



Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting

Item F1

Rezone

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 24, 2013

SUBJECT: *Zoning Change (C-13-2013GI)*

PROPOSAL: An application has been made to amend the approved development plan for the Sterling Estates Second Subdivision. The Planning Commission and City Council approved the development plan in August of 2012. The plan included 300 apartments, a club house and some garages on 13.79 acres south of Capital Avenue and west of the Moore's Creek Drainway. The developers wish to add 5 more garages to the development plan adjacent to the apartment buildings on Lot 1 as shown and highlighted in blue on the attached drawing.

EVALUATION:

Positive Implications:

- The addition of the garages would add convenience and marketability to the plan.
- The additional garages would not increase the lot coverage beyond the limitations of the RD zoning district.
- These proposed changes are consistent with the Future Land Use Map from the Grand Island Comprehensive Plan.

Negative Implications:

- *None foreseen*

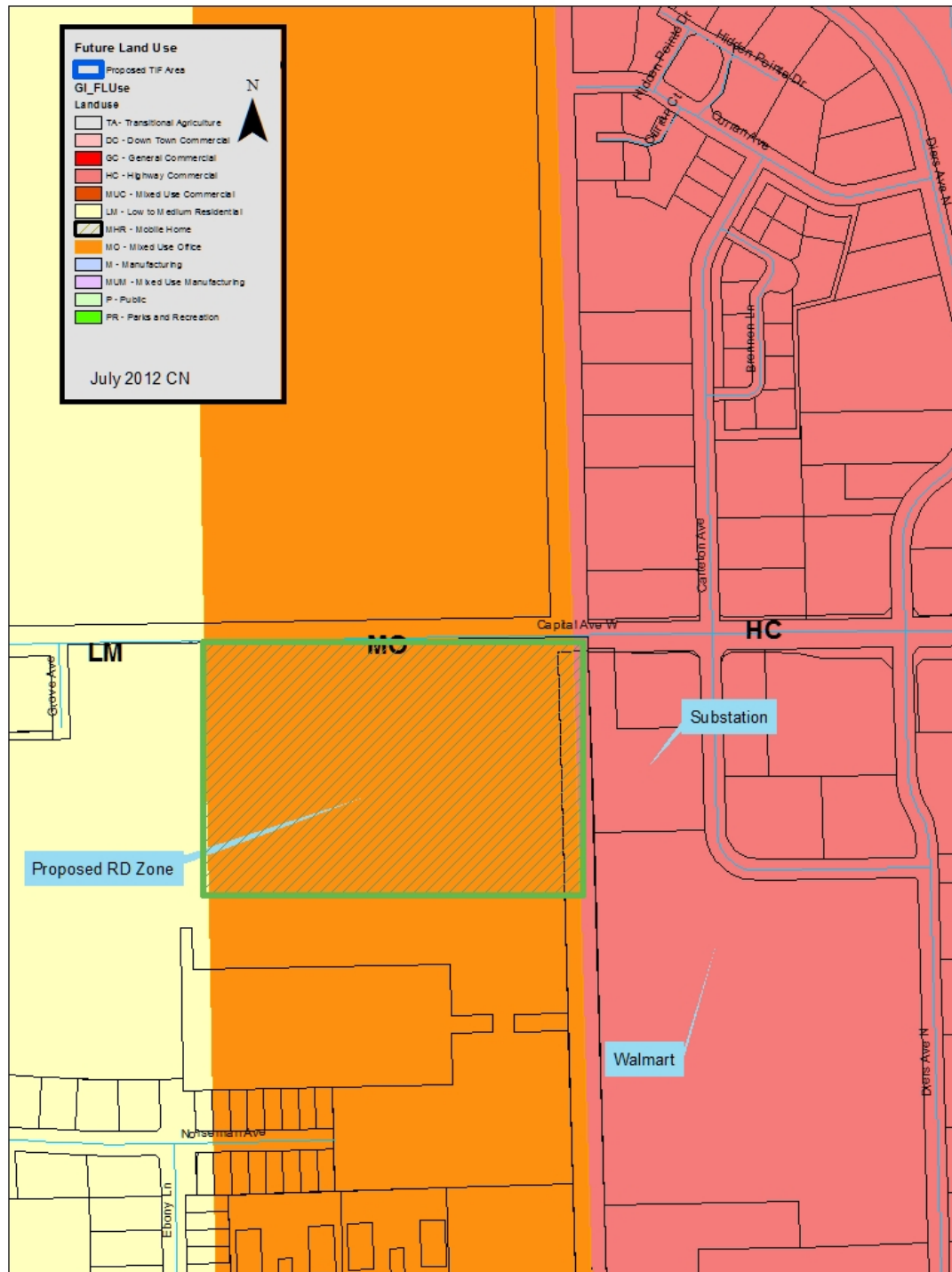
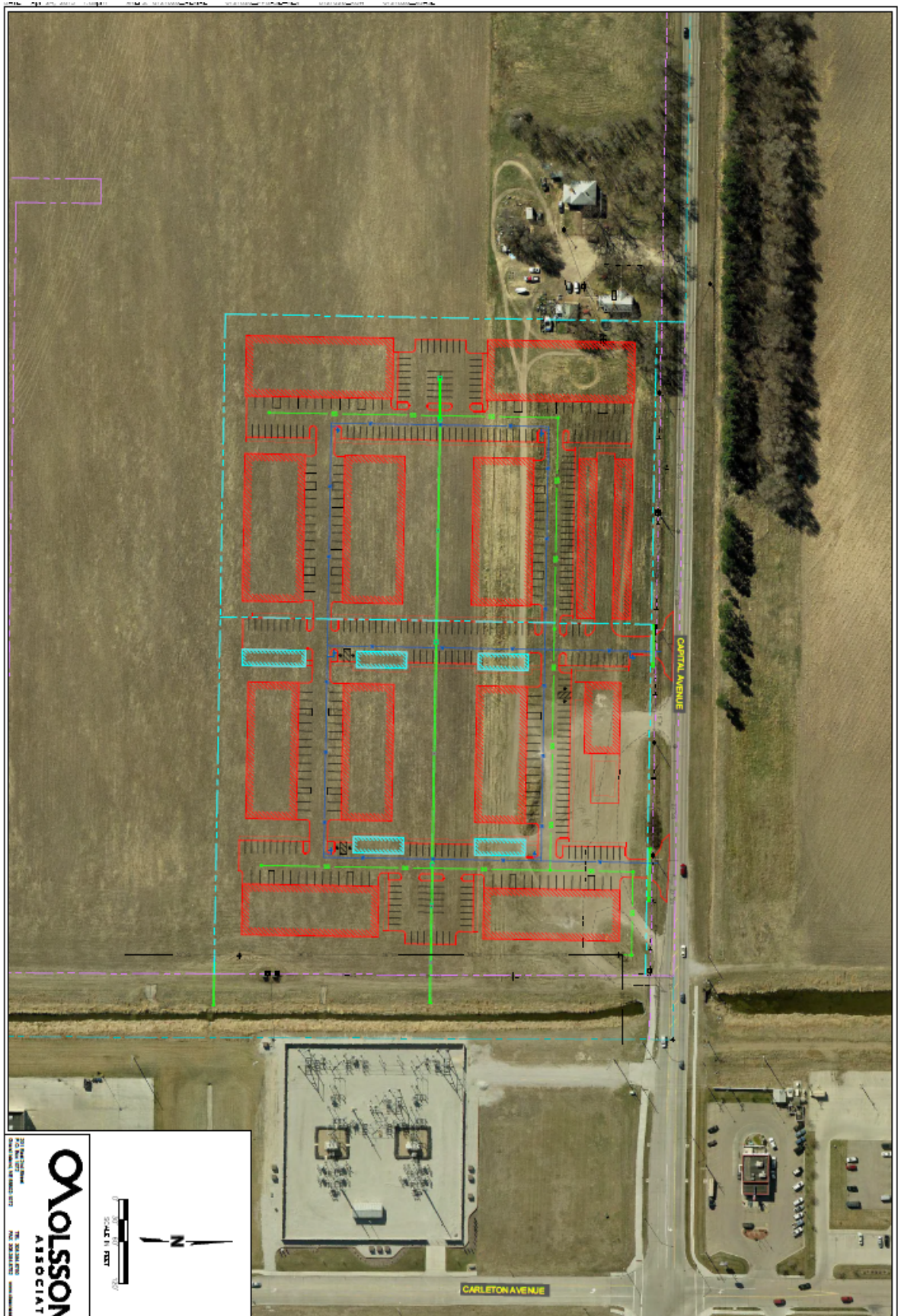


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan



RECOMMENDATION:

That the Regional Planning Commission recommend approval of the proposed changes to the Sterling Estates Second Subdivision Development Plan.

_____ Chad Nabity AICP, Planning Director

April 23, 2013

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from RD Residential Developmental Zone to Amended Residential Developmental Zone, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from RD Residential Developmental Zone to Amended RD Residential Developmental Zone, located west of US Highway 281 and south of Capital Avenue, in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

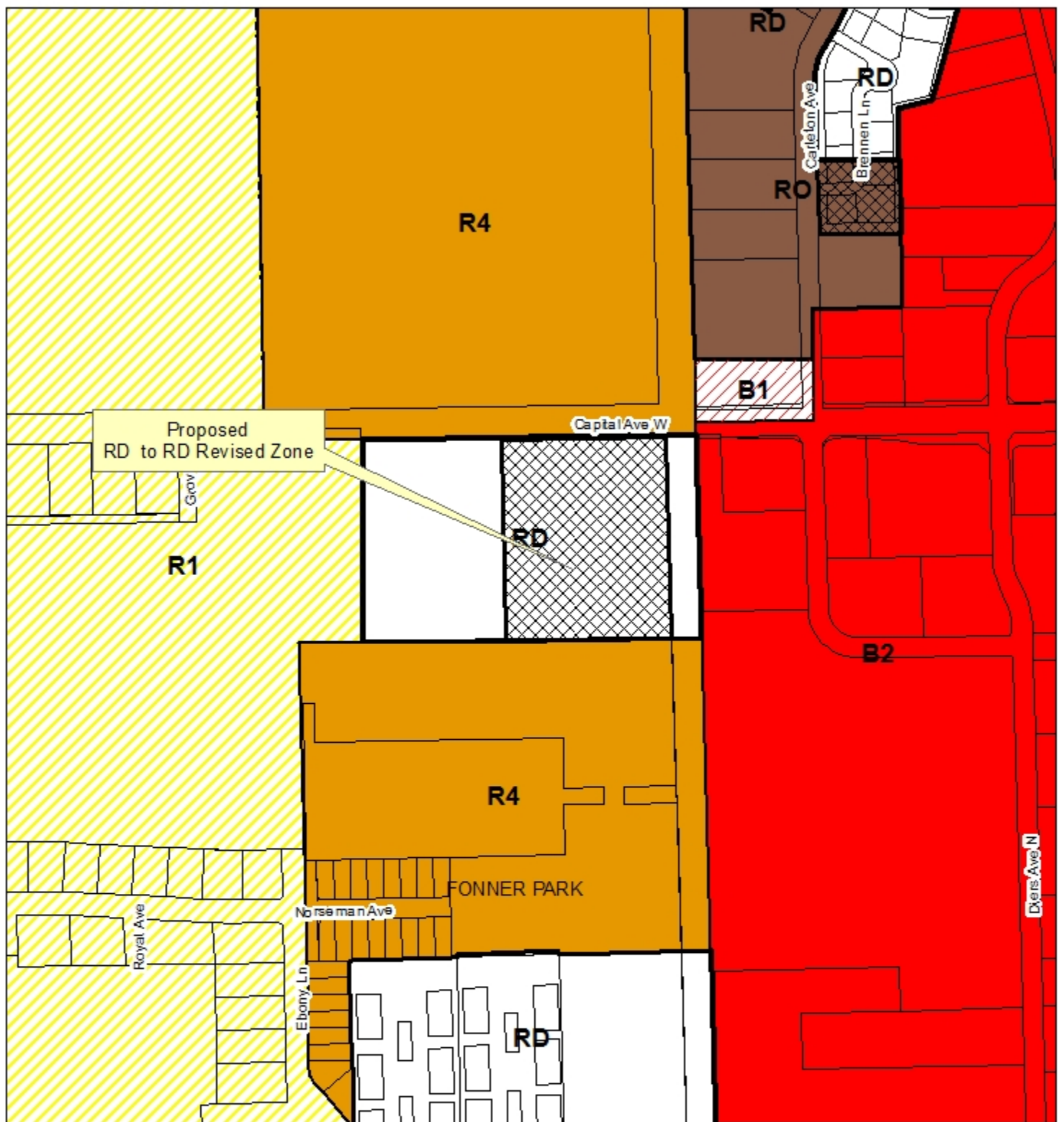
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 1, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director



cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Requested Zoning



-  From RD : Residential Development Zone
-  to RD : Residential Development Zone Revised

Scale : NONE

C-13-2013GI

