



Hall County Regional Planning Commission

**Wednesday, December 7, 2022
Regular Meeting**

Item F4

**Public Hearing - Proposed Rezoning - Grand Island - Rezoning
located at 1510 E. 7th Street from R2 Low Density Residential to
R3-SL Medium Density Small Lot Residential**

Staff Contact:

Agenda Item #7,

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 29, 2022

SUBJECT: To rezone tract of land consisting of 1.611 acres. This property is located 1510 E. 7th Street (Lot 2 of Sanchez Subdivision) in Grand Island, Hall County, Nebraska, from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-13-2023G1)

OVERVIEW:

Site Analysis

Current zoning designation: **R-2**-Low Density Residential

Permitted and conditional uses: **R-2:** To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities

Comprehensive Plan Designation: Designated for future low to medium residential development.

Existing land uses. Vacant

Adjacent Properties Analysis

Current zoning designations: **North, South, East & West: R2** Low Density Residential

Permitted and conditional uses: **R2** residential uses at a density of 7 units per acre. Minimum lot size 6,000 square feet

Comprehensive Plan Designation: **North, South, East and West:** Designated for future low to medium density residential development

Existing land uses: **North:** Vacant property, farm ground
South: Single-family residential
East: Single-family residential
West: Single-family residential

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment.
- *Provides additional housing opportunities in Northeast Grand Island.*

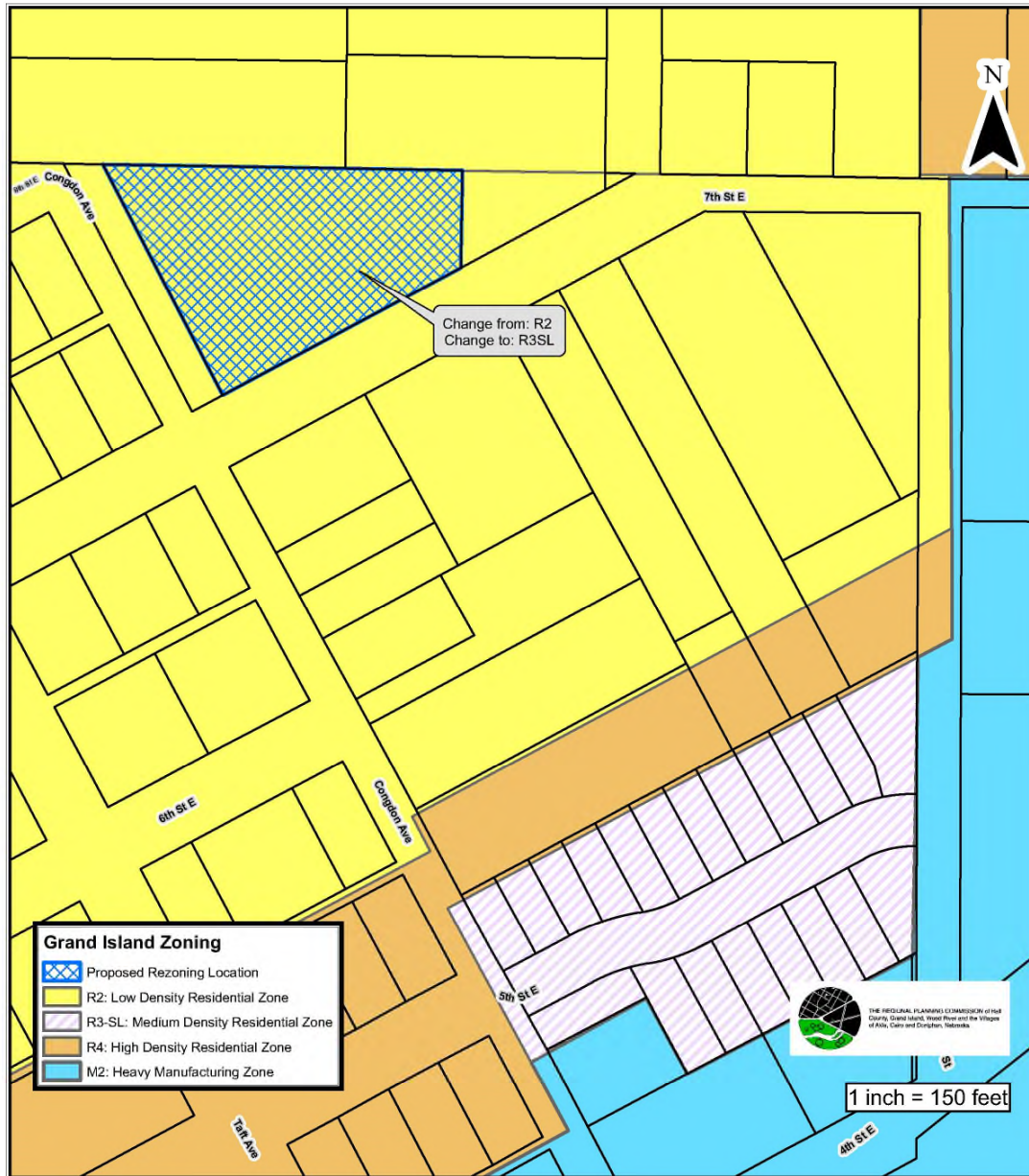
- *Provides for a mixed used of new construction housing in the area.* This change would allow for development of duplexes, town homes and row housing on smaller lots
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island for more than 100 years.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Development of this Property will lower the per property cost of the approved Sanitary Sewer District. This property is included in a sanitary sewer district that extends sewer from 7th and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service*
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- **Negative Implications:**
- *None foreseen*

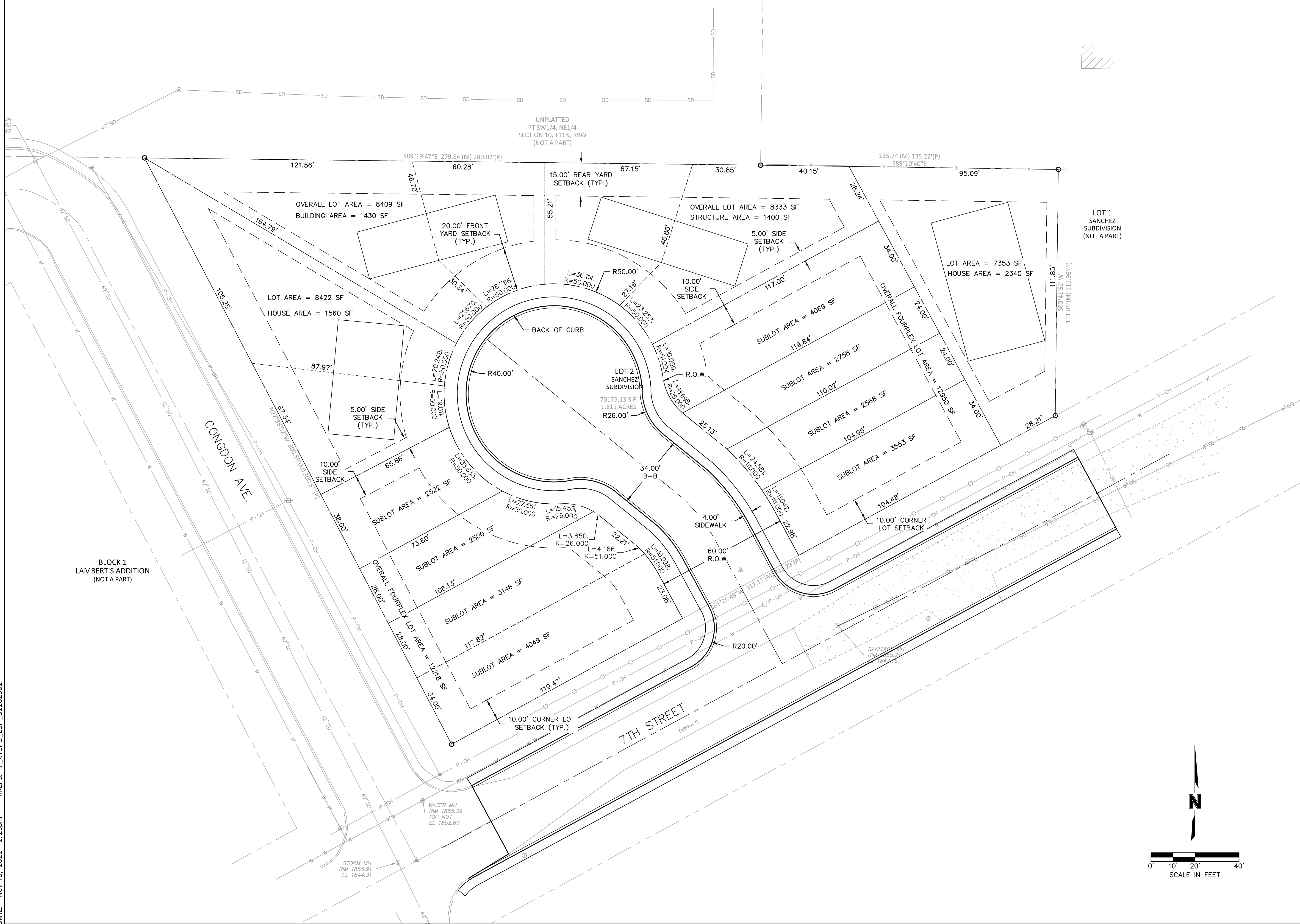
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the preliminary plat for The Orchard Subdivision and approve the change of zoning from R2-Low Density Residential to R3-SL – Medium Density Small Lot Residential.

_____ Chad Nabity AICP, Planning Director

Proposed Rezoning Area





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

\$900.00

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Edy and Nancy Hernandez Phone (h) 402-640-9017 (w) _____

Applicant Address 1212 W Koenig Street, Grand Island, NE 68801

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

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

Property Address 1510 7TH ST E /or 711 CONGDON AVE

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

Lot ² _____ Block _____ Subdivision Name SANCHEZ 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 R2 to R3SL

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:

Re-zoning from R2 to R3SL will allow greater flexibility in developing this small parcel for medium density-small lot zone and is consistent with similar established R3SL development nearby (5th & Congdon).

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 [Signature] Date 11/15/2022

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