



Hall County Regional Planning Commission

Wednesday, September 2, 2020
Regular Meeting

Item F2

Public Hearing - Zoning Text Amendments -

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 25, 2020

SUBJECT:

Concerning proposed amendments to Chapter 36 of the Grand Island City Code specifically to Sections 36-108 (S) Definitions, and 36-61 Large Lot Residential Zone LLR (C-22-2020GI)

PROPOSAL:

To update the applicability section of the 36-108 (S) Definitions to harmonize the definition of Street Frontage between Chapter 33 and 36 of the City Code. To amend section 36-61 Large Lot Residential Zone (LLR) to expand the uses allowed by conditional use permit on tracts of five acres or more.

OVERVIEW:

More than 20 years ago after approval of the Heavenly Haven Subdivision on Blaine Street south of U.S. Highway 30 the Grand Island Subdivision regulations were amended to define Lot Street Frontage as:

(4) Street Frontage: Each lot shall have frontage (minimum width of twenty (20) feet) on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot.

The purpose of this change was to avoid situations created by the Heavenly Haven Subdivision where the street frontage along Blaine Street while technically present did not provide any possibility of actual vehicular access to the property without either a bridge or ferry.

The definition of Street Frontage was not, however, changed in the Zoning regulations. This can result in a situation where unsubdivided parcels (greater than 10 acres in size) may be created with frontage on a public right of way that does not provide physical vehicular access to the property. Staff is suggesting that the following change be considered to the definition of Street Frontage in Chapter 36 to harmonize these sections of the code:

Street Frontage shall mean the distance for which a lot **parcel** line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street. **Each property shall have frontage on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot (Suggested minimum of 20 feet).**

Recently issues have come up with larger tracts of land in the Large Lot Residential Zoning district specifically how to allow certain uses on tracts of more than 5 acre. The LLR Zoning District was adopted in 2004 with the updated zoning regulations and comprehensive development plan to separate lower density acreage developments especially those around the East Lakes and Northwest Grand Island area that had been developed with half acre lots and single family residences. Some of these areas though have lots of up to and over 10 acres or properties that can be subdivided into smaller tracts some of which are still larger than 5 acres. We recently had a number of issues with owners of these properties wanting an electric service to provide a well for animals, or building a large picnic shelter on a lot without a house. The owners would need to have a permitted principal use or a permitted conditional use on the property to add these kinds of accessory uses. As a solution to this situation staff is recommending that the following adding the following permitted conditional uses to the LLR Zoning District:

(8) Private recreational areas subject to the following minimum conditions:

Size of property is at least 5.0 acres

All buildings requiring a building permit are identified on the application

All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.

Additions of services or buildings accessory to this approved use will require an additional hearing for a conditional use permit to review the proposed additions.

(9) Keeping of Livestock subject to the following minimum conditions:

Size of property is at least 5.0 acres

All buildings requiring a building permit are identified on the application

All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.

Number and/or type of animals is consistent with the limitations of the Grand Island Animal Ordinance Chapter 5 of the City Code.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

_____ Chad Nability AICP, Planning Director

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