



Hall County Regional Planning Commission

Wednesday, January 04, 2006
Regular Meeting

Item G1

Rezoning

This application proposes to amend the Cairo zoning map for property located in the S 1/2 NE 1/4 & N 1/2 SE 1/4 18-12-11. This application will change the zoning from TA to R9. (See full Directors Recommendation)

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 16, 2005

SUBJECT: *Zoning Change (C-06-2006C)*

PROPOSAL: To rezone a parcel of ground east of Centura Hills Golf Course and Hillside Drive and west of 130th Road from **TA** Transitional Agriculture to **R9** Single Family Residential District. The South Half of the Northeast Quarter (S ½ NE ¼) and the North Half of the Southeast Quarter (N ½ SE ¼)

OVERVIEW:

Site Analysis

Current zoning designation:

TA Transitional Agriculture

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

Single Family Residential/Parks and Recreation

Existing land uses.

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North, South and East: TA – Transitional Agriculture

West R9 – Single Family Residential and TA - Transitional Agriculture

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **R9** Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses.

Comprehensive Plan Designation:

North: Agricultural

East: Agricultural

West: Single Family Residential

South: Parks and Recreation and Single Family Residential

Existing land uses:

North: Farm Ground

East: Farm Ground

West: Golf Course/Residential

South: Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for single family development and recreational uses.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Will allow the completion of Hillside Drive:* This development will connect Hillside Drive between Highway 11 and 130th Road.
- *Additional Residential Development:* This development will provide additional residential opportunities in the Village of Cairo.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen.*

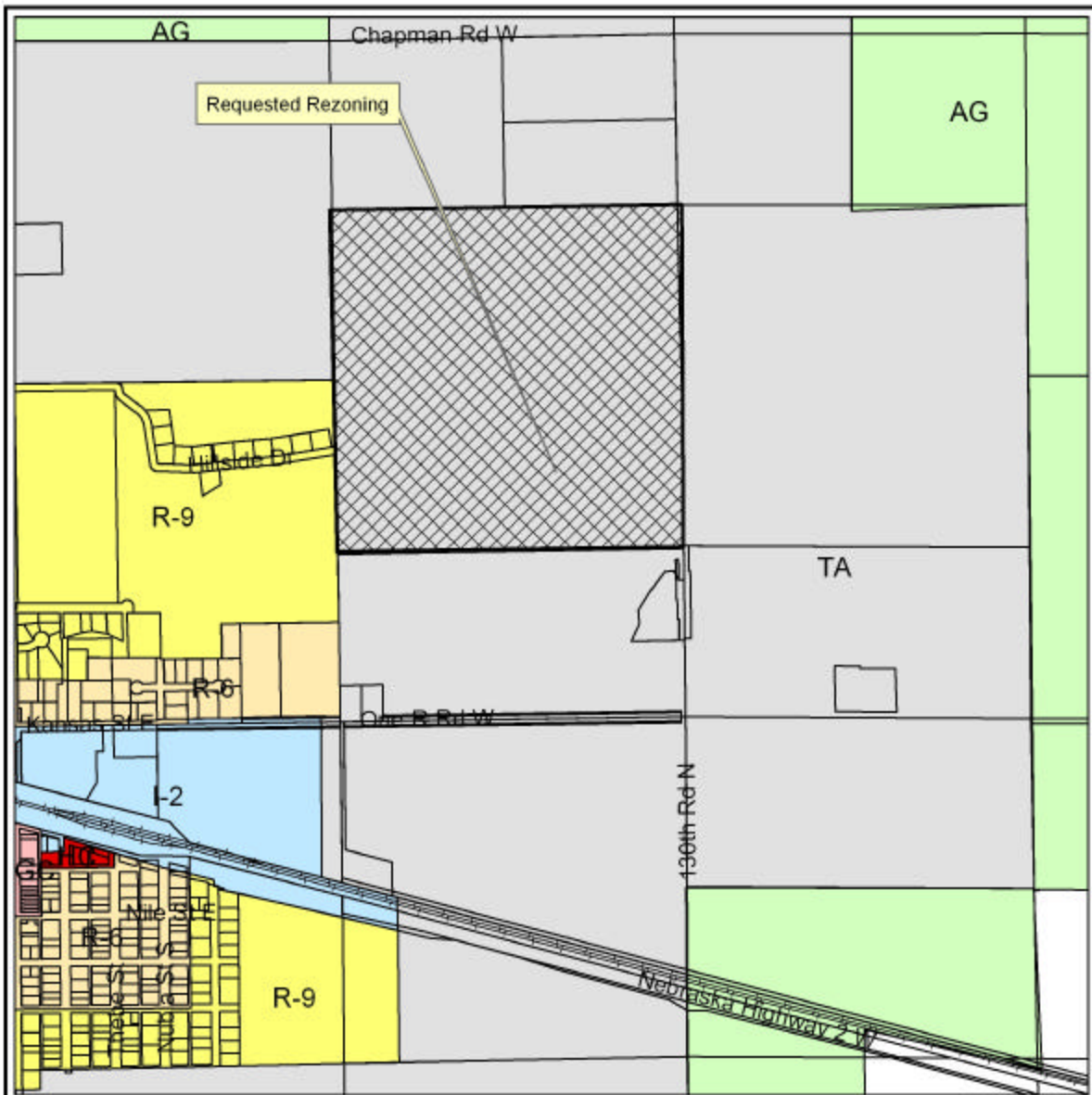
Other

The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. It is expected that a final plat will be submitted in the near future for the first phase of the project. This property has been annexed into the Cairo Village limits.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **TA** Transitional Agriculture to **R9** Single Family Residential along with the Preliminary and Final Plats for Ewoldt Subdivision.

_____ Chad Nabity AICP, Planning Director



Requested Zoning

Scale : NONE

C-6-2006C



 From TA : Transitional Agricultural Zone

 To R-9 : Single Family Residential Zone

