



Hall County Regional Planning Commission

Wednesday, January 2, 2019

Regular Meeting

Item F3

**Rezoning 13 and North Road from R1 Suburban Density
Residential to R2 Low Density Residential and R3 Medium
Density Residential**

Staff Contact:

Agenda Item 6

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 2, 2019

SUBJECT: *Zoning Change (C-09-2018GI)*

PROPOSAL: To rezone approximately 6.866 acres of land north of 13th Street and east of Mansfield Road, from R-1 Suburban Residential Zone to R-2 Low Density Residential Zone and R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the northern portion and most westerly portion of the property by extending the R-2 residential zone from adjacent properties, along with a zoning change along the southern portion of the property to an R-3 medium residential zone with backing 13th street onto to provide a buffer from a high volume street.

OVERVIEW:

Site Analysis

Current zoning designation:

Intent of zoning district

R-1: Suburban Residential Zone

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Proposed zoning district

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

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.

Comprehensive Plan Designation:

Designated for Low to Medium Density Residential Development.

Existing land uses:

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North: R-2: Low Density Residential Zone

South: R-1: Suburban Residential Zone

East: R-1: Suburban Residential Zone

West: R-2: Low Density Residential Zone

Intent of zoning district:

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

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:

R-1: Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

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 for Low to Medium Density Residential Development.

Existing land uses:

North: Single-Family Residential

South: Vacant Lot & Hall County Emergency Management Facility

East: Suburban residential lot with Single Family Home

West: Church and Single-Family Attached Residential.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Consistent with the existing residential development:* This property is adjacent to an existing low density single-family residential development. This proposal extends the R-2 low-density zoning across the northern portion and most westerly portion of the property. The southern portion of the property will be zoned R-3

Negative Implications:

No Negative Consequences Foreseen

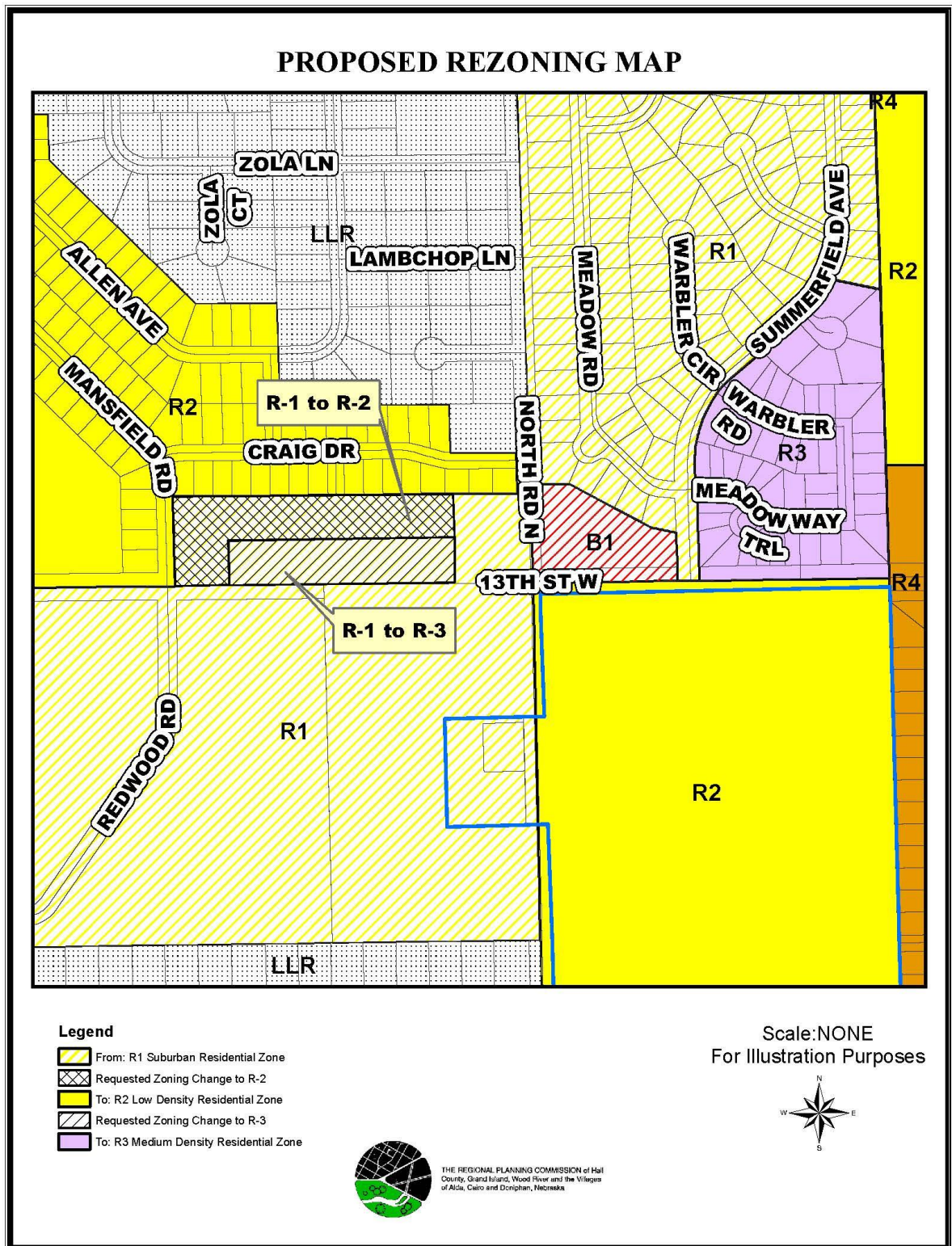
Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-2 Low Density Residential Zone and R-3 Medium Density Residential Zone as requested and shown on the attached map.

_____ Rashad Moxey, Planner I



2018 Existing Zoning Map

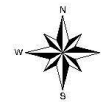
PROPOSED REZONING FUTURE LAND USE MAP



Future Land Use

- TA - Transitional Agriculture
- DC - Down Town Commercial
- GC - General Commercial
- HC - Highway Commercial
- MUC - Mixed Use Commercial
- LM - Low to Medium Residential
- MHR - Mobile Home
- MO - Mixed Use Office
- M - Manufacturing
- MUM - Mixed Use Manufacturing
- P - Public
- PR - Parks and Recreation

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

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 Rhoads Enterprises Inc. Phone (h) 308-391-2959 (w) Same

Applicant Address P.O. Box 5616 Grand Island NE 68802

Registered Property Owner (if different from applicant) Mitchel & Brandi Pedersen

Address 39 Ponderosa Grand Island NE 68803 Phone (h) 402-786-3379 (w) Same

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

Property Address See legal description

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

Lot 2 Block 0 Subdivision Name B & M Estates Subdivision, and/or
All/part 1/4 of Section 11 Twp 11 Rge 10 W6PM City of Grand Island, Hall County, Nebraska
(S 1/2 S 1/2 SE 1/4 SE 1/4)

C. Requested Zoning Change:

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

From R-1 to R-2 & R-3 (See Attached Drawing)

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

N/A

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

R-2 lots & R-3 lots fit site better & create a buffer to 13th street.

Property to North is zoned R-2. Low to medium density fits future map plans in area.

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:

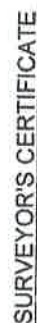
A public hearing will be held for this request

Signature of Owner or Authorized Person [Signature] Date 12/12/19

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



I hereby certify that on October 11, 1918, I completed an accurate survey (made under my supervision) of "B AND M ESTATES SUBDIVISION" in the City of Grand Island, Holt County, Nebraska, as shown on the accompanying plat of record; That the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision are shown on the accompanying plat thereof, are well and accurately staked off and marked; That iron markers were placed at all corners on the accompanying plat; That each lot bore its own number; and That said survey was made with reference to known and recorded monuments.

Referring to the southeast corner of said Section 11, thence $N01^{\circ}54'.35''W$ (Assumed Bearing) on the east line of said Section 11, 33.78 feet; thence $S89^{\circ}05'.25''E$ W , 33.00 feet to a point at the intersection of the west right of way of North Road and the north right of way of 13th Street, said point being the point of beginning; thence $S89^{\circ}26'.25''W$ on said north right of way of 13th Street, 90.00 feet; thence $N27^{\circ}03'.2''E$, 46.21 feet; thence $N81^{\circ}37'.49''E$, 50.24 feet to a point on said right of way of North Road; thence $N01^{\circ}54'.35''E$ on said west right of way, 35.01 feet to the point of beginning. Containing an area of 1,307.57 square feet (0.030 acres), more or less.

Sold total tract less exception, containing 9.876 acres, more or less.

B AND M ESTATES SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

BENJAMIN & ASSOCIATES, INC. • ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 2

