

City of Grand Island

Tuesday, November 27, 2007 Council Session

Item E2

Public Hearing Concerning Change of Zoning for Lots 21 and 22, Nottingham Estates Subdivision Located North of Church Street and East of Hope Street from RD Residential Development to Amended RD Residential Development

Staff Contact: Chad Nabity

City of Grand Island City Council

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 27, 2007

Subject: Change of Zoning for Lots 21 and 22, Nottingham

Estates Subdivision

Item #'s: E-2 & F-2

Presente r(s): Chad Nabity AICP, Regional Planning Director

Background

This is an application requesting an amendment to the Grand Island Zoning Map from RD Residential Development zone to Amended RD Residential Development zone. This is a proposal to amend the existing Nottingham Estates RD-Residential Development zone, located on the east side of Hope Street and north of Church Road, to combine lots 21 and 22 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots. A copy of the staff report to the Planning Commission is attached.

Discussion

The application requesting an amendment to the Grand Island Zoning Map for Nottingham Estates Subdivision from RD Residential Development zone to Amended RD Residential Development zone was considered by the Regional Planning Commission at the November 7, 2007 meeting. A motion was made by Haskins and seconded by Heineman to recommend approval of this request to amend the RD Residential Development zone to Amended RD Residential Development zone as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and 1 abstaining (Ruge).

Alternatives

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

1. Move to approve

- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the zoning change as presented.

Sample Motion

Move to approve as recommended.

Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 19, 2007

SUBJECT: Amendment Request C-4-2008GI

PROPOSAL: To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 21 and 22 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

OVERVIEW:

Site Analysis

Current zoning designation: RD-Residential Development Zone Comprehensive Plan Designation: Low to Medium Density Residential

Existing land uses: Vacant Property

Site constraints: None.

Adjacent Properties Analysis

Current zoning designations: North: RD-Residential Development Zone

South: RD-Residential Development Zone, **East**: R1-Suburban Family Residential **West**: R3-Medium Density Residential

Comprehensive Plan Designation: North: Low to Medium Density Residential

South: Low to Medium Density Residential

East: Public

West: Low to Medium Density Residential

Existing land uses: North: Town House Development

South: Vacant, Town House Development

East: School Athletic Field

West: Vacant

OVERVIEW:

- This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property.
- The original plat approval would have the building on lot 22 connected with the buildings on the lots to the north and the building on lot 21 connected with buildings to the south.
- Changes to the development plan were approved in 1992 to build the existing units to the north. No changes were made at that time to the plan for Lot 22.
- The property is not currently being used or maintained in a residential manner. Splitting this lot would encourage a more residential type use of the property.
- Sewer and Water are available

Positive Implications:

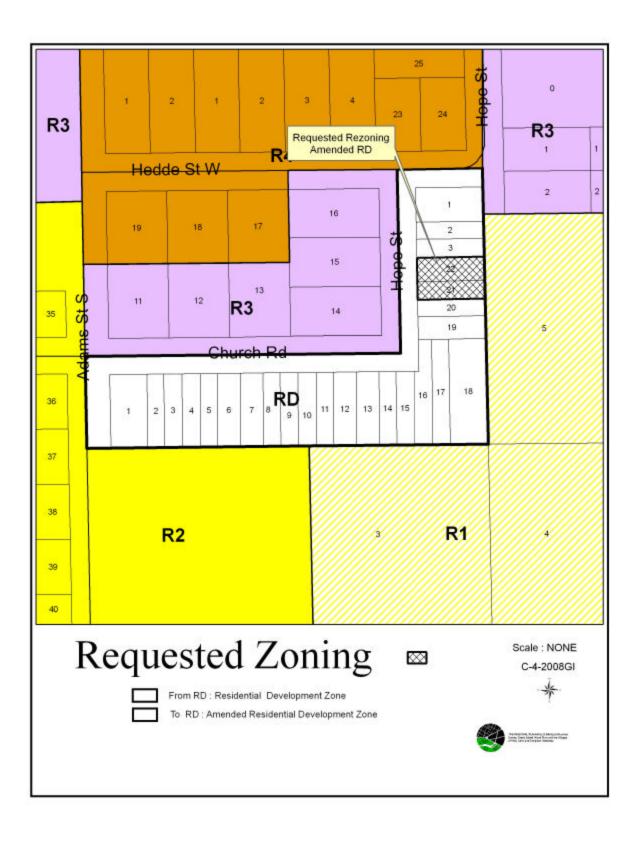
- Complementary Use: The additional residential lots will encourage a more finished residential look and feel in this area.
- Consistent with the Comprehensive Plan: Development in the proposed manner is consistent with the comprehensive plan.
- *Promotes infill development:* These lots have existed since 1981 and have not been built upon. The amended development plan would permit building on these lots.

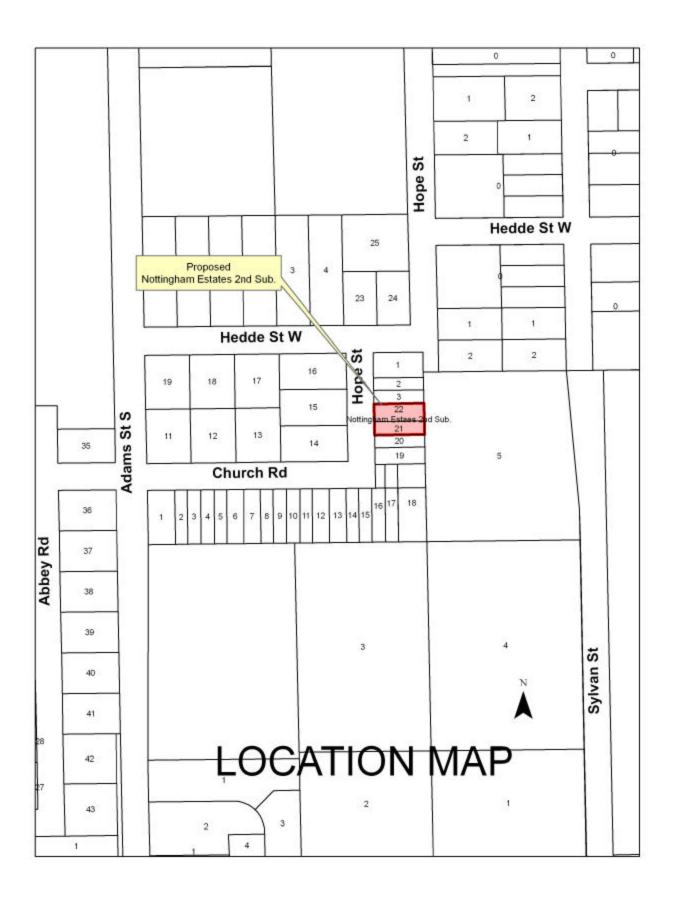
Negative Implications:

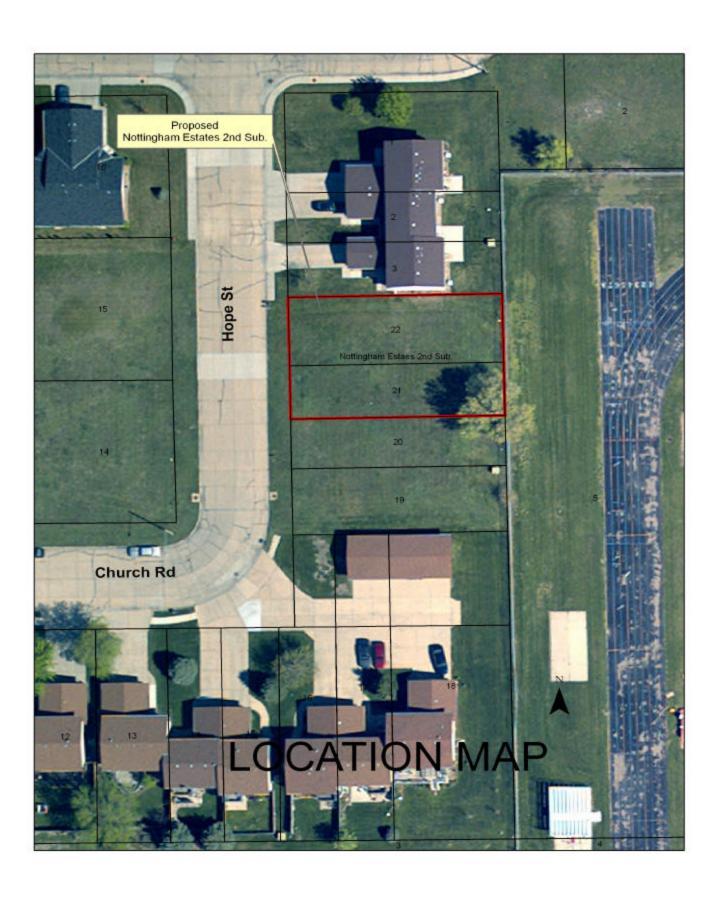
None

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** this request to amend the RD-Residential Development Zone as shown on the final plat for Nottingham Estates Second Subdivision in the City of Grand Island.







	Lot 1 Birminghai	n	Hop St.	LEGEND Indicates 1/2" Iron Pipe Found Unless Otherwise Noted O-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless' Otherwise Noted A-Indicates ACTUAL Distance R-Indicates RECORDED Distance
20.				
SOALE 1" =	Lot2 Estates		0	Legal Description A tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.174 acres more or less.
ound 5/8" Pin-	Lot3 Subdivisio		Addit	Dedication KNOW ALL MEN BY THESE PRESENTS, That, BAKER DEVELOPMENT
HOD & Street	110.85° A (111.07° R) H 8935'07° E Assur	med Bearing Tricking 8, TRIMY Enganeers	1 8 m d S & h 0 0 1	COMPANY, a Nebroska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as NOTTINGHAM ESTATES SECOND SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby declicate the easements as shown thereon for the location; construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or undefined the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor. IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this
ound 5/8" Pin	111.24' A (111.26' R) N 89'55'5		S	
	Nottinghan Lot20	W	6	BAKER DEVELOPMENT COMPANY, a Nebraska Corporation
			88	Gregory W. Baker, President
	Estates		5	
	Lot 19			Acknowledgement
5	Subdivisio	n		State Of Nebraska ss County Of Hall On the day of , 2007, before me a Notary Public within and for said County, personally appeared GREGORY W.
Submitted to County, Grand Isi	S U b d l V l S l O and approved by the Regional Planning and, Wood River and the Villages of A	Commission of	Hall	State Of Nebraska ss County Of Hall ss County Of Hall ss County Of Hall ss On the day of , 2007, before me on Netrory Public within and for soid County, personally appeared GREGORY W. BAKER, President of BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
	and approved by the Regional Planning	Commission of	Hall	State Of Nebraska ss County Of Hall On theday of, 2007, before me a Notary Public within and for said County, personally appeared GRECORY, W. BAKER, President of BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Crand Island, Nebraska, on the date last above written. My commission expires
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