



Hall County Regional Planning Commission

**Wednesday, November 1, 2017
Regular Meeting**

Item F3

Rezoning - Habitat Lassonde

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

November 1, 2017

SUBJECT: *Zoning Change (C-04-2018GI)*

PROPOSAL: An application has been made to rezone Lot 2 of Lassonde Second Subdivision in the City of Grand Island from R-3 Medium Density Residential Zone to R-3SL Medium Density-Small Lot Residential Zone. This property is south of Capital Avenue and west of the Ord Line Railroad operated by Central Nebraska Railroad. The proposed change will not increase the density of housing permitted at this location, but will allow, if approved, single-family homes to be built on smaller lots.

OVERVIEW:

Site Analysis

Current zoning designation:

Intent of zoning district:

Permitted and conditional uses:

Proposed Zoning Designation

Comprehensive Plan Designation:

Existing land uses.

R-3: Medium Density Residential

R-3: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

R-3SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Low to Medium Density Residential
Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

Intent of zoning district:

North and West: LLR: Large Lot Residential

East and South: R2 Low Density Residential

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling

units per acre, as well as other open space and recreational activities.

R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

LLR: Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of one unit per 20,000 square feet.

R-2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

Comprehensive Plan Designation:

All Directions: Designated Low to Medium Density Residential Uses

Existing land uses:

North: Capital Avenue, acreage development

South: Outfall Ditch, vacant property

West: Single-family homes

East: Apartment building, railroad tracks

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Maintains current density of dwelling units:* The proposed change does not increase or decrease the expected housing unit density on the property.
- *Provides for affordable housing in Grand Island:* The proposed change would allow the Grand Island Area Habitat for Humanity to increase the number of lots that will fit on this property.

Negative Implications:

- *None foreseen.*

Other Considerations

The property is already intended for residential uses at the proposed density as shown below on the Future Land Use Map for the City of Grand Island.

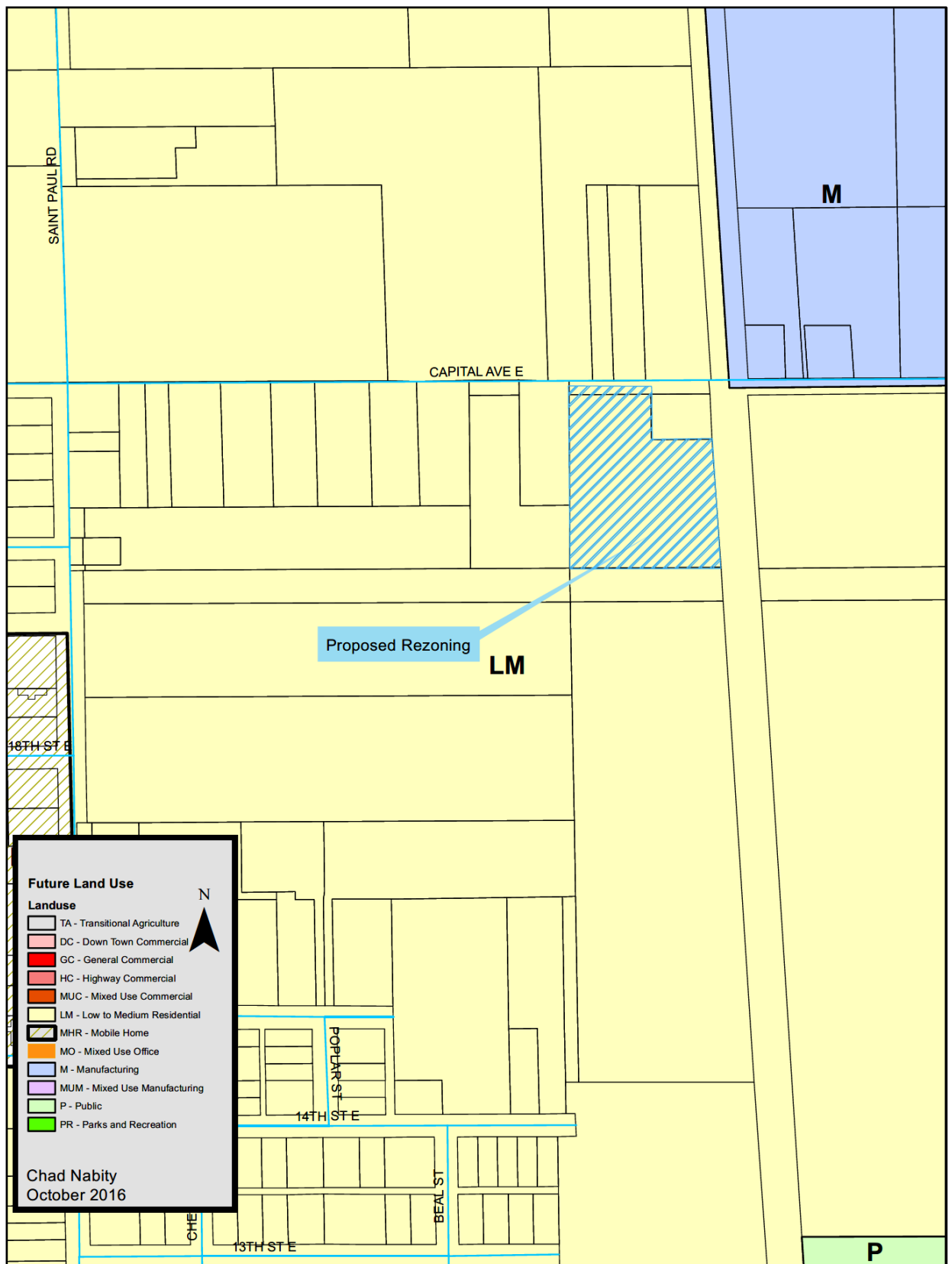
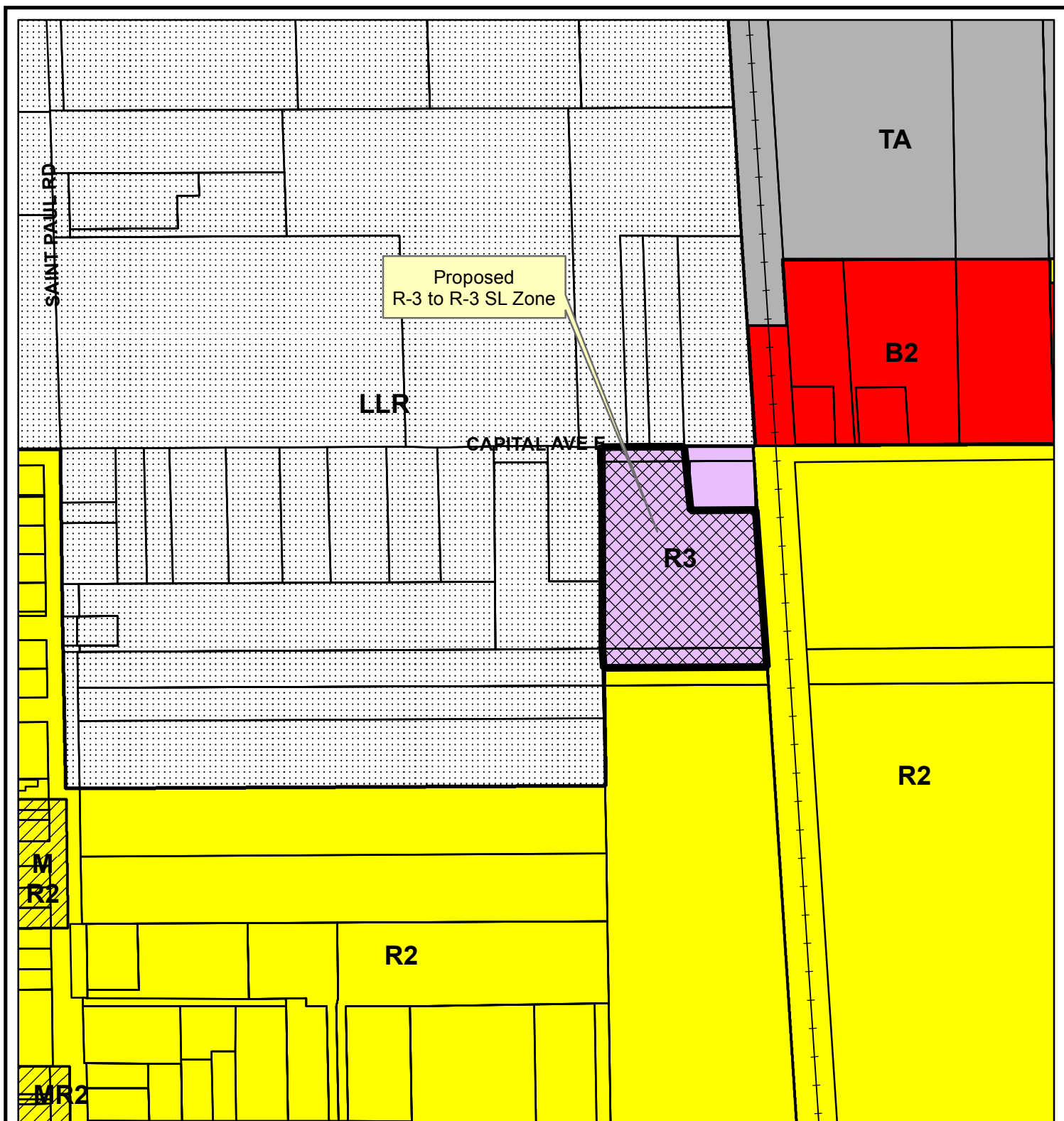


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R3 – Medium Density Residential to R-3SL Medium Density-Small Lot Residential Zone.

_____ Chad Nabity



Proposed Zoning

Scale : NONE

C-04-2018GI



R-3 - Medium Density Residential Zone



to R-3 SL Medium Density Small Lot Residential Zone



Area that is requested for rezoning

(SEE MAP)

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Grand Island Area Habitat for Humanity Phone (h) _____ (w) 308-385-5510

Applicant Address 502 W. 2nd St., PO Box 1001, Grand Island, NE 68802

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address _____

Legal Description: (provide copy of deed description of property)

Lot 2 Block 0 Subdivision Name Lassonde Second, and/or

All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From LIR R-3 to R-3 SL

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☒)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

In order to make this property affordable to the low-income home buyers, the cost per lot needs to be reduced.

R-3 SL zoning will allow more 1000-1400 sf homes to be built here, reducing per lot cost.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Arena Jelenich Date 10/4/17

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07