



City of Grand Island

Tuesday, January 26, 2010

Council Session

Item E2

**Public Hearing on Amending the Zoning for Property Located at
1613 and 1615 Hope Street - RD Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 26, 2010

Subject: Rezone RD Zone to Amended RD Zone – 1613 & 1615 Hope St., Grand Island

Item #'s: E-2 & F-1

Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located north of Church Road and east of Hope Street to amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 19 and 20 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots, in the City of Grand Island.

Discussion

Nabity explained this request is to amend the existing Nottingham Estates RD-Residential Development zone, to combine lots 19 and 20 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots. 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 as approved would have the building on lots 19 and 20 connected with the building on the lot to the north. Changes to the development plan were approved in 1992 to build the existing units to the north on the corner. Additional changes were approved for the duplex immediately north of this property in 2007. No changes were made at that time to the plan for Lots 19 and 20 as they were under separate ownership and not included in that application. The property is not currently being used or maintained in a residential manner. Changes to the development plan as presented would allow for compatible residential development and would finish out this subdivision. Sewer and Water are available. A motion was made by Ruge and seconded by Aguilar to approve the amended rezone as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Ruge, Hayes, Reynolds Haskins and Connelly) voting in favor and no members present abstaining.

Alternatives

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

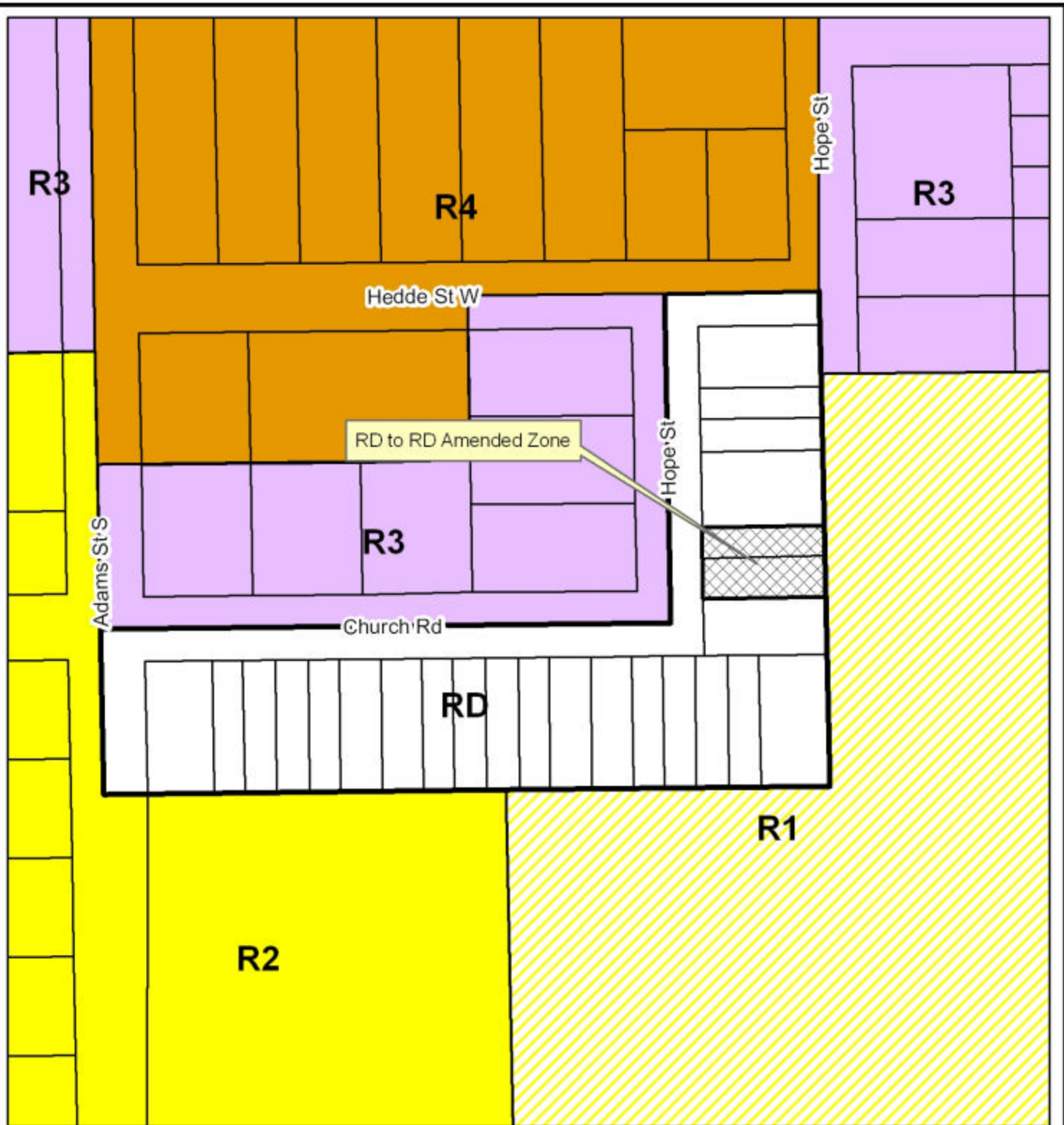
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the amended rezone as presented.

Sample Motion

Move to approve as recommended.



Requested Zoning



Scale : NONE
C-05-2010GI



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



THE PLANNING COMMISSION of the
County of Clark, Nevada
10000 S. Durand Ave., Suite 100, Las Vegas, NV 89135

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 7, 2009

SUBJECT: *Amendment Request C-05-2010GI*

PROPOSAL: To amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 19 and 20 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, Duplex South: 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 as approved would have the building on lots 19 and 20 connected with the building on the lot to the north.
- Changes to the development plan were approved in 1992 to build the existing units to the north on the corner. Additional changes were approved for the duplex immediately north of this property in 2007. No changes were made at that time to the plan for Lots 19 and 20 as they were under separate ownership and not included in that application.

- The property is not currently being used or maintained in a residential manner. Changes to the development plan as presented would allow for compatible residential development and would finish out this subdivision.
- 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





LOCATION MAP

