



# Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

## Item F2

**Public Hearing - Proposed Rezoning - Grand Island - Public Hearing regarding the rezoning of property located north of Huff Blvd. west of North Road from R1 Suburban Density Residential to R3 - Medium Density Residential**

Staff Contact:

## Agenda Item 5

### PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 28, 2023

**SUBJECT:** *Zoning Change R-1 to R3 4006, 4014, 4022 and 4030 Huff Boulevard (Lots 2 through 5, Block 2 Ellington Point Subdivision) (C-21-23G)*

**PROPOSAL:** To rezone approximately 1 acre of north of Huff Boulevard and west of North Road, from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to allow for the development lots for duplex properties.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:  
Intent of zoning district*

**R-1:** Suburban Residential Zone

**R-1:** To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

*Permitted and conditional uses:*

**R-1:** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

*Proposed zoning district*

**R-3:** Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 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.

*Comprehensive Plan Designation:*

Designated for Low to Medium Density Residential Development.

*Existing land uses:*

Vacant Ground

##### Adjacent Properties Analysis

*Current zoning designations:*

**North: R-1 and R-3:** Suburban Density Residential Zone and Medium Density Residential Zone

**South: R-1:** Suburban Residential Zone

**East: R2:** Low Density Residential Zone

**West: R-3:** Medium Density Residential Zone

*Intent of zoning district:*

**R-1:** To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

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

**R-3:** To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

*Permitted and conditional uses:*

**R-1:** Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

**R-2:** 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

**R-3:** Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 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.

*Comprehensive Plan Designation:*

**All Directions:** Designated for Low to Medium Density Residential Development.

*Existing land uses:*

**North:** Single Family Property

**South:** Vacant Property and Single Family Residential

**East:** Farm ground

**West:** Area being developed with duplex properties.

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R1, R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.

### **Negative Implications:**

*No Negative Consequences Foreseen*

### **Other Considerations**

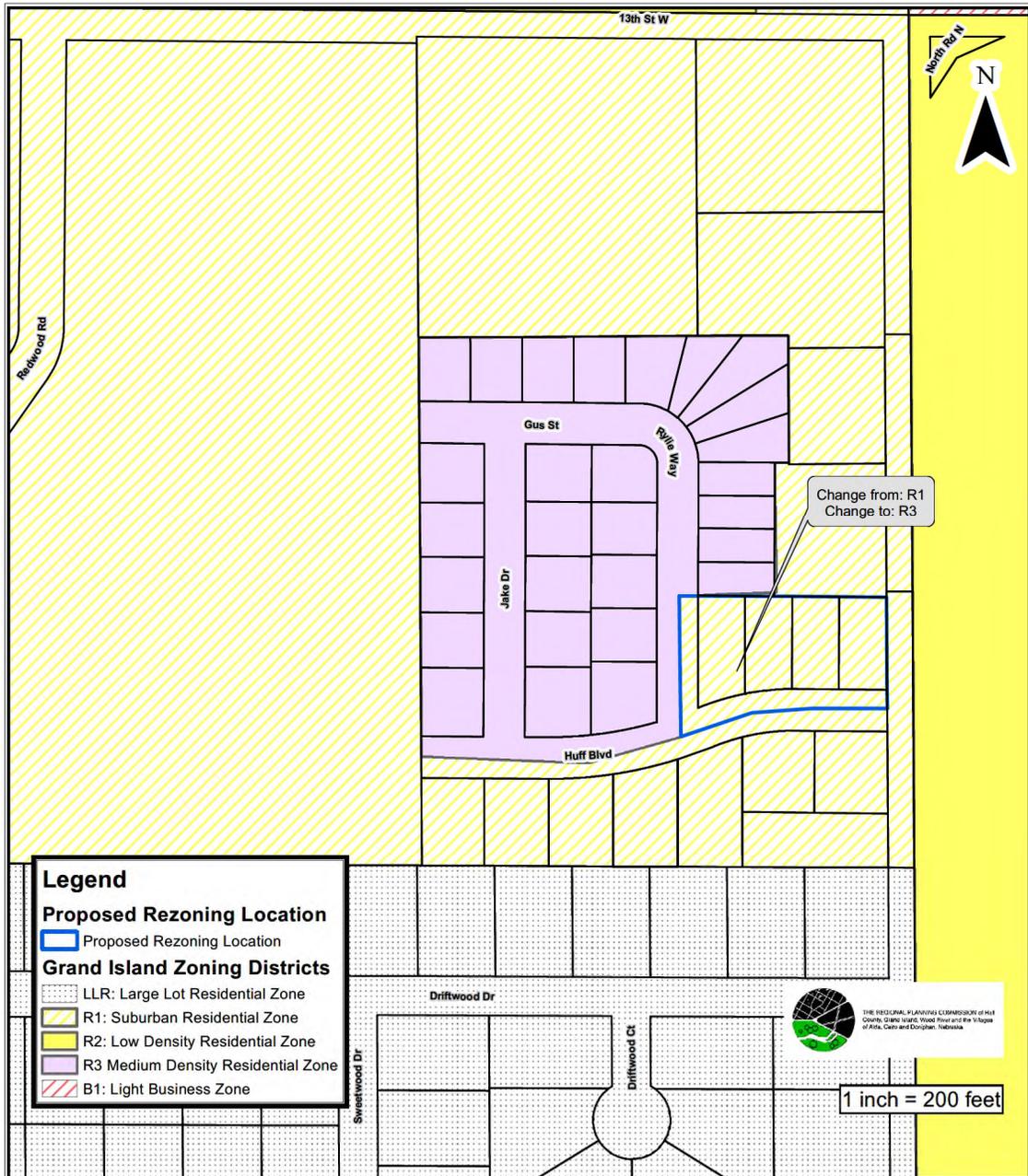
This proposal is consistent with the 2004 comprehensive plan.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone as requested and shown on the attached map.

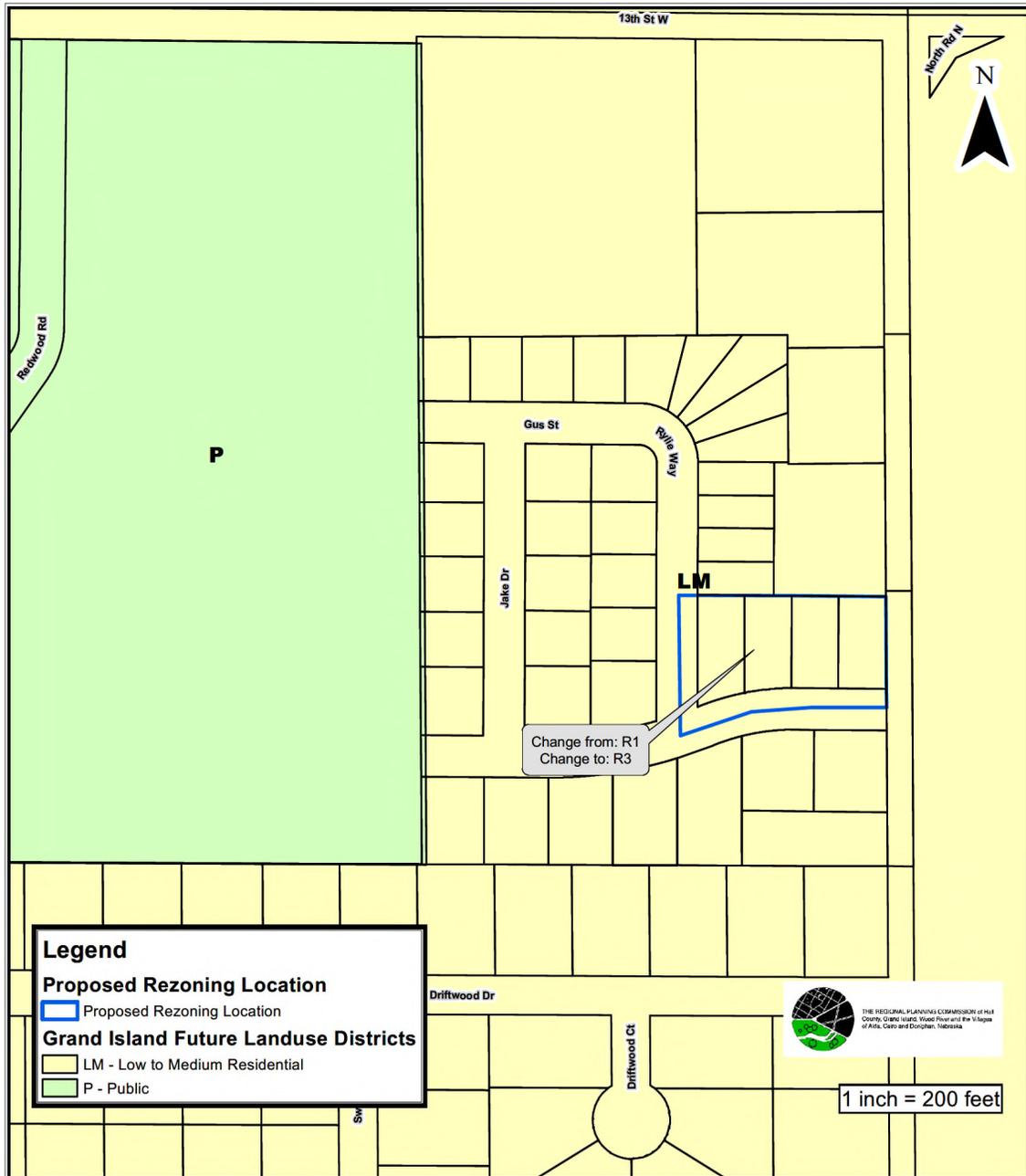
\_\_\_\_\_ Chad Nabity AICP, Director

# Proposed Rezoning Area Current Zoning Map



2023 Existing Zoning Map

# Proposed Rezoning Area Future Landuse Map



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

# 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 Huff Phone (h) 308-380-9665 (w) \_\_\_\_\_

Applicant Address 4801 W Chapman Rd Grand Island NE 68803

Registered Property Owner (if different from applicant) Perserverance LLC

Address 4801 W Chapman Rd Phone (h) \_\_\_\_\_ (w) 308-380-9665

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

Property Address 4030, 4022, 4014, 4006 HUFF BLVD

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name Ellington Pointe, 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 R1 to R3

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:

There is a strong need for ground level housing in Grand Island.  
This property already ~~is~~ is connected to R3 zone.

### 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 3-16-23

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