



Hall County Regional Planning Commission

Wednesday, September 5, 2018
Regular Meeting

Item F3

**Public Hearing - Proposed Zoning Change - Sterling Estates C-29-
2018GI**

Staff Contact:

Agenda Item ?

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

August 27, 2018

SUBJECT: *Zoning Change (C-29-2018GI)*

PROPOSAL: The Regional Planning Department staff is recommending that a change of zoning be considered for property being platted as Sterling Estates Tenth Subdivision. This is An application has been made to rezone 4.919 acres south of Capital Avenue, north of Sterling Estates Park between Ebony and Sunrise north from **R4** High Density Residential to **R2** Low Density Residential.. The developers have built 64 town homes around the south and west side of Sterling Estates Park and are planning to build an additional 28 units on the north side on either side of Monarch Avenue. Monarch Avenue was built as a 32 foot wide street with parking allowed on the north side of the street and restricted from the south side.

OVERVIEW:

Site Analysis

Current zoning designation:

R4- High Density Residential

Permitted and conditional uses:

R4-

Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural use

Comprehensive Plan Designation:

Low to Medium Density Residential and Medium Density Residential to Office

Existing land uses.

Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

West: R1- Suburban Density Residential

East and South: R4-High Density Residential

North: RD Residential Development Zone

Permitted and conditional uses:

R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre **R4-** Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses. **RD** - Residential uses at a density of 43 dwelling units per acre with 50% coverage. This is a planned development and must be approved by Council.

Comprehensive Plan Designation:

East South and North: Medium Density Residential to Office Use

Existing land uses:

West: Low to Medium Density Residential

North: Farm Ground

East: Townhouse development similar to the proposed development here with 37, streets,
West: Farm house and farm ground
South: City Park, Townhouse development similar to the proposed development here with 37, streets,

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated both Low to Medium Density Residential and Medium Density Residential to Office uses within the plan lower densities to the west and higher densities to the east.
- *Will limit the density of dwelling along the narrower street:* As planned the proposed development will be the same as the other units built around the park. Each unit has a 2 car garage and 2 parking spaces off street in front of the garage. Because the street is narrower here, and there is less on street parking allowed, this will help insure that in the future densities do not increase without consideration of the impact of higher density on the parking area available?
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None foreseen*

Other

The reason that staff is suggesting this change is to avoid problems with parking availability in the future. It is likely that the current developer will finish this out with townhomes as planned and rezoning would not be necessary. It is also possible that one or more of these lots could be developed with apartment buildings containing up to 6 dwelling units based on the current zoning. That would most likely result in an issue with parking especially with the limited street parking.

This particular site will serve as a good test for narrower streets with similar housing on both the north and south sides of the park and different size streets on the north and south side of the park.

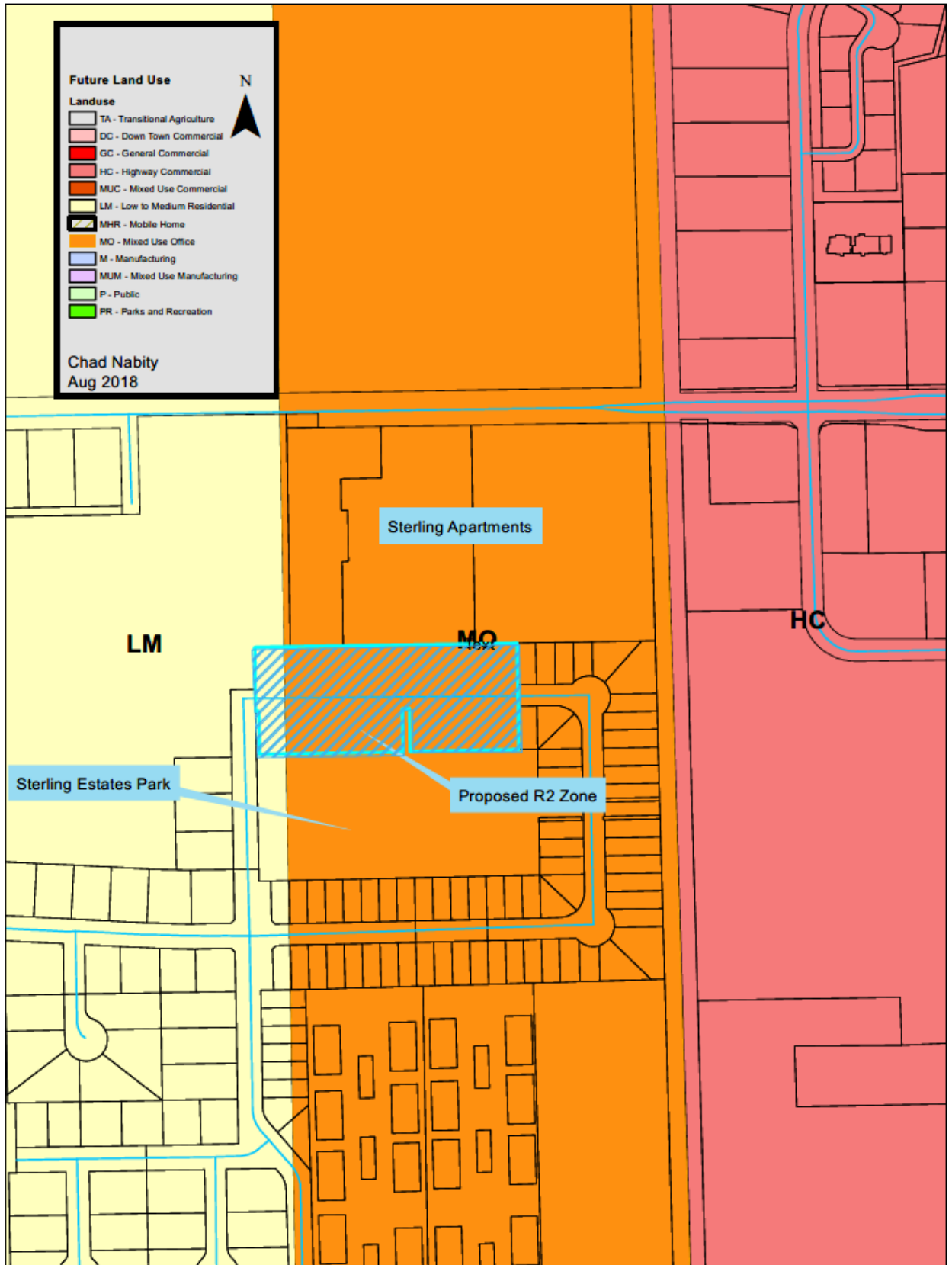


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R4-High Density Residential to R2- Low Density Residential.

_____ Chad Nabity AICP, Planning Director