



# **Hall County Regional Planning Commission**

**Wednesday, April 3, 2019  
Regular Meeting**

## **Item F3**

### **Zoning Change - Ponderosa Rezoning**

**Staff Contact:**

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

March 26, 2019

**SUBJECT:** *Zoning Change (C-17-2019GI)*

**PROPOSAL:** To rezone approximately 1.4 acres of land north of Schimmer Drive and the Wood River and west of US highway 281 from RD Residential Development Zone to RO Residential Office, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the southern portion of the proposed Ponderosa Village 2<sup>nd</sup> Subdivision.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**RD-** Residential Development Zone

*Intent of zoning district:*

**RD:** The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. No uses were shown on the approved development plan.

*Permitted uses and uses:*

*Uses as listed under permitted principal uses of the (TA) Transitional Agricultural Zone, (R-1) Suburban Residential Zone, (R-2) Low Density Residential Zone, (R-3) Medium Density Residential Zone, and (R-4) High Density Residential Zone except as listed under specifically excluded uses. Development Zone lots must meet the minimum size of 1.5 acres. Towers, Nursing, Convalescent & rest home services, Residential assisted living, Retirement or assisted living and Restaurants and cafes, with or without drive-in facilities.*

*Existing land uses.*

Vacant property

*Proposed Zoning Designation*

**RO-** Residential Office

*Intent of zoning district:*

**RO:** The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

<i>Permitted and conditional uses:</i>	<b>RO:</b> Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.
<i>Comprehensive Plan Designation:</i>	<b>North, West and South:</b> Designated for Low to Medium Density Residential <b>East:</b> Designated for Parks and Recreation & Manufacturing
<i>Existing land uses:</i>	<b>North:</b> Vacant Property <b>South:</b> Vacant Property <b>West:</b> Single family residential <b>East:</b> Stuhr Museum
<b><u>Adjacent Properties Analysis</u></b>	
<i>Current zoning designations:</i>	<b>North: RO-</b> Residential Office Business Zone <b>South: RD-</b> Residential Development Zone <b>East: B-1</b> Light Business Zone <b>West: RD-</b> Residential Development Zone
<i>Intent of zoning district:</i>	<b>B-1:</b> To provide for neighborhood shopping and service facilities this will serve the needs of the surrounding residential area. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.  <b>RD:</b> The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use.  <b>RO:</b> The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.
<i>Permitted and conditional uses:</i>	<b>B-1:</b> Residential uses, recreational uses, boarding and lodging houses, educational uses (museums) and towers.  <b>RD:</b> <i>Uses as listed under permitted principal uses of the (TA) Transitional Agricultural Zone, (R-1) Suburban Residential Zone, (R-2) Low Density Residential Zone, (R-3) Medium Density Residential Zone, and (R-4) High Density Residential Zone except as listed under specifically excluded uses. Development Zone lots must meet</i>

*the minimum size of 1.5 acres. Towers, Nursing, Convalescent & rest home services, Residential assisted living, Retirement or assisted living and Restaurants and cafes, with or without drive-in facilities.*

**RO:** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

## **EVALUATION:**

### **Positive Implications:**

- *Largely Consistent with the City of Grand Island's current and historic zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would provide additional commercial and office space; this would provide for more modernized commercial/ office spaces to the City of Grand Island.*
- *Enhances the buffer between the single family homes and a major highway to the east of the property where US Highway 281 is located.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property as extension or compliment to the new medical development to the north.*
- *Allow for development of an inaccessible piece of property: As currently zoned and platted this property does not have access to a public road. The open space uses currently permitted under the development plan would not require such access but this change will allow it to be developed with the adjacent property that does have access.*

### • **Negative Implications:**

- *None foreseen:*

### **Other Considerations**

The majority of this property is already intended for low to medium density residential to office uses as shown below on the Future Land Use Map for the City of Grand Island but is adjacent to a major highway and the zoning of the property to the north has anticipated residential office development for more than 25 years.

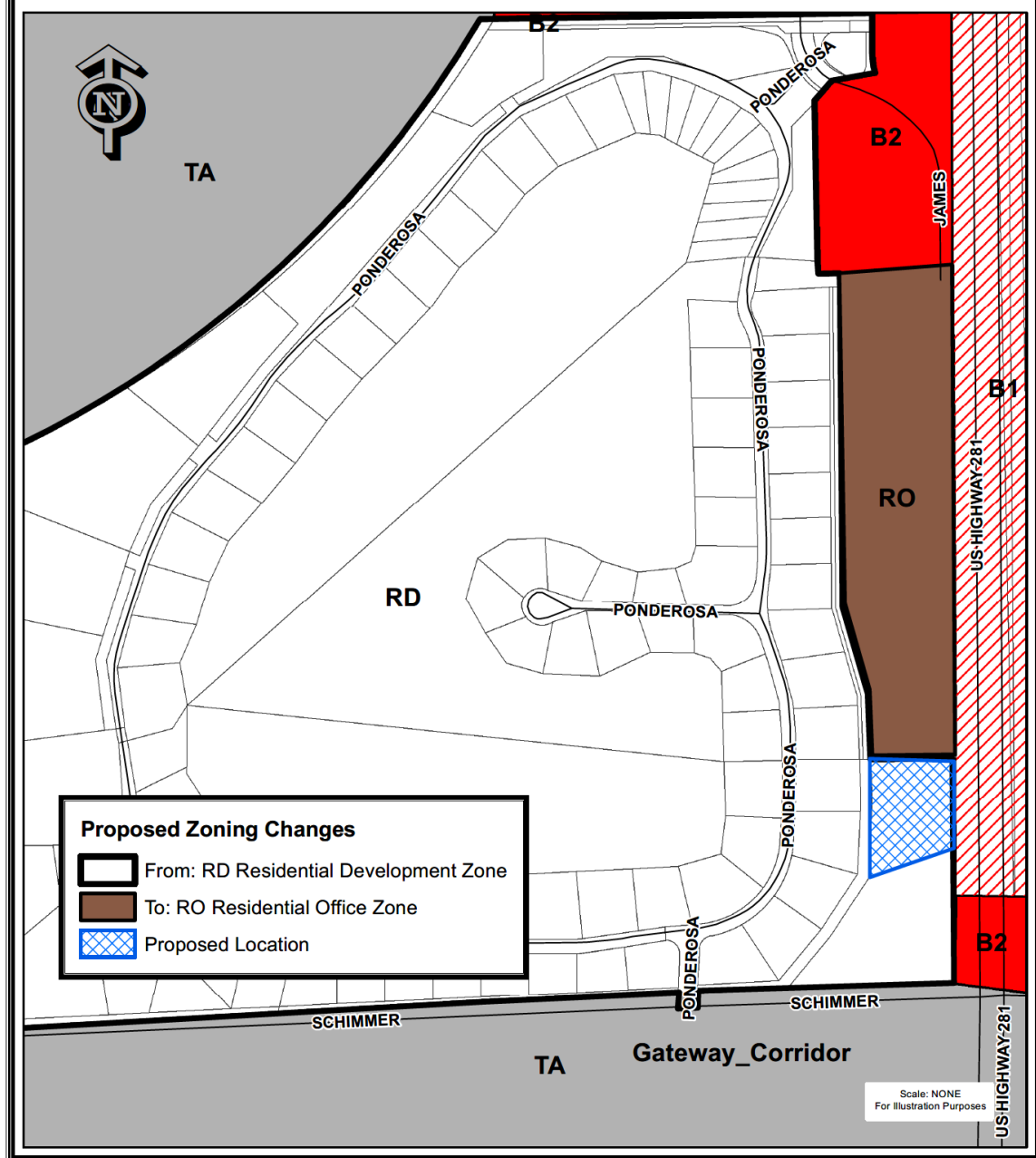
**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to RO Residential Office Zone.

\_\_\_\_\_ Chad Nabity, AICP

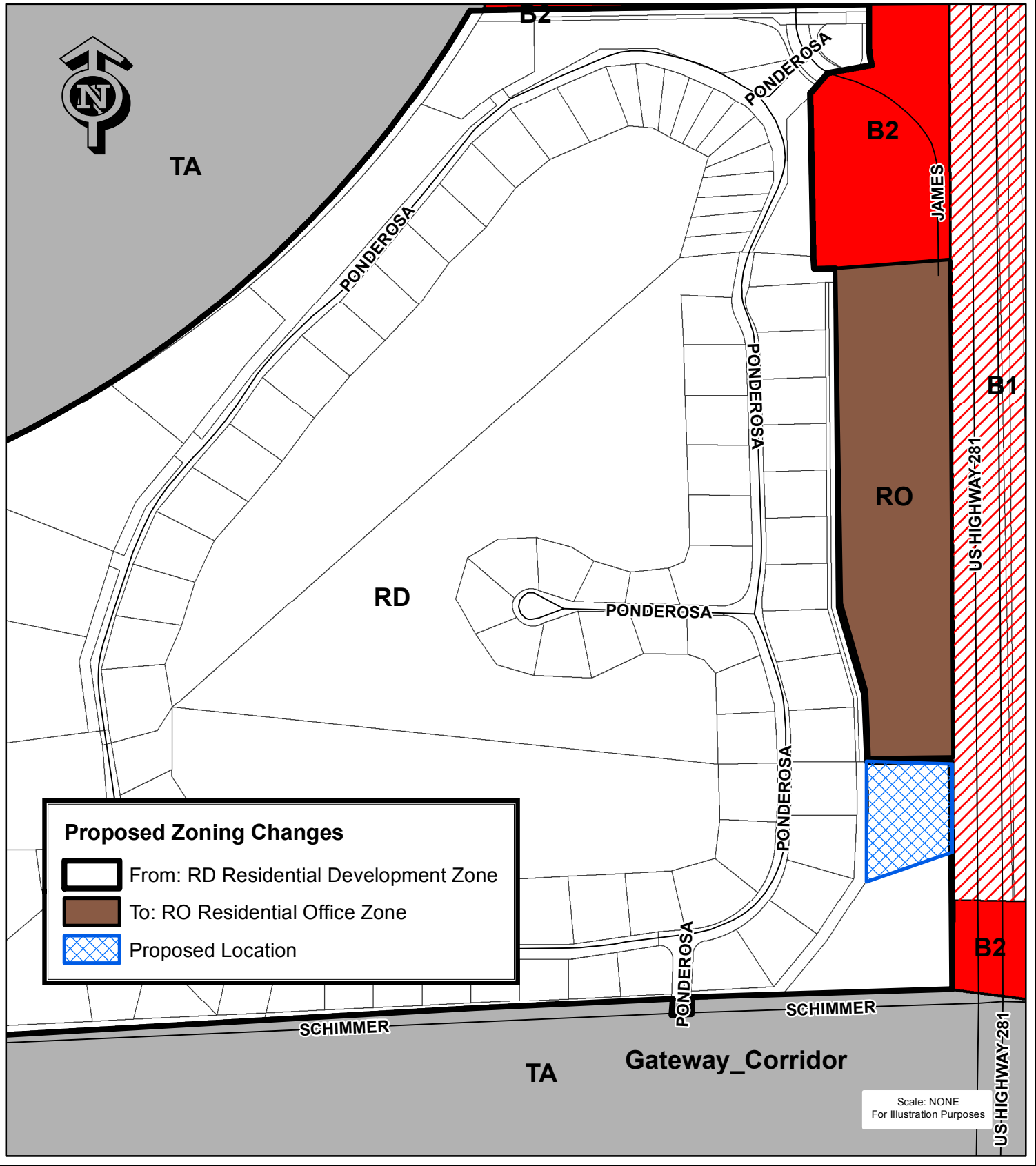
# Proposed Zoning Change Location Map

Ponderosa Lake Estates Fourth Subdivision



# Proposed Zoning Change Location Map

Ponderosa Lake Estates Fourth Subdivision



# 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 Prataria Ventures LLC Phone (h) \_\_\_\_\_ (w) 308-389-7222

Applicant Address PO Box 2078, 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 No address currently

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

Lot Outlot C1 Block 2 Subdivision Name Ponderosa Lake Estates Fourth Subdivision, 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 RD to RO

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:

rezone to same zone as adjacent property to allow for inclusion into new subdivision.

**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 David Estel Date 3/12/19

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