



Hall County Regional Planning Commission

**Wednesday, September 2, 2020
Regular Meeting**

Item F1

Public Hearing - Rezoning - Copper Creek

Staff Contact:

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

\$850

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name GUARANTEE GROUP LLC Phone (h) (308) 379-1482 (w) _____

Applicant Address PO BOX 5916

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address SEE ATTACHED

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

Lot _____ Block _____ Subdivision Name _____, 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 R2 to R3-SL

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:

TO ALLOW FOR LOT SIZE FLEXABILITY

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 _____ Date 8.13.2020

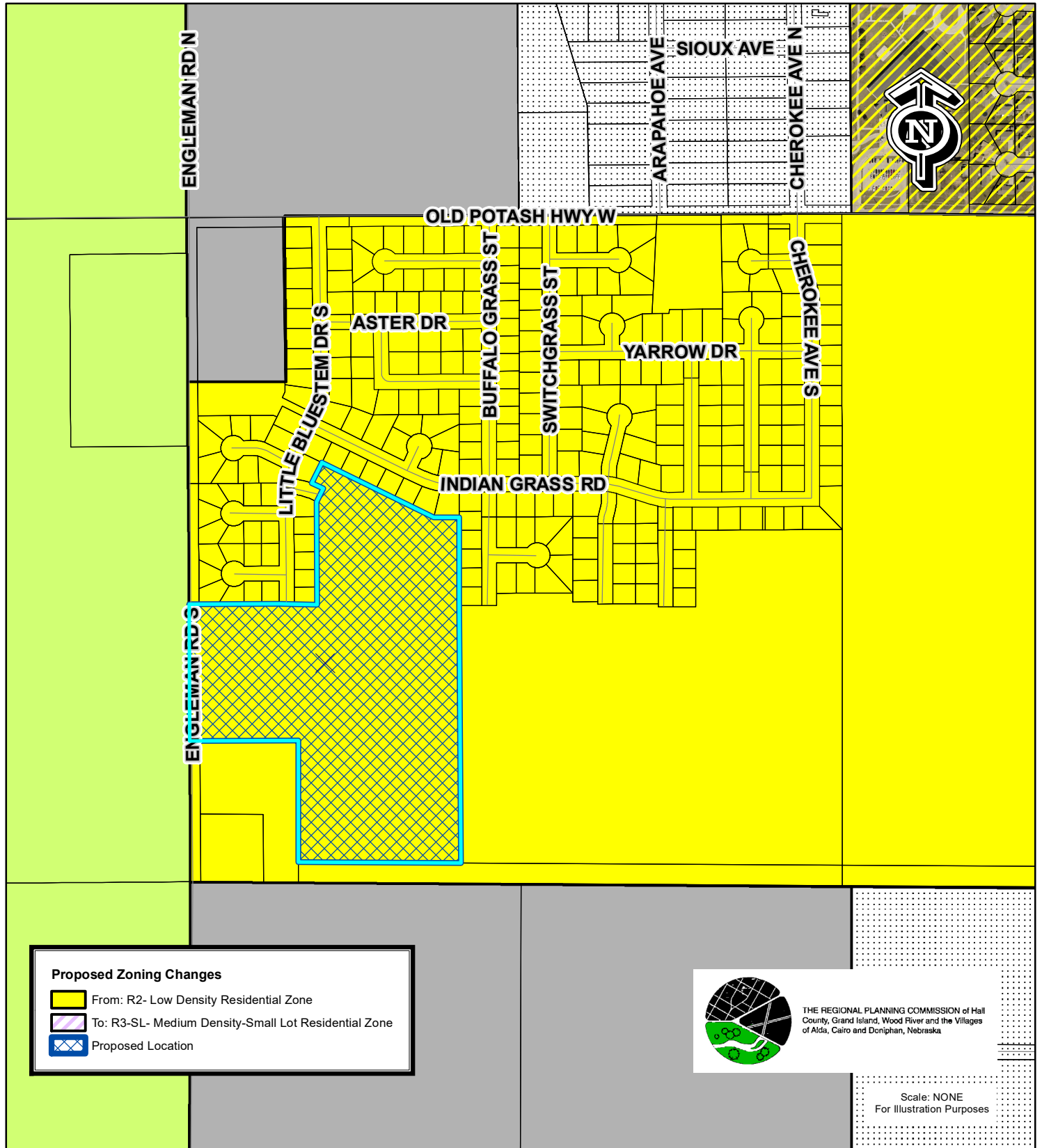
Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, 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 10/23/19

Proposed Zoning Change Location Map

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10
WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 24, 2020

SUBJECT: *Zoning Change*(C-21-2020GI)

PROPOSAL: To rezone tract of land consisting of 26.767 acres located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from R2: Medium Density Residential Zone to R3-SL: Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R2: Medium Density Residential Zone
<i>Permitted and conditional uses:</i>	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
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	R3-SL: Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	R3-SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 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.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: R2: Medium Density Residential Zone
	South: TA: Transitional Agricultural Zone
	East: AG-2: Secondary Agricultural Zone
	West: R2: Medium Density Residential Zone
<i>Intent of zoning district:</i>	R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.
	TA: for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings

at a maximum density of two dwelling units per acre. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

AG-2: To provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock to specific limits and accessory uses; to prevent encroachment of uses of land that could be mutually incompatible and continue to provide for agricultural uses as a major asset to the economy of the area of the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses..

Permitted and conditional uses:

R2: 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

TA: farm and non-farm dwellings at a maximum density of two dwelling units per acre, churches, schools, and parks.

AG-2: Agricultural operation, residential uses such as single family dwellings, ranch and farm dwellings, recreational camps, parks, playgrounds, churches, and schools.

Comprehensive Plan Designation:

North, South,East: Designated for low to medium density residential

West: No Designation

Existing land uses:

North: Single family residential

South, West and East: Vacant /Agricultural commercial uses

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional housing:* This would provide for more modernized housing stock allowing for more housing choices throughout the community

Negative Implications:

- *Non-foreseen*

Other Considerations:

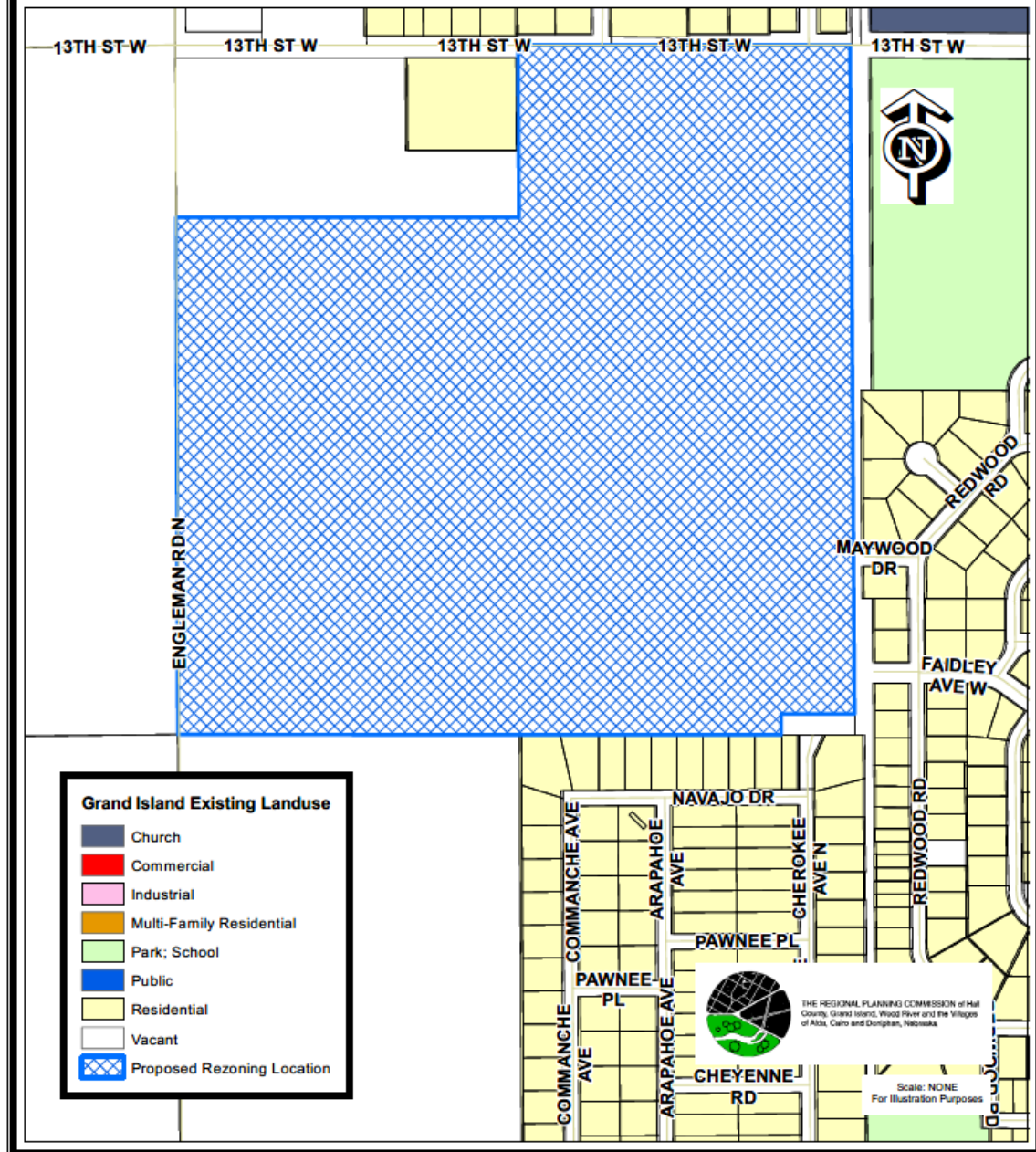
RECOMMENDATION:

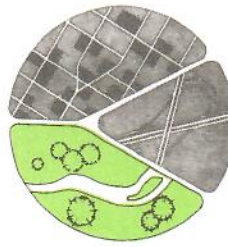
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from ***R2: Medium Density Residential Zone*** to ***R3-SL: Medium Density-Small Lot Residential Zone***.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Existing Landuse Map

A tract of land located in the NW ¼ of Section 14 Township 11 range 10
West of the 6th Principal Meridian Hall County, Nebraska.





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

August 20, 2020

RE: Rezone Request

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Hall County Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday, September 2, 2020 concerning the following changes:

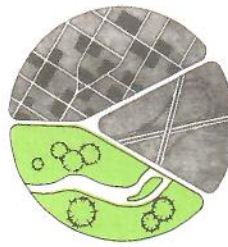
A request to rezone a tract of land from R2 Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road. in the NW 1/4 of Section 23, Township 11 N, Range 10 W, of the 6th P.M., in Grand Island, Hall County, Nebraska. (C-21-2020GI)

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

Sincerely,

Chad Nabity, AICP
Hall County Regional Planning Director



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

August 20, 2020

The Guarantee Group LLC
PO Box 5916
Grand Island, NE 68802

RE: Rezone Request

Dear Property Owner:

Your request to rezone property will be considered at the Hall County Regional Planning Commission Meeting, to be held at 6:00 p.m., Wednesday, September 2, 2020 in the Council Chambers, located in Grand Island's City Hall, 100 E First Street. A public hearing will be concerning the following changes:

A request to rezone a tract of land from R2 Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road. in the NW 1/4 of Section 23, Township 11 N, Range 10 W, of the 6th P.M., in Grand Island, Hall County, Nebraska. (C-21-2020GI)

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