**

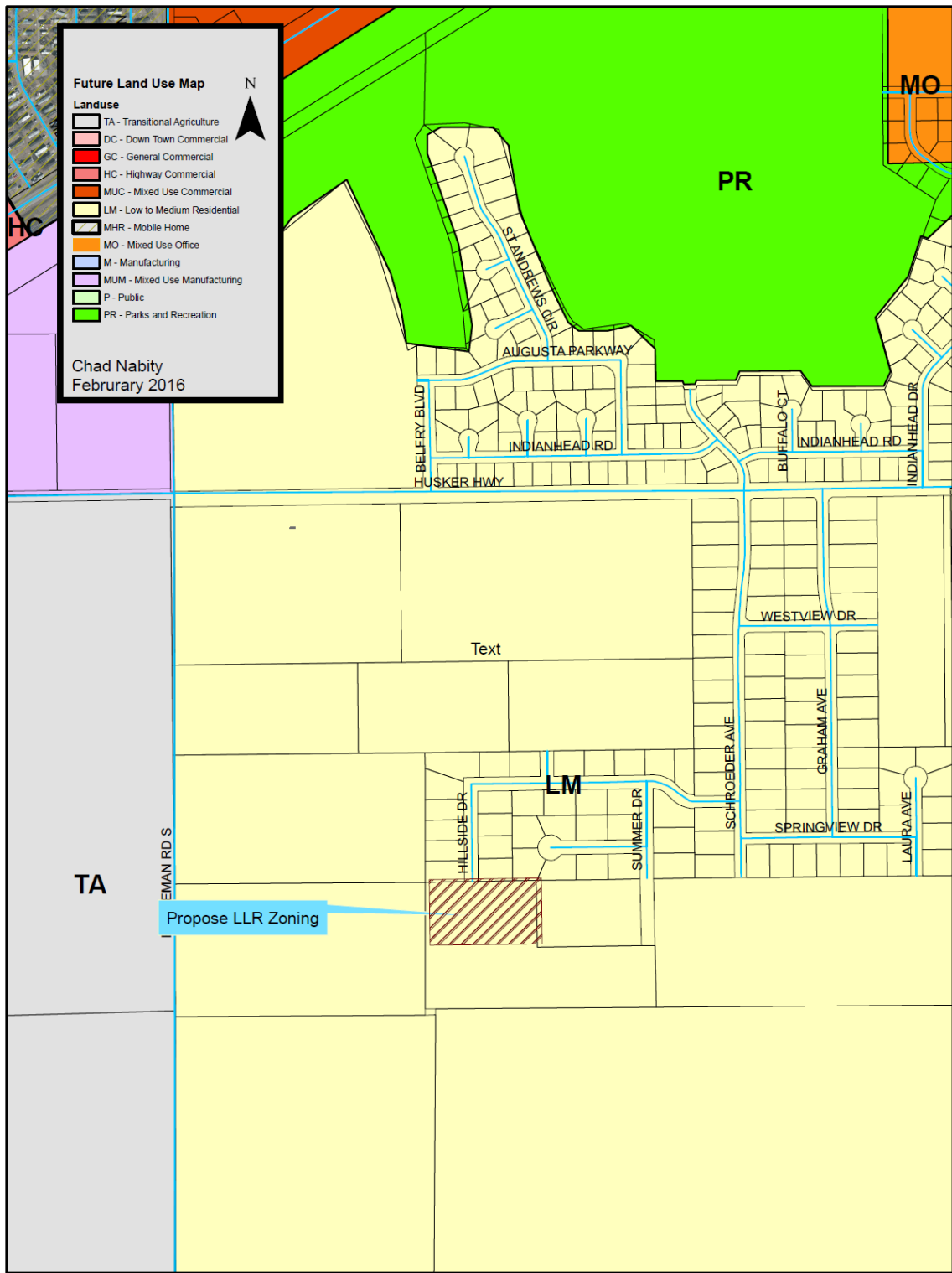


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from TA – Transitional Agriculture Zone to LLR Large Lot Residential Zone.

\_\_\_\_\_ Chad Nabity