

Hall County Regional Planning Commission

Wednesday, October 6, 2021 Regular Meeting

Item F2

Public Hearing - Rezoning - Grand Island - Public Hearing regarding the rezoning in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M.

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 28, 2021

SUBJECT: Zoning Change (C-02-2021GI)

PROPOSAL: Change of Zoning for property, proposed for platting as Jaxson Subdivision, located in Part of the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska. Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (17 lots, 26.029 acres), from LLR Large Lot Residential and RD Residential Development (C-02-2021GI)

OVERVIEW: Site Analysis

Current zoning designation: LLR Large Lot Residential Zone

Permitted and conditional uses: LLR Agricultural uses, recreational uses and residential uses

at a density of 2 dwelling units per acre. Minimum lot size

20,000 square feet.

Comprehensive Plan Designation:

Existing land uses.

Low to Medium Density Residential Use

Farm Ground

Adjacent Properties Analysis

Current zoning designations: North, South & East: LLR- Large Lot Residential

West R2- Low Density Residential

Permitted and conditional uses: LLR Agricultural uses, recreational uses and residential uses

at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet. **R2** Residential uses at a density of 7

dwelling units per acre.

Comprehensive Plan Designation: North, South, East & West: Low to Medium Density

Residential Use

Existing land uses: North & South: Single Family Residential

East: Vacant Owned the City for Drainage/Detention between

this property and North Road.

West: Farm Ground

EVALUATION:

Positive Implications:

- Consistent with the City's Comprehensive Land Use Plan: The subject property is designated for Low to Medium Density Residential. The proposed density is 7.38 units per acre.
- Accessible to Existing Municipal Infrastructure: Water and sewer services are available to service the area. Sanitary sewer and water are both available along the north side of the property.
- Provides Additional Housing Opportunities: This development will add age restricted housing for 55+ individuals. The 2020 Grand Island Housing Study identified a need for 459 senior housing units (222 owner occupied and 237 rental units) to be constructed between 2020 and 2025. This development will result in 192 senior rental units the next 6-12 years.
- *Is infill development*. This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- Monetary Benefit to Applicant: Would allow the applicant to develop this property.

Negative Implications:

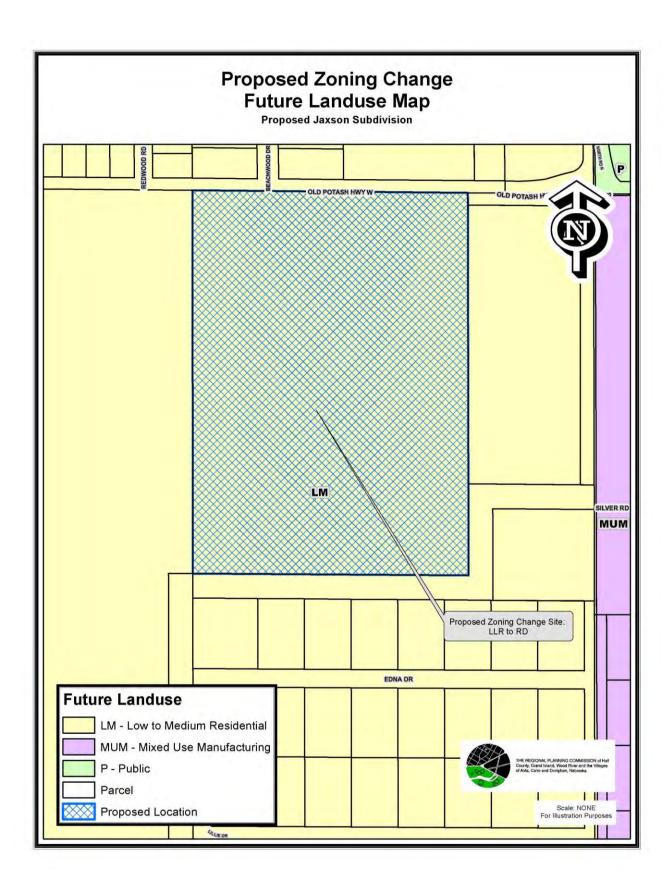
Additional Traffic on Old Potash Highway. The proposed subdivision would have two drives onto
Old Potash Highway and all traffic produced by the development will enter and exit onto this
street. The street is a section line road and an arterial street intended for this type and level of
traffic.

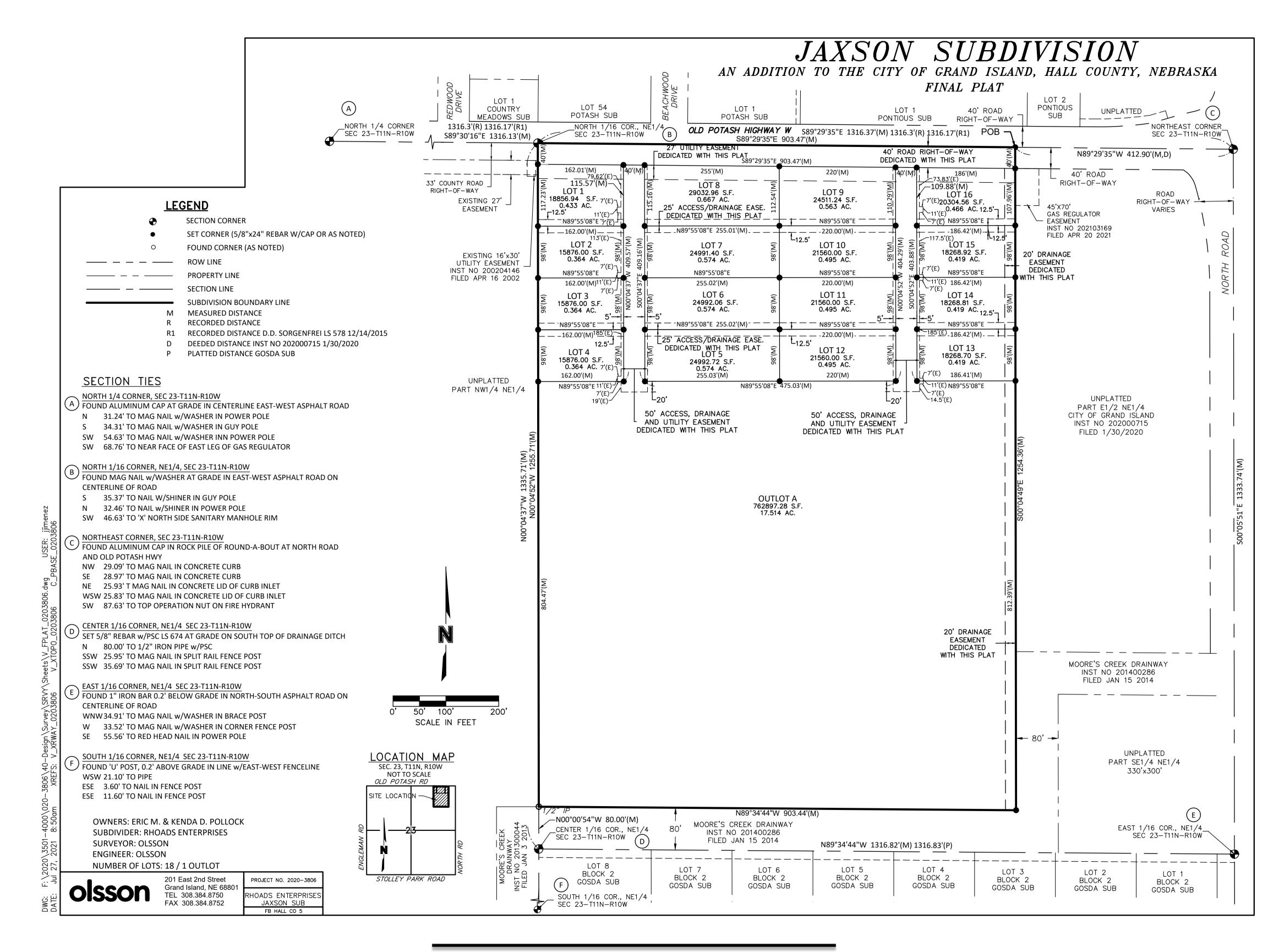
Other

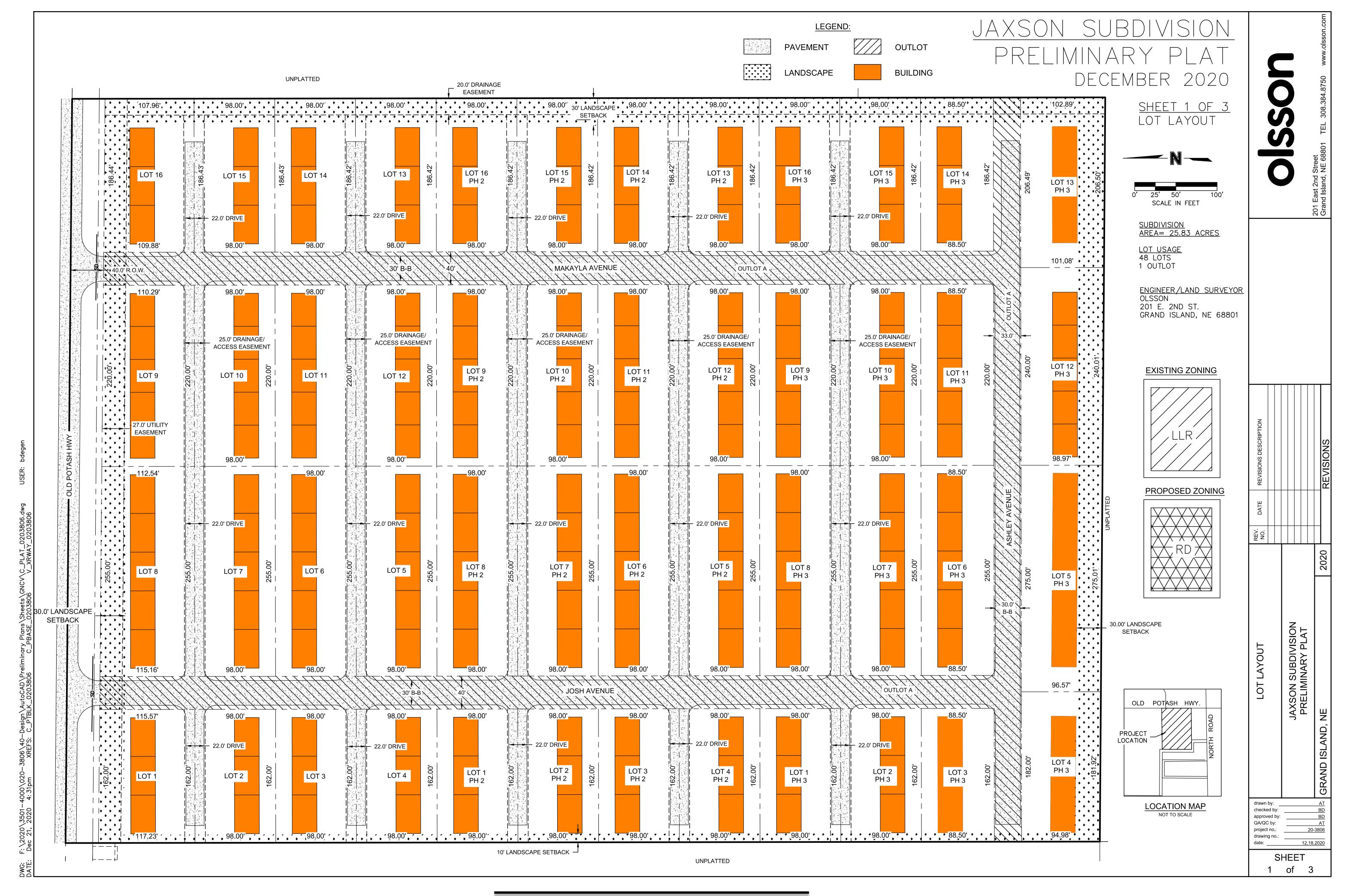
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City approve the change of zoning from **LLR** Large Lot Residential Zone to **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for Jaxson Subdivision.

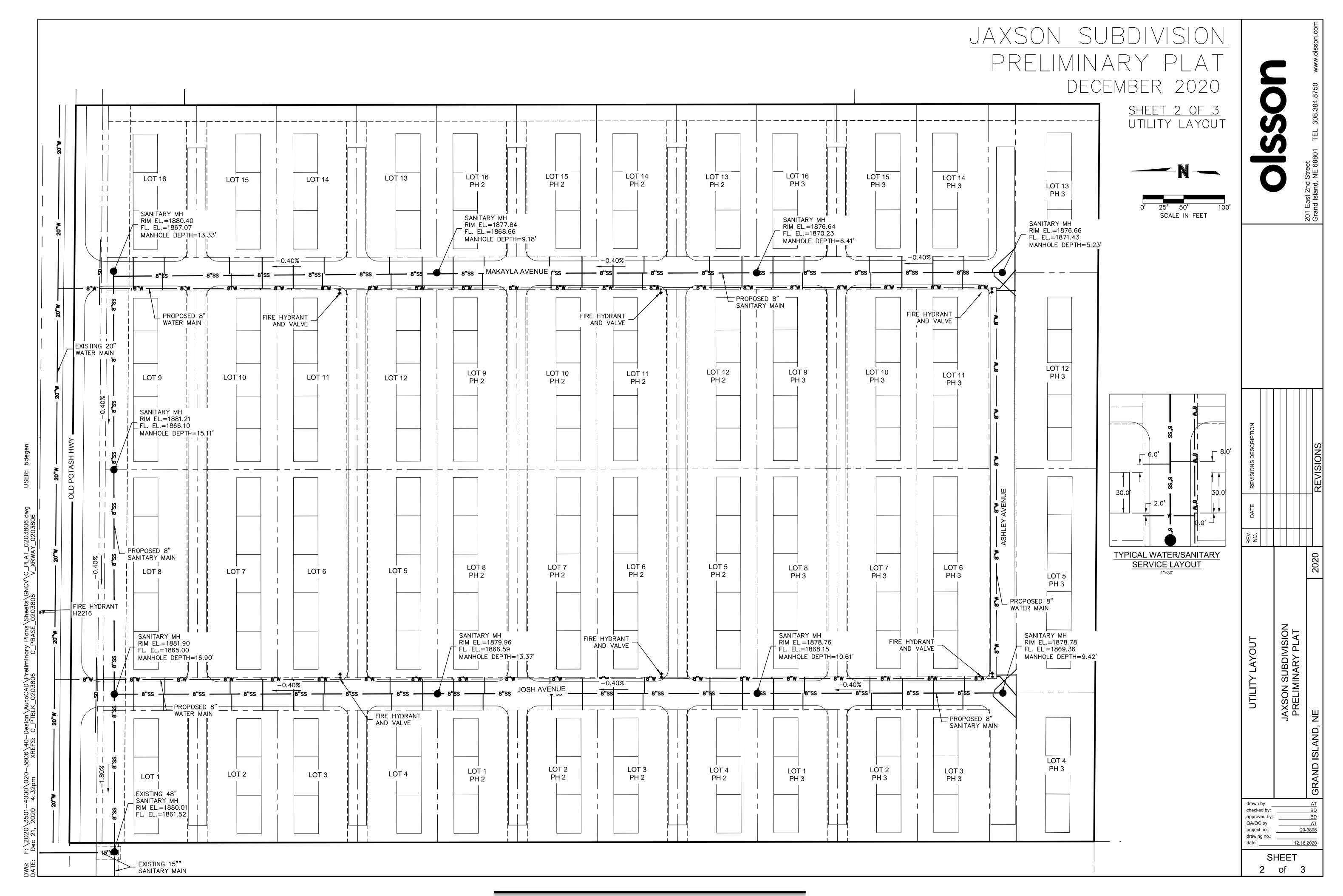
Chad Nabity AICP,	Planning Director

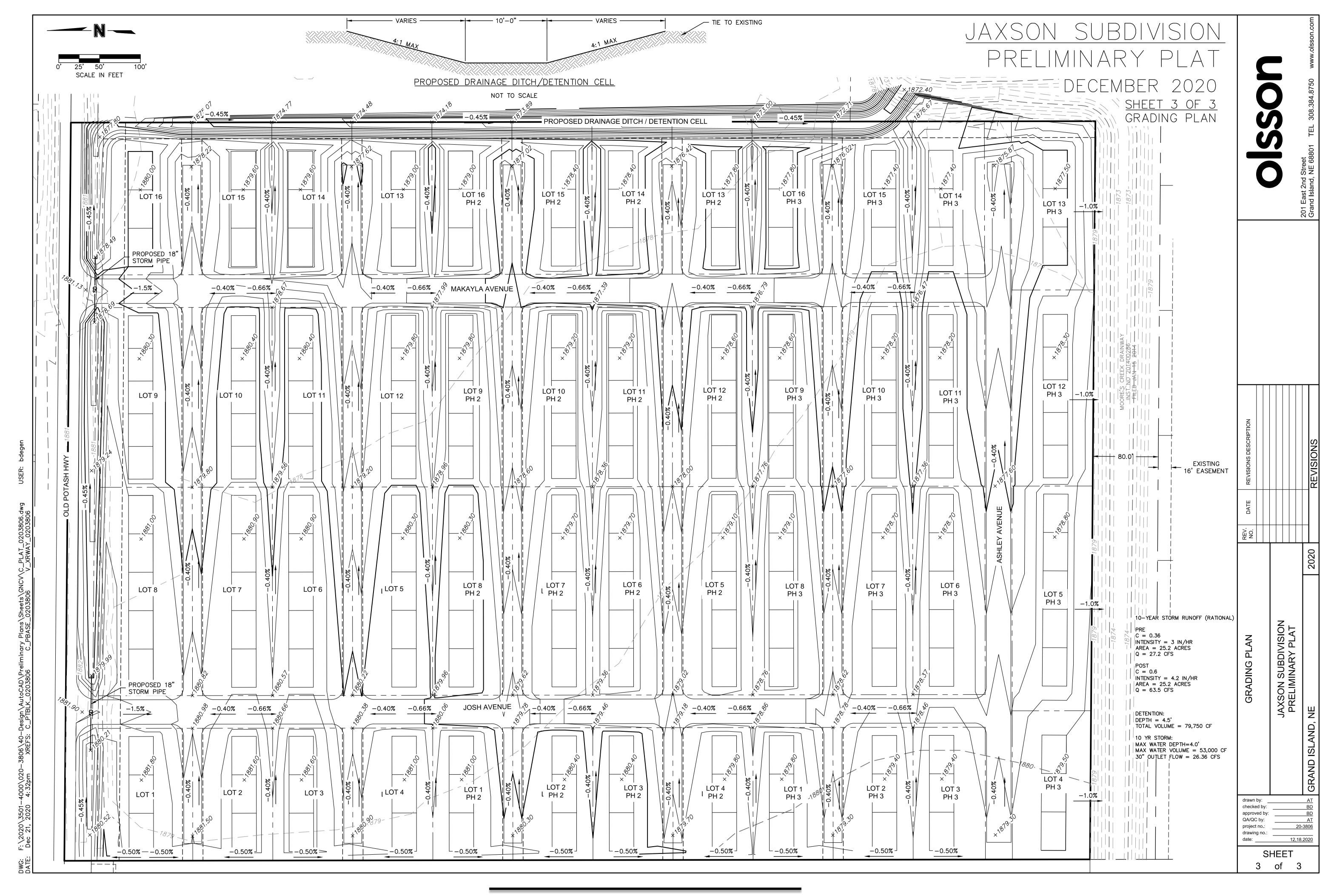






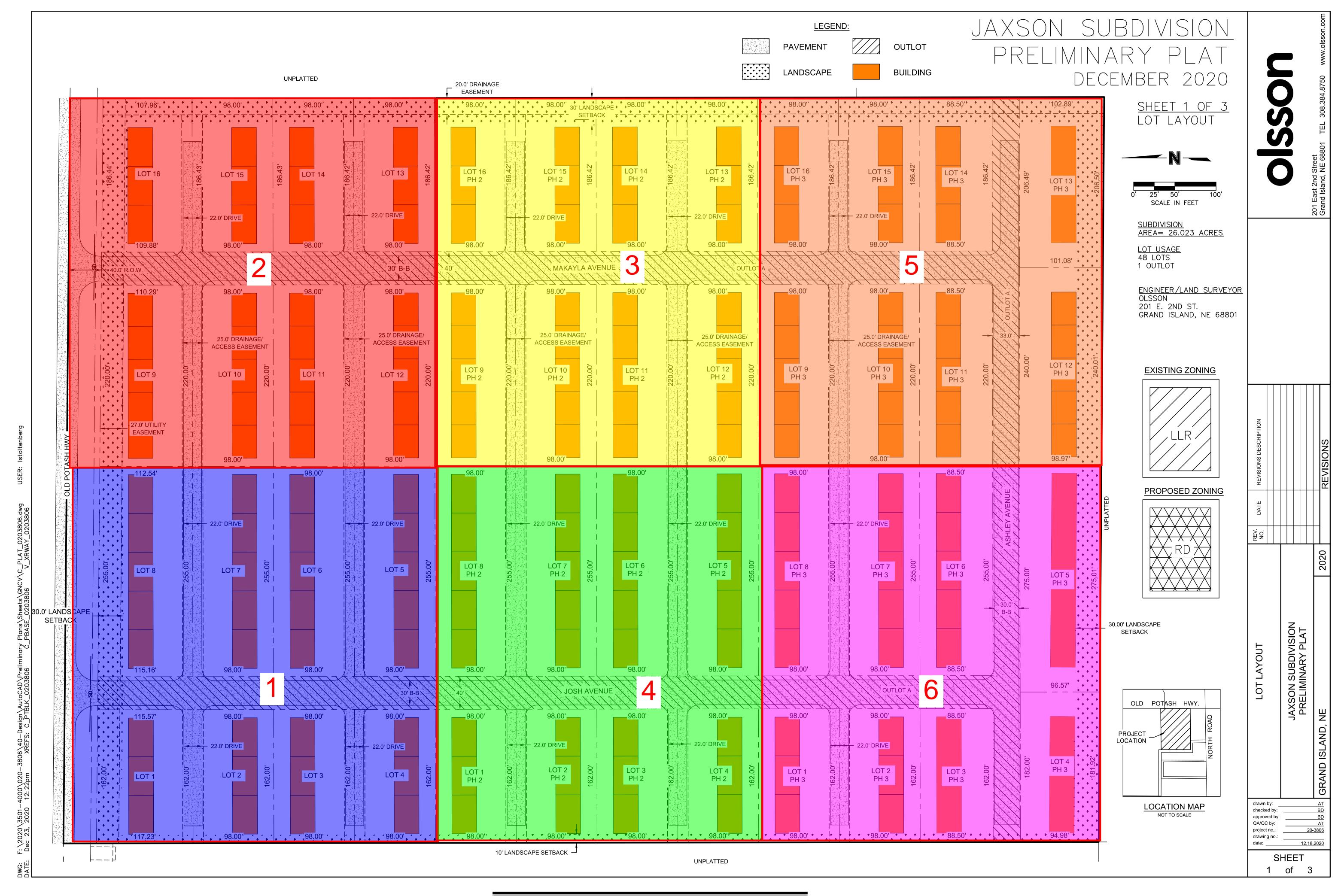
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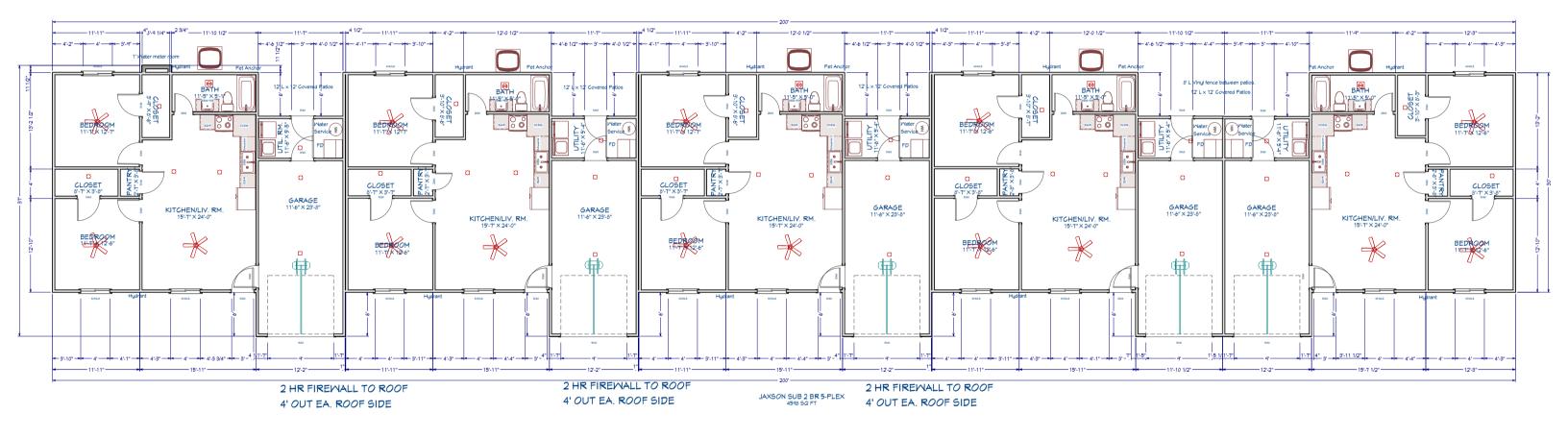






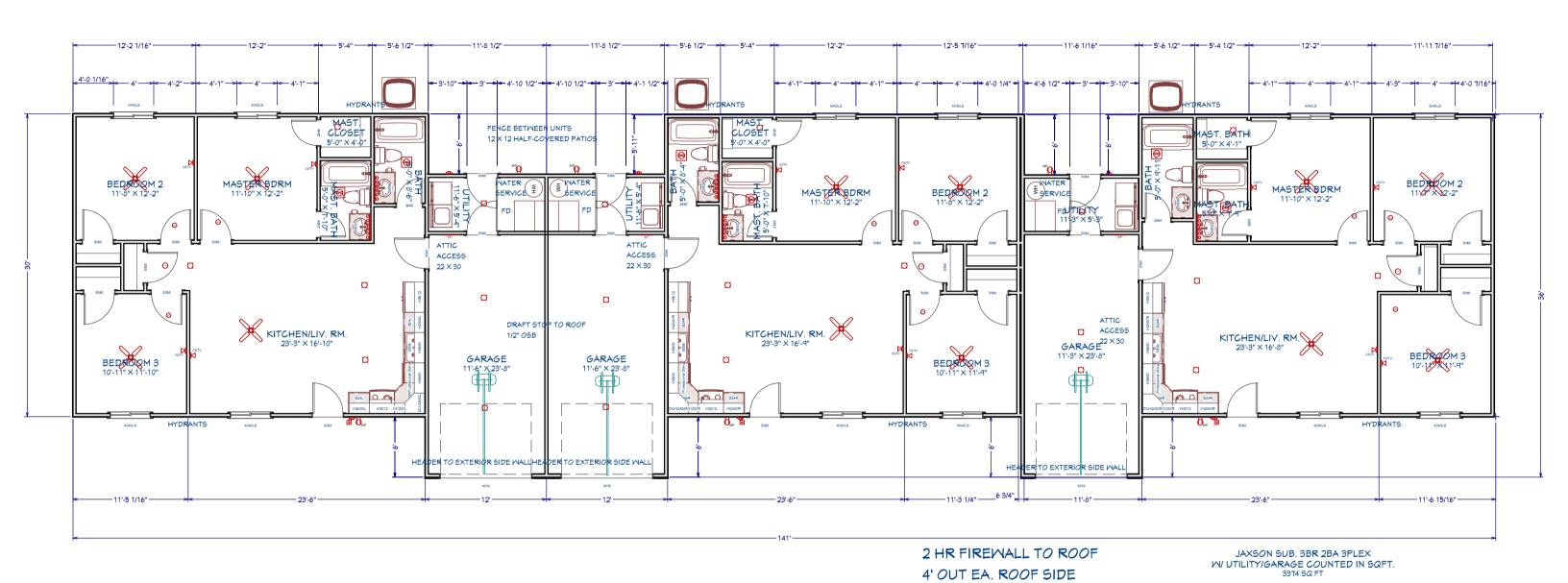




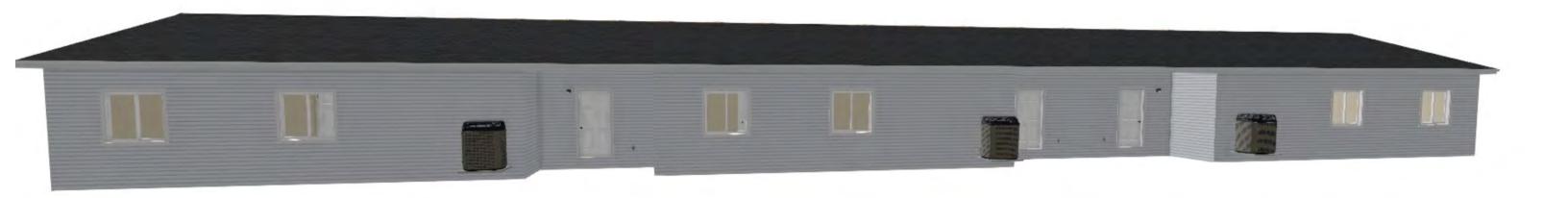




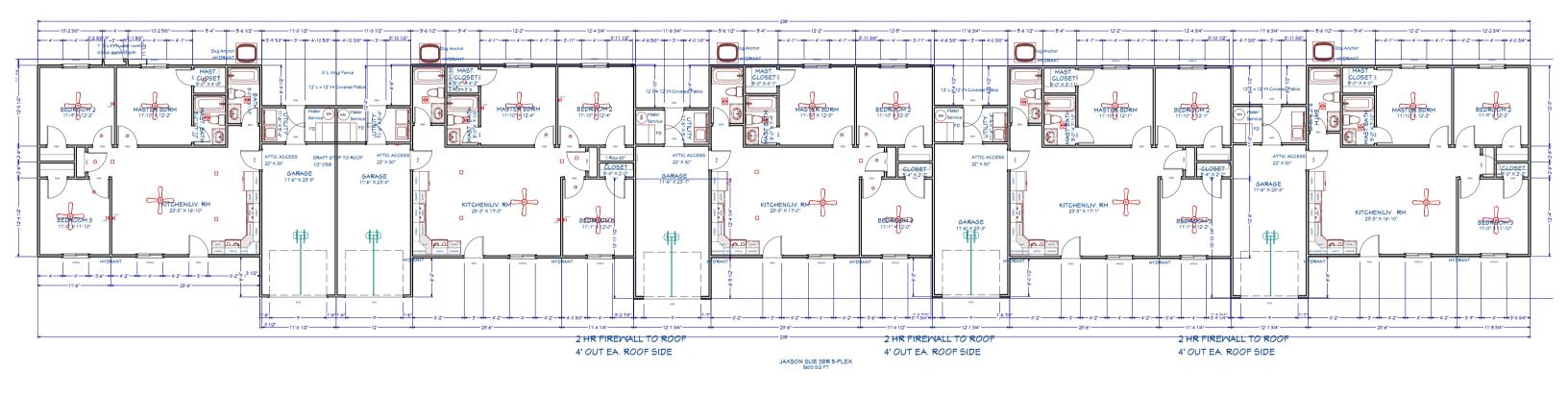




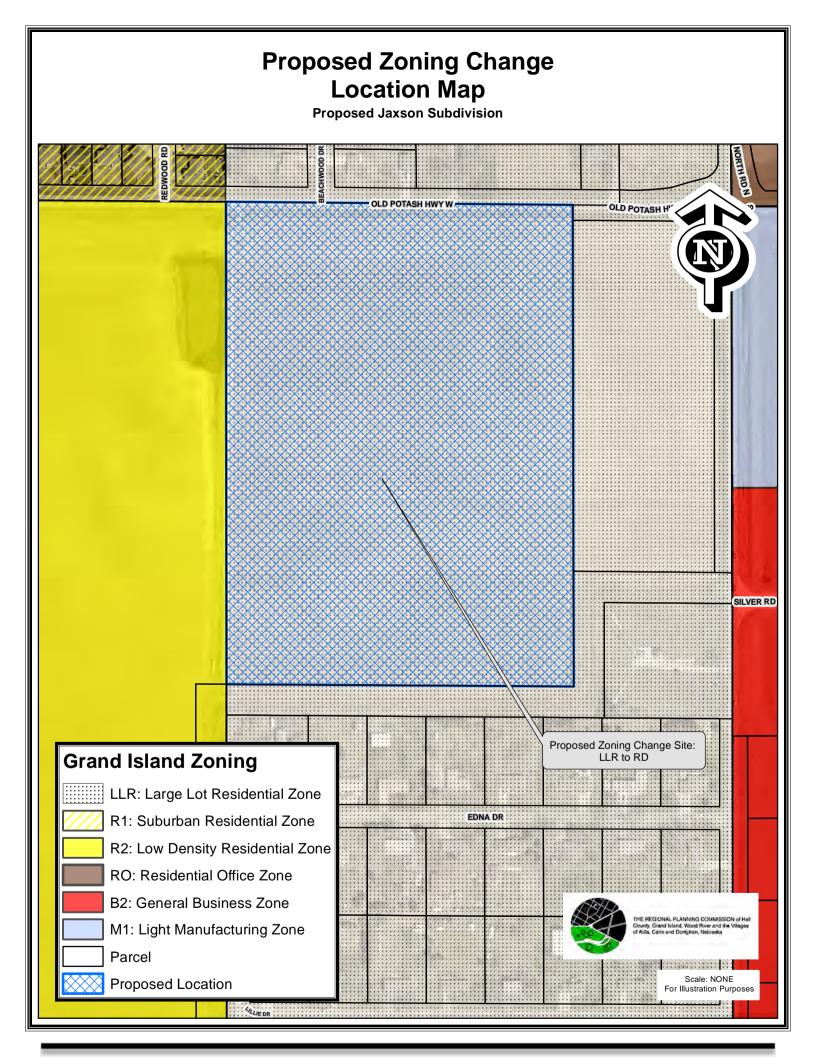












PROPOSED SUBDIVISION AERIAL MAP

