



# **Hall County Regional Planning Commission**

**Wednesday, June 2, 2021**

**Regular Meeting**

## **Item F2**

**Public Hearing - Proposed Rezoning - Doniphan -**

**Staff Contact:**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

May 20, 2021

**SUBJECT:** *Zoning Change (C-17-2021D)*

**PROPOSAL:** This application includes a 100' wide strip of property north of Cedar Street at the intersection of York and Cedar Streets.. The property is located within the Village of Doniphan.

The applicant is requesting that the zoning on this property be changed from I2 – Heavy Industrial to R3 Multiple Family Residential. The stated purpose of this rezoning is to allow the applicant to place between 1 and 3 houses on the north side of Cedar Street.

A proposal to change property south of this to I-2 Heavy Industrial was denied by the Doniphan Village Board in 2019 because of the residential nature of the property to the south.

#### OVERVIEW:

##### Site Analysis

<i>Current zoning designation:</i>	I-2-Heavy Industrial,
<i>Permitted and conditional uses:</i>	I-2 – Industrial, whole sale and storage activities
<i>Comprehensive Plan Designation:</i>	Designated for residential and recreational purposes.
<i>Existing land uses.</i>	Vacant property
<i>Proposed zoning designation:</i>	R3-Multiple Family Residential,
<i>Permitted and conditional uses:</i>	R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property.
<i>Comprehensive Plan Designation:</i>	Designated for residential purposes
<i>Existing land uses.</i>	Storage uses on the north portion of this property. Property to be rezoned will be subdivided from the larger tract. A majority of this property is vacant.

##### Adjacent Properties Analysis

<i>Current zoning designations:</i>	<b>North:</b> I-2 Heavy Industrial. and R-6 Multiple Family Residential <b>East:</b> TA-Transitional Agriculture. <b>South and West:</b> R3-Multiple Family Residential
<i>Permitted and conditional uses:</i>	TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property. R6 - Agricultural uses, a variety of

residential uses at a density of up to 1 unit per 6000 square feet of property.  
*Comprehensive Plan Designation:* **North and East** Industrial and Residential  
**South and West:** Residential  
*Existing land uses:* **North:** Agricultural and Industrial Truck Parking  
**East:** Agricultural  
**South and West:** Residential

## **EVALUATION:**

### **Positive Implications:**

- *Will provide for additional space housing in Doniphan:* Doniphan has limited property available for residential development.
- *Property on the south side of Cedar Street is already being used for Residential purposes and residential uses are planned for property the east and the north.*
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

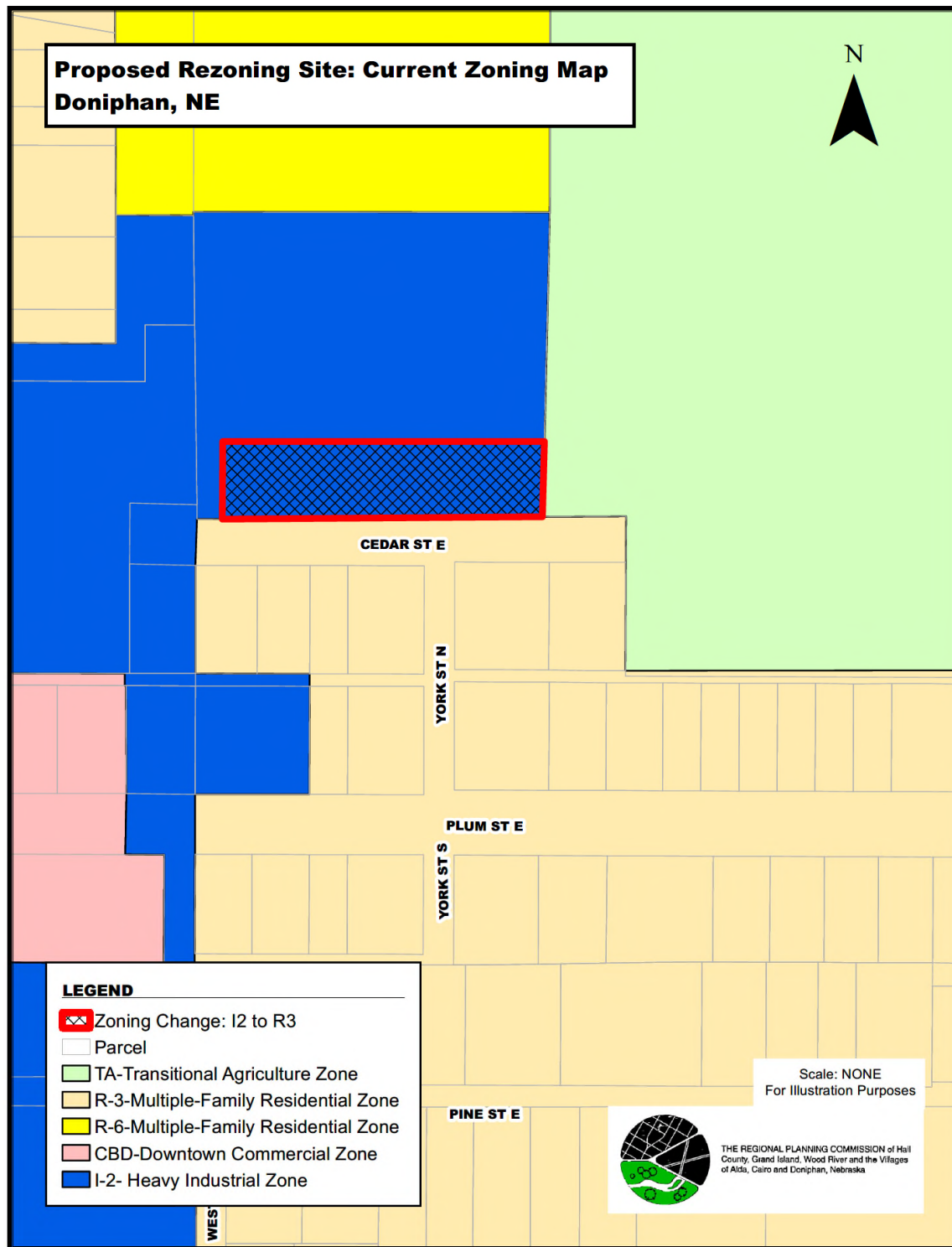
### **Negative Implications:**

- *Could negatively impact existing Industrial property.* This does encroach with residential uses adjacent to the existing industrial uses. The owner of the property that would be most impacted by residential encroachment is the applicant for this change.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Village of Doniphan rezone this site from I2 – Heavy Industrial to R3 Multiple Family Residential.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# 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 Trent Kleier Phone (h) 402-845-6650 (w) 308-379-6056

Applicant Address 319 N First St Apt #1 Doniphan Ne 68832

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address see Att.

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 I-2 to R-3

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:

Hoping to move house in a South side of street is R-3

**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 Trent Kleier Date 5-13-21

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