



# Hall County Regional Planning Commission

Wednesday, July 11, 2018  
Regular Meeting

## Item G1

**Public Hearing Change of Zoning Doniphan R3 to I2 Lots 30 and  
31 of Scudder's Second Addition**

Staff Contact:

**Agenda Item #5**

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

June 25, 2018

**SUBJECT:** *Zoning Change (C-23-2018D)*

**PROPOSAL:** This application includes approximately 2 lots at the south of Cedar Street east of York Street.. The property is located within the Village of Doniphan.

The applicant is requesting that the zoning on this property be changed from R3 Multiple Family Residential to I2 – Heavy Industrial. The stated purpose of this rezoning is to allow the applicant to build a commercial storage building.

**OVERVIEW:**

**Site Analysis**

<i>Current zoning designation:</i>	R3-Multiple Family Residential,
<i>Permitted and conditional uses:</i>	R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property.
<i>Comprehensive Plan Designation:</i>	Designated for residential purposes but the adjacent property immediately to the north and east are both designated for Industrial
<i>Existing land uses.</i>	Vacant property

**Adjacent Properties Analysis**

<i>Current zoning designations:</i>	<b>North:</b> TA-Transitional Agriculture and I-2 Heavy Industrial
	<b>East:</b> TA-Transitional Agriculture.
	<b>South and West:</b> R3-Multiple Family Residential
<i>Permitted and conditional uses:</i>	TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.
<i>Comprehensive Plan Designation:</i>	<b>North and East</b> Industrial
	<b>South and West:</b> Residential
<i>Existing land uses:</i>	<b>North:</b> Agricultural and Industrial Truck Parking
	<b>East:</b> Agricultural
	<b>South and West:</b> Residential

## **EVALUATION:**

### **Positive Implications:**

- *Will provide for additional industrial space near Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years.
- *Property is immediately adjacent to property already being used for Industrial purposes and next to property that is planned for Industrial uses.*
- *Increases Development within the Village Limits without Increasing any Strain on the Doniphan Sewer System.* At the present time Doniphan is severely limited in the amount of increase they can allow within their sewer treatment plant. This is a constraining factor for community growth. The proposed use for this property would not negatively impact the sewer treatment facilities.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

### **Negative Implications:**

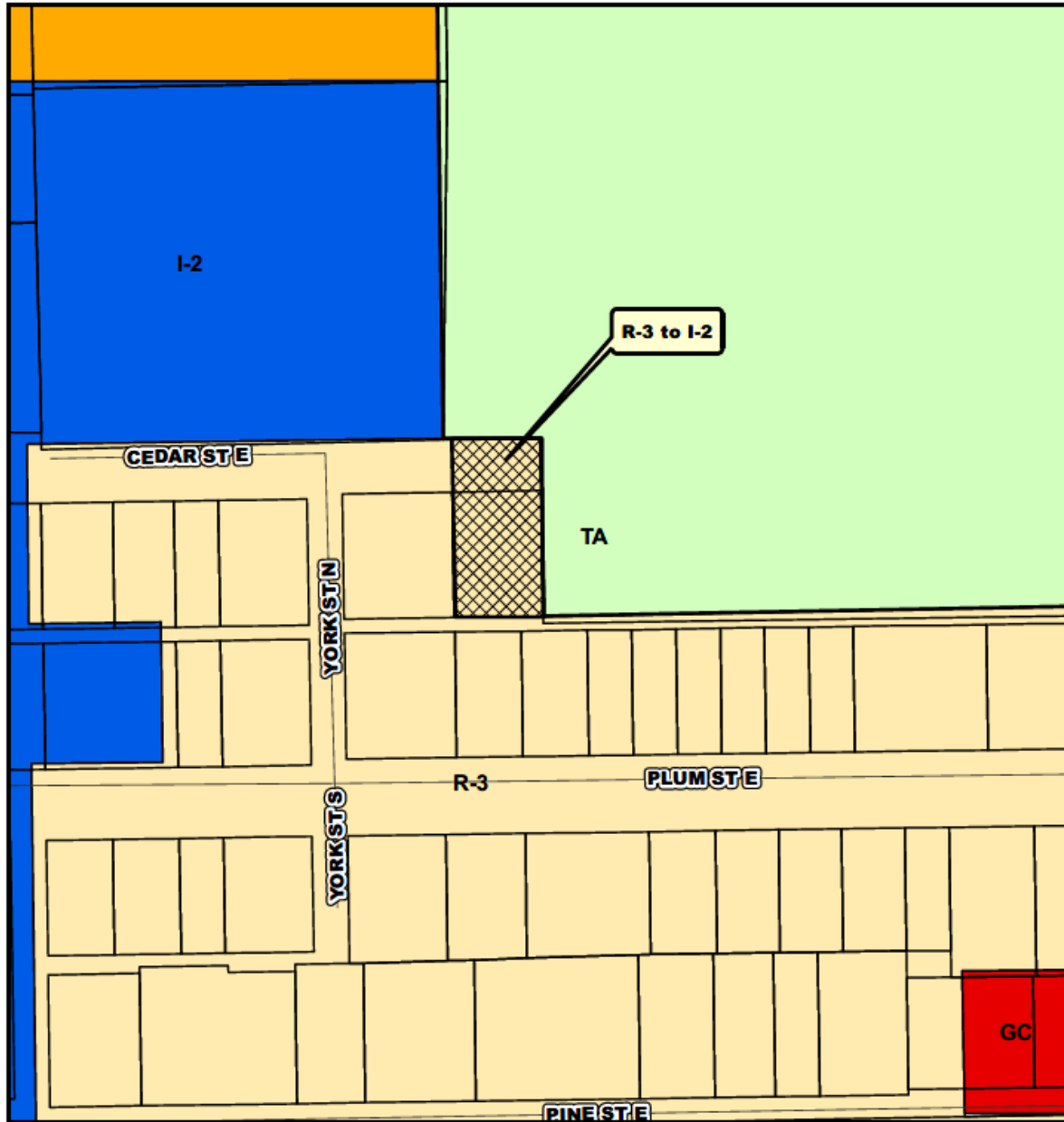
- *Could negatively impact existing residential properties.* This does encroach with Industrial uses adjacent to the residential. This type of transition was anticipated to the east of this property however. The house to the immediate west faces onto York Street so will back on to this property. Cedar Street is platted but has not been built along the north side of the subject property.

## **RECOMMENDATION:**




That the Regional Planning Commission recommend that the Village of Doniphan rezone this site from R3 Multiple Family Residential to I2 – Heavy Industrial.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Rezoning Map



**Legend**

-  Location of Requested Zoning Change
-  From: R-3-Multiple-Family Residential Zone
-  To: I-2- Heavy Industrial Zone

Scale: NONE  
C-23-2018D



THE REGIONAL PLANNING COMMISSION of Hill County, Grand Island, Rural and the Villages of Hill, Clark and Douglas Counties