



Hall County Regional Planning Commission

Wednesday, August 1, 2018
Regular Meeting

Item F1

**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>	North: TA-Transitional Agriculture and I-2 Heavy Industrial
	East: TA-Transitional Agriculture.
	South and West: 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>	North and East Industrial
	South and West: Residential
<i>Existing land uses:</i>	North: Agricultural and Industrial Truck Parking
	East: Agricultural
	South and West: 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:

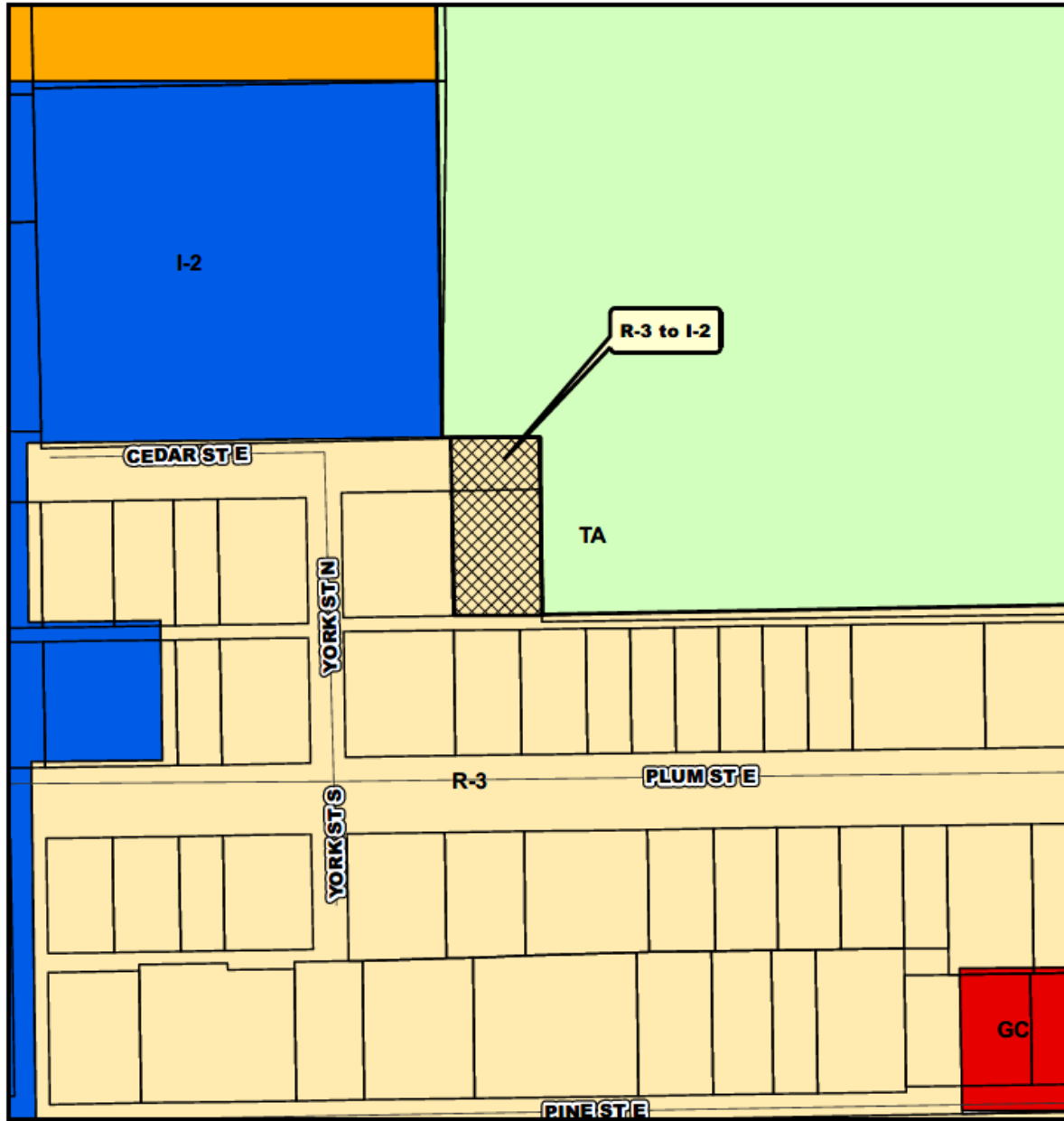
- *Could negatively impact existing residential properties.* This does encroach with Industrial uses adjacent to the residential. This type of transition was anticipated to the east of this property however. The house to the immediate west faces onto York Street so will back on to this property. Cedar 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, Reed River and the Villages of Hill, Oak and Douglas, Nebraska

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 BRAD SALLINGER Phone (h) 402-845-2754 (w) 308-380-5336
Applicant Address 420 CAMPBELL AVE DONIPHAN NE
Registered Property Owner (if different from applicant) GREG W. ROBB
Address 327 AMICK AVE DONIPHAN NE Phone (h) 402-845-2985 (w) 308-379-2280

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

Property Address _____
Legal Description: (provide copy of deed description of property)
Lot 30E31 Block _____ Subdivision Name DONIPHAN VILLAGE SCHOODER'S SEC, and/or
All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

- Property Rezoning (yes X) (no ___)
(provide a properly scaled map of property to be rezoned)
From RESIDENTIAL R 3 to INDUSTRIAL I 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:

BUILD A STORAGE BUILDING.

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

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- 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).
- 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 Brad Sallinger Date 6-18-18

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