



City of Grand Island

Tuesday, August 23, 2005

Council Session

Item E3

**Public Hearing on Change of Zoning for Land Located South of
Sandra Road and East of South Locust Street from LLR Large Lot
Residential to RO Residential Office**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 23, 2005
Subject: Change of Zoning
Item #'s: E-3 & F-3
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

Change of Zoning for land located in the S ½ NW ¼ NE ¼ 33-11-09 from LLR Large Lot Residential to RO Residential Office.

Discussion

Beverly Healthcare Lakeview, has purchased this property located adjacent to and south of their existing building. They are requesting that the property be rezoned to allow them to expand their operation. This request is supported by the Comprehensive Plan.

No members of the public testified in favor of or opposition to this change at the Planning Commission meeting.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the change of zoning as presented
2. Modify the change of zoning to meet the wishes of the Council
3. Table the issue

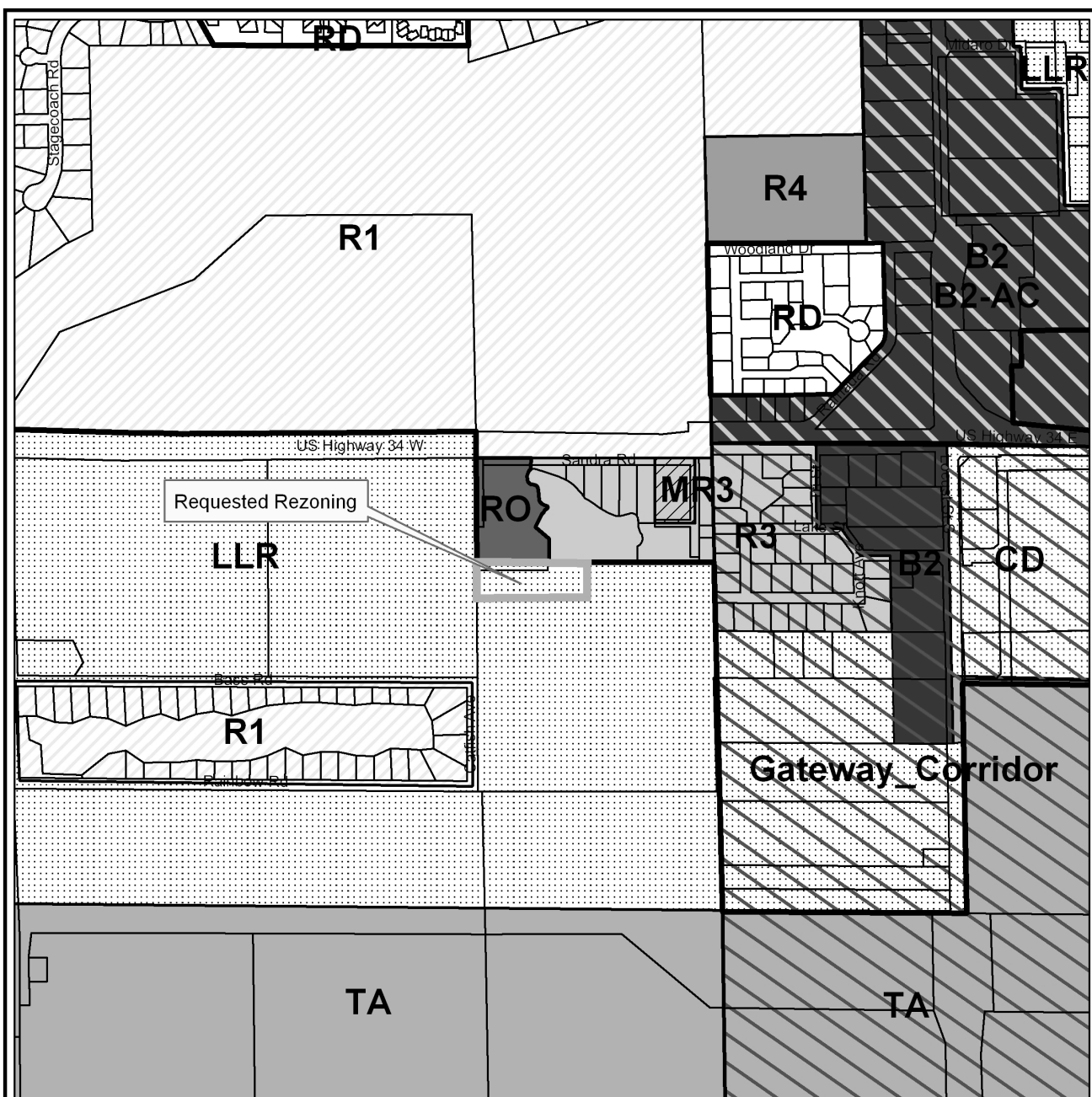
Recommendation

A motion was made by Amick 2nd by Ruge to approve and recommend that the City of Grand Island approve this change of zoning and as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Wagoner) voting in favor.

Sample Motion

Approve the change of zoning as Submitted





Requested Zoning

Scale: 1" = 800'

C-33-2005GI



 From LLR : Large Lot Residential Zone

 To : RO Residential Office Zone



THE REGIONAL PLANNING COMMISSION of 1944
County, Grand Island, Wood River and The Villages
of Hills, Cairns and Dunsmuir, Nebraska

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 14, 2005

SUBJECT: *Zoning Change (C-33-2005GI)*

PROPOSAL: To rezone the proposed a parcel of ground south of Beverly Healthcare South (south of U.S. Highway 34 and west of Ramada Road) from **LLR**-Large Lot Residential to **RO**-Residential Office.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR- Large Lot Residential

Permitted and conditional uses:

LLR- Residential uses are with a maximum of 1 dwelling unit per 20,000 square feet.

Comprehensive Plan Designation:

Medium Density Residential to Office

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

North: R1-Suburban Density Residential, RO-Residential Office

East: R3-Medium Density Residential

West and South: LLR- Large Lot Residential

Permitted and conditional uses:

R1- Residential uses at a density of 4 dwelling units per acre. **RO**-A variety of residential, office, non-profit and non-retail commercial uses are permitted in this district. **R2**- Residential uses at a density of 7 dwelling units per acre. **LLR**- Residential uses are with a maximum of 1 dwelling unit per 20,000 square feet.

Comprehensive Plan Designation:

North: Parks and Recreation

East: General Commercial

West: Low to Medium Density Residential

South: Medium Density Residential to Office

Existing land uses:

North: Riverside Golf Course

East: Single Family Residential

West: Acreage development

South: Agricultural Property

EVALUATION:**Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This area is designated for medium density residential to office uses within the plan.
- *Contiguous with the existing RO zone:* This is a continuation of the existing RO zone and would be an expansion of that use into an area planned for office uses.

Negative Implications:

- *None foreseen*

Other**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential to RO-Residential Office Zone.