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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item G1

### **Change of Zoning for 708 Cottonwood Street, Wood River, NE**

*This application proposes to change the zoning for land located at 708 Cottonwood Street Wood River NE from I1 Light Industrial to R9 Low Density Residential.*

Staff Contact: Chad Nabity

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 18, 2005

**SUBJECT:** *Zoning Change (C-35-2005WR)*

**PROPOSAL:** To rezone the proposed a parcel of ground with an existing house on it west of Cottonwood Street (U.S. Highway 11) north of U.S. Highway 30 from I1- Light Industrial District to R9-Low Density Residential District, in the jurisdiction of the City of Wood River.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:* I1- Light Industrial District  
*Permitted and conditional uses:* I1-Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district. .  
*Comprehensive Plan Designation:* Commercial/Manufacturing  
*Existing land uses:* Single Family Home

##### Adjacent Properties Analysis

*Current zoning designations:* **West:** I1- Light Industrial District  
**East and South:** BG-General Business District  
**North:** R9-Low Density Residential  
*Permitted and conditional uses:* **R9-** Residential uses at a density of 1 dwelling unit per 9000 square feet. **BG-**General Business including outdoor display and sales, retail uses, Office uses. **I1-**Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.  
*Comprehensive Plan Designation:* **South and East:** Commercial  
**West:** Light Industrial  
**North:** Low Density Residential  
*Existing land uses:* **North and West:** Low Density Residential/Industrial  
**East:** General Commercial, mobile homes and Single family development  
**South:** Commercial/Industrial Development

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This area is designated as light industrial within the plan but adjacent properties are planned for residential or commercial development.
- *Residential is a permitted use in the R9 zone:* The existing house would be a permitted use in the R9 zone.
- *Adjacent to existing property zoned R9:* This property is immediately adjacent to property that is zoned R9 and the uses are similar on both properties.

### **Negative Implications:**

- *None foreseen*

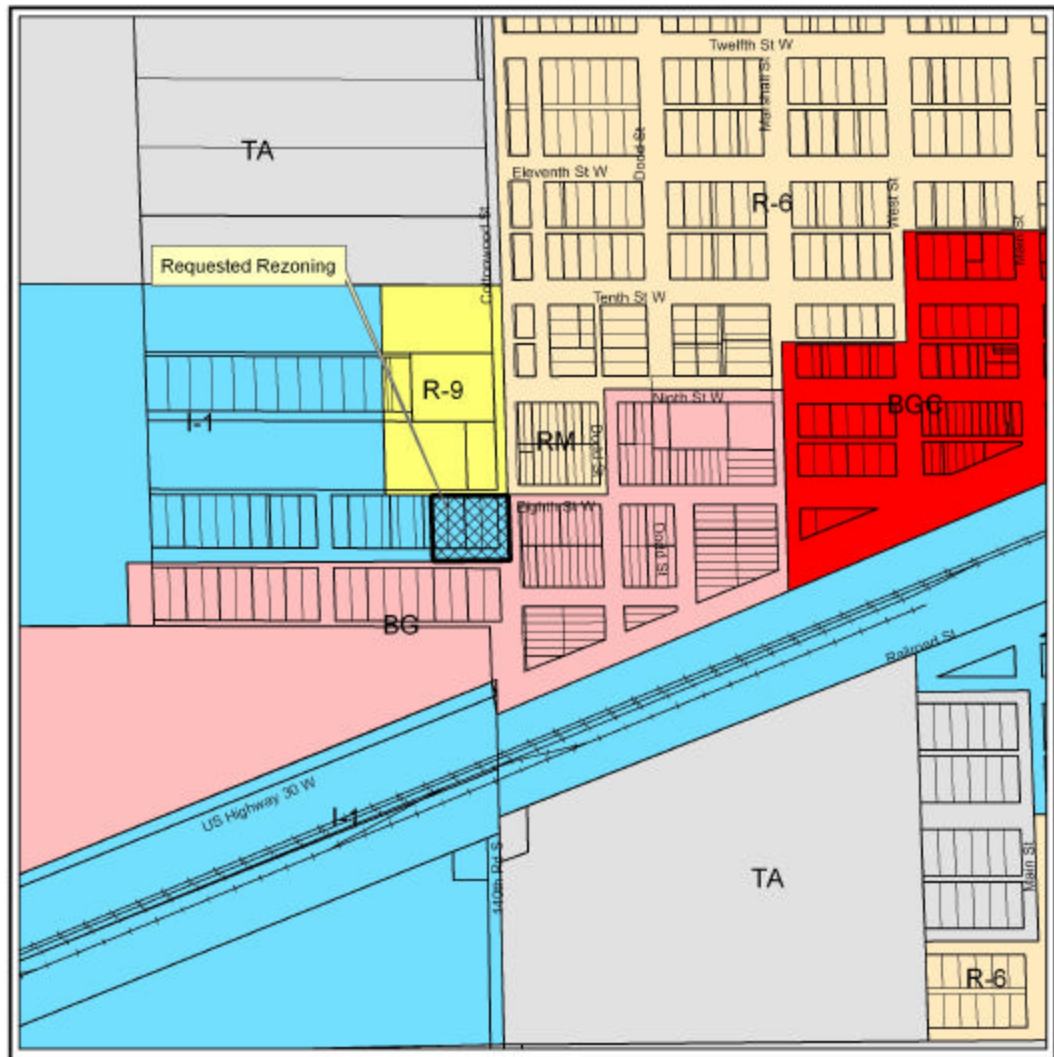
### **Other**

This property has been zoned for Manufacturing either I1 or LM since at least 1970. The zoning was not an issue with the owners until recently when the estate has tried to sell the house. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Wood River City Council. The change to a R9 zone would allow the house to be rebuilt should it become damaged. This will not change any of the current uses of the property.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from I1-Light Industrial Zone to R9- Low Density Residential Zone.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Requested Zoning

Scale : NONE  
C-35-2005WR

- From I-1 : Light Industrial Zone
- From R-9 : Low Density Residential Zone

