



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

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

Presenter(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

<i>Current zoning designation:</i>	RD-Residential Development Zone
<i>Comprehensive Plan Designation:</i>	Low to Medium Density Residential
<i>Existing land uses:</i>	Vacant Property
<i>Site constraints:</i>	None.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: RD-Residential Development Zone South: RD-Residential Development Zone, East: R1-Suburban Family Residential West: R3-Medium Density Residential
<i>Comprehensive Plan Designation:</i>	North: Low to Medium Density Residential South: Low to Medium Density Residential East: Public West: Low to Medium Density Residential
<i>Existing land uses:</i>	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.

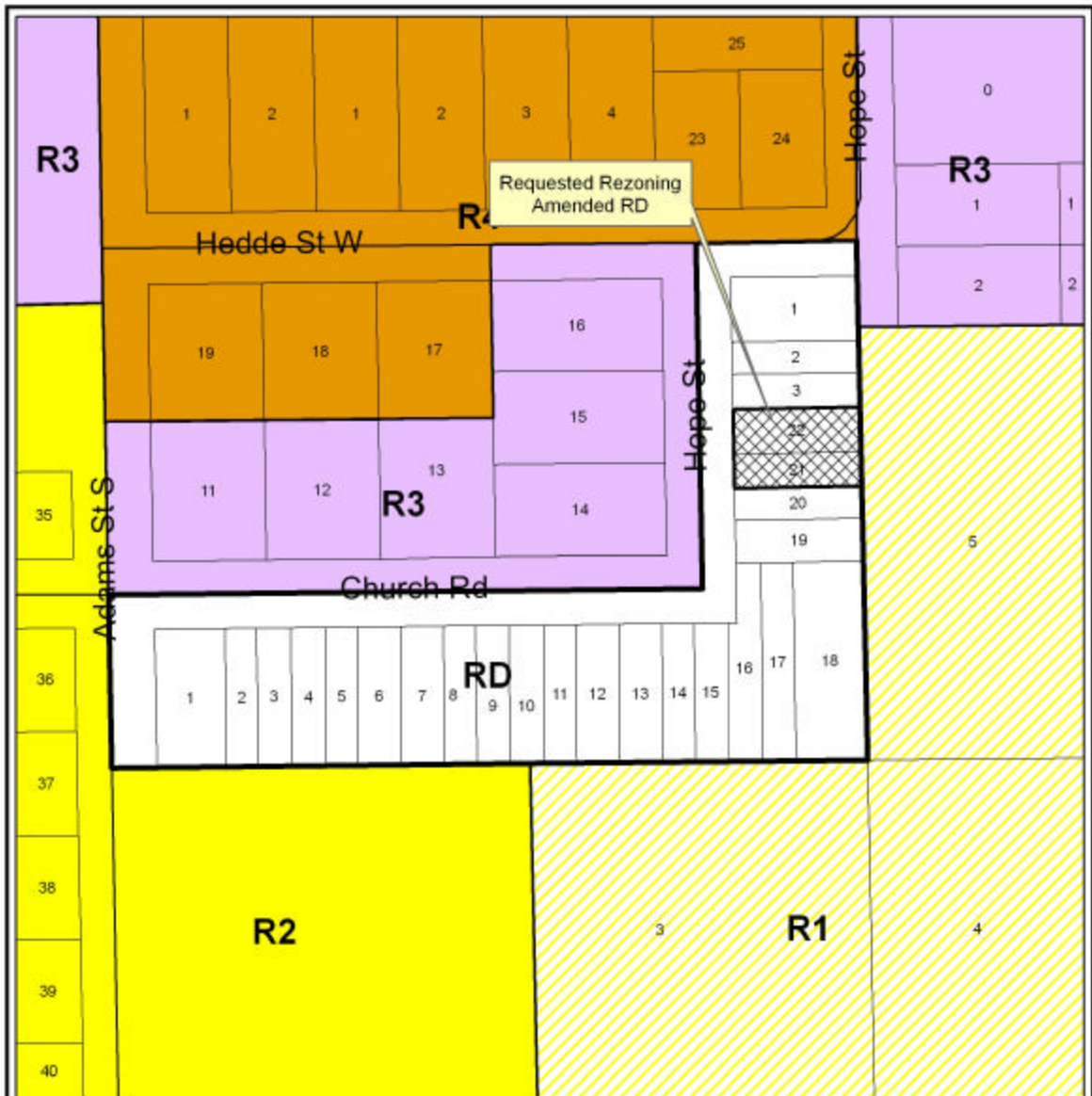
Negative Implications:

- *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.

_____ Chad Nabity AICP, Planning Director



Requested Zoning

-  From RD : Residential Development Zone
-  To RD : Amended Residential Development Zone

Scale : NONE

C-4-2008GI



THE REGIONAL PLANNING COMMISSION
Central, Eastern, Western, and Southern Regions
PLANNING, ZONING & DEVELOPMENT DIVISION

