



Hall County Regional Planning Commission

**Wednesday, June 10, 2015
Regular Meeting**

Item F3

Zoning Change from R2 to RO

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2015

SUBJECT: *Zoning Change (C-14-2015GI)*

PROPOSAL: An application has been made to rezone 0.15 acres west of Custer Avenue south of Faidley Avenue and west of Custer Ave., from R2 Low Density Residential to RO Residential Office. Timothy Dunagan the owner of the chiropractic office immediately to the north of this property has an interest in purchasing this property but wants to insure that he can expand his business this direction should he need to.

OVERVIEW:

Site Analysis

Current zoning designation: R2- Low Density Residential Zone
Permitted and conditional uses: R2: Agricultural uses, recreational uses, churches, schools and residential uses at a density of 7 units per acre

Comprehensive Plan Designation: Low to Medium Density Residential
Existing land uses: Single Family Home

Adjacent Properties Analysis

Current zoning designations: **North and East:** RO-Residential Office
South and North: R2-Low Density Residential
Permitted and conditional uses: **RO-** Agricultural uses, recreational uses, office and prescription related retail and residential uses at with no limit on density.
R2- Agricultural uses, recreational uses, churches, schools and residential uses at a density of 7 units per acre

Comprehensive Plan Designation: **West:** Parks and Recreation
East, South and North: Medium Density Residential to Office use

Existing land uses: **North:** Chiropractors Office
East: Beauty Salon
South: Single Family
West: Park and Detention Cell

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.

- *Compatible with the adjacent development.* This would allow expansion of the chiropractors office located north of this site.

Negative Implications:

- *None Foreseen*

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential Zone to RO-Residential Office Zone.

_____ Chad Nabity AICP, Planning Director

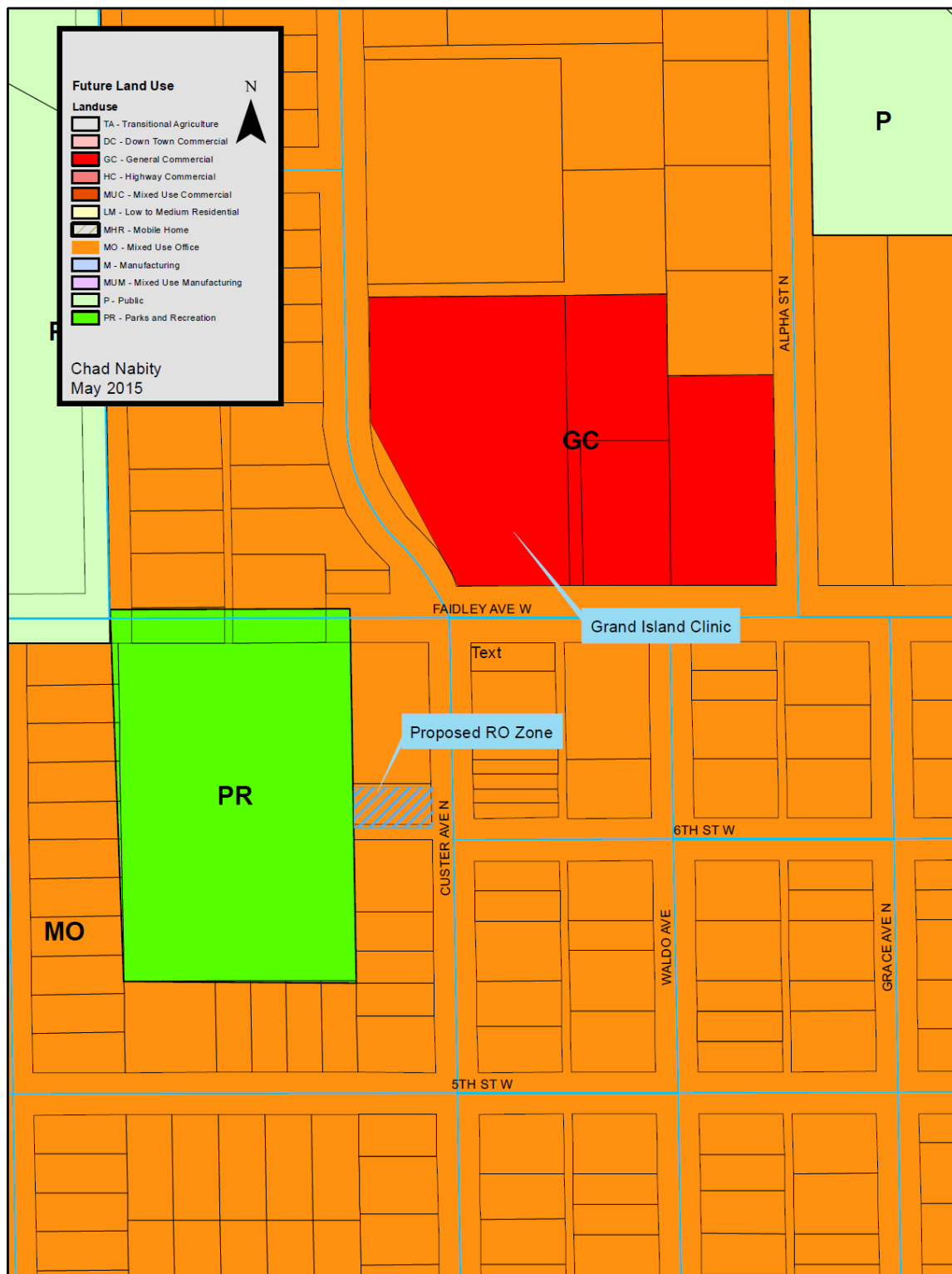


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan