



Hall County Regional Planning Commission

Wednesday, May 3, 2017
Regular Meeting

Item F2

Rezone Northview 9th Sub in GI

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

April 18, 2017

SUBJECT: *Zoning Change (C-15-2017GI)*

PROPOSAL: An application has been made to rezone Lot 10 of Northview Ninth Subdivision in the City of Grand Island from RO Residential Office to B2 General Business. This property is 4072 and 4074 North Point Circle and located north of North Point Circle and west of Lee Street south of Nebraska Highway 2. The developer is requesting the change to allow garage to be built on this property to support the adjacent residential development.

OVERVIEW:

Site Analysis

*Current zoning designation:
Permitted and conditional uses:*

RO Residential Office
RO Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

*Comprehensive Plan Designation:
Existing land uses.*

Mixed Use Commercial
Vacant Ground-

Adjacent Properties Analysis

Current zoning designations:

North: AG-2- Secondary Agriculture
East: B2 General Business
South and West: RO Residential Office

Permitted and conditional uses:

AG-2 Agricultural uses including: raising of livestock, but not confined feeding, raising crops, up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **B2-Residential** uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **RO** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

Comprehensive Plan Designation:

North: Designated Low to Medium Density Residential Uses
South, West and East: Designated for Mixed Use Commercial

Existing land uses:

North Nebraska Highway 2 and BNSF Railroad
South and West: Duplexes and single family homes
East: Veterinary Clinic

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Mixed Use Commercial
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Proposed Use is complementary to the existing duplex uses.* The developer of the duplexes is proposing to build garages on this property for rent by people living in the adjoin property.

Negative Implications:

- *None foreseen.*

Other Considerations

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

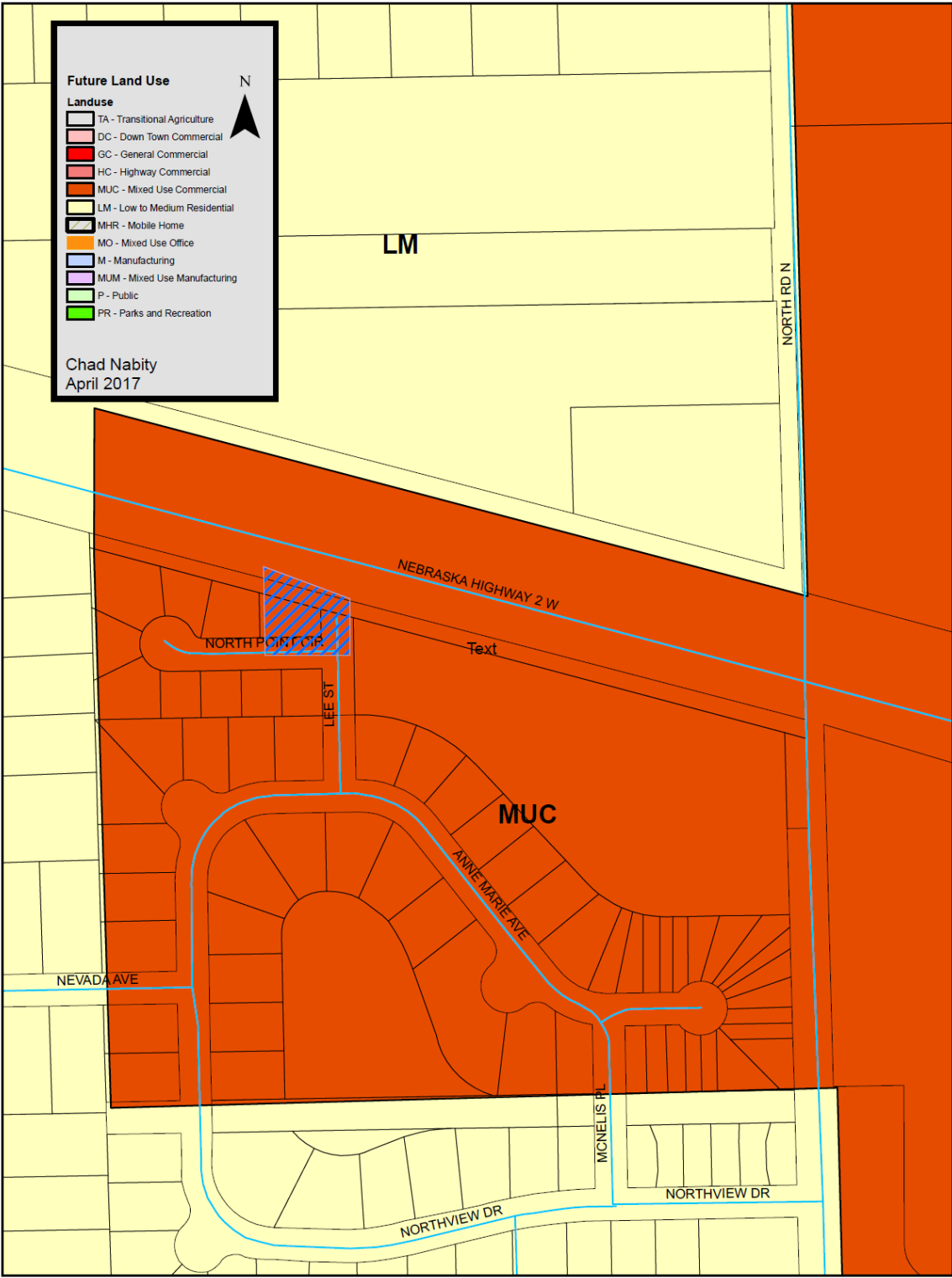


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RO – Residential Office to B2 General Business.

_____ Chad Nabity

