



# **Hall County Regional Planning Commission**

**Wednesday, April 5, 2017  
Regular Meeting**

## **Item F1**

**Rezone in Cairo from R9 to R6**

**Staff Contact: Chad Nabity**

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

March 27, 2017

**SUBJECT:** *Zoning Change (C-12-2017C)*

**PROPOSAL:** To rezone all of Robinson Estates Subdivision in Cairo, Nebraska from R9-Single-Family Residential to R6- Multi-family Residential. Robinson Estates Subdivision is located between Oasis Street and Syria Street on both sides of the platted extension of Suez Street in the municipal limits of the Village of Cairo.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**R9-** Single-Family District

*Permitted and conditional uses:*

**R9-** Residential uses on 9,000 square foot lots, schools, churches and parks

*Comprehensive Plan Designation:*

Residential

*Existing land uses.*

Vacant lots

##### Adjacent Properties Analysis

*Current zoning designations:*

**North: R6-**Multi-family Residential District

*Permitted and conditional uses:*

**South West and East: R9-** Single-Family District  
**R6-**Residential uses on 6,000 square foot lots, schools, churches and parks  
**R9-** Residential uses on 9,000 square foot lots, schools, churches and parks

*Comprehensive Plan Designation:*

**All Directions:** Single Family Residential

*Existing land uses:*

**North:** Residential

**East:** Residential and commercial

**West:** Residential

**South:** Mobile Home Park

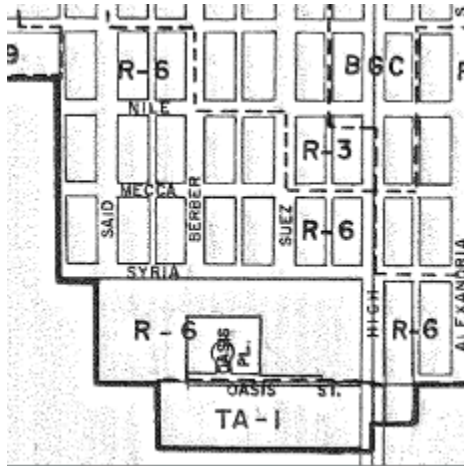
#### EVALUATION:

When the Robinson Estate Subdivision was originally approved in late 1995 it was zoned R6 in the Village of Cairo. Twice since then, Cairo has adopted a new zoning map and regulations, following completion of a comprehensive development plan and revised zoning regulations. The R6 district as now proposed is very close to the original R6 zoning district that was in place at the time of the subdivision's original approval. Because of the size and shape of the lots in this subdivision, it is appropriate to consider changing them back to the R6 zoning district.

#### Positive Implications:

- *Consistent with the Cairo Comprehensive Plan:* This property is planned for residential development.

- *Is adjacent to a similar use in Residential Zones:* This is an extension of the R6 zoning district and the property was originally zoned R6 at the time Robinson Estates Subdivision was approved in 1995. The extension of similar uses to this area of the community would be beneficial to the community and consistent with existing development.



1996 Zoning Map, Cairo Nebraska

- *More Housing Opportunities for Cairo:* Development of this property will provide additional housing options in Cairo.

**Negative Implications:**

- *None Foreseen:*

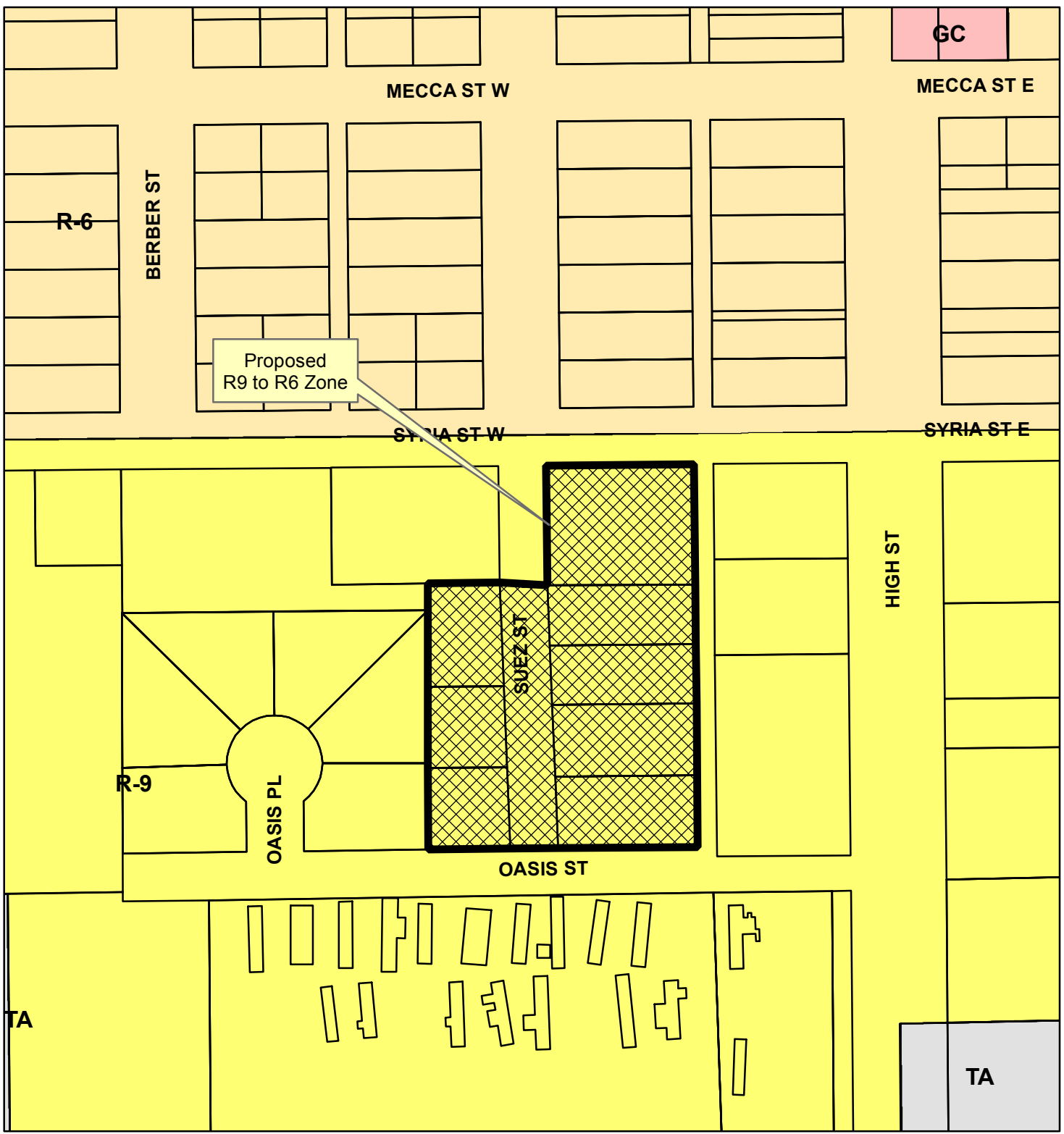
**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Cairo Village Board change the zoning on this site from R9 Single-Family Residential Zone to R6- Multi-family Residential Zone.



Cairo Future Landuse Map from 2004 Comprehensive Plan

Chad Nabity AICP, Planning Director



# Proposed Zoning

Scale : NONE  
C-12-2017C



- R9 - Single-Family Residential Zone
- to R6 - Multiple-Family Residential Zone

Area that is requested for rezoning

( SEE MAP )