



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item G2

Rezoning of Copper Creek Addition

This application proposes to amend the Grand Island zoning map for property proposed for platted as Copper Creek Addition. This application will change the zoning from TA Transitional Agricultural to R2 Low Density Residential.

Staff Contact: Chad Nabity

Agenda Item # 10

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2006

SUBJECT: *Zoning Change (C-09-2006GI)*

PROPOSAL: To rezone approximately 150 acres of land east of Engleman Road and south of Old Potash Highway, from TA-Transitional Agriculture to R2 Low Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow the subdivision of this property in accordance with the approved preliminary plat for Copper Creek Estates Subdivision.

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:

Designated for future low to medium residential development.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North: **TA**-Transitional Agriculture and LLR-M - Large Lot Residential with a Manufactured Home Overlay,

South, and East: **TA**-Transitional Agriculture.

West: **AG2**-Secondary Agriculture Zone

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. **LLR-M** -

Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. The M overlay allows single and double wide manufacture homes to be placed on these lots.

AG-2 - Agricultural uses including: raising of livestock and limited confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

North, South, East and West: Designated for future low to medium density residential development.

Existing land uses:

North: Residential subdivision (1/2 acre lots), Farm Ground

East West and South: Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Proposes to Provide New Housing in a Different Price Range:* The proposed price range of the houses in this development is lower than in other new housing developments.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *Changes the Neighborhood:* There will be houses on this piece of property instead of farm ground.
- *Will increase the traffic on Old Potash Highway:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

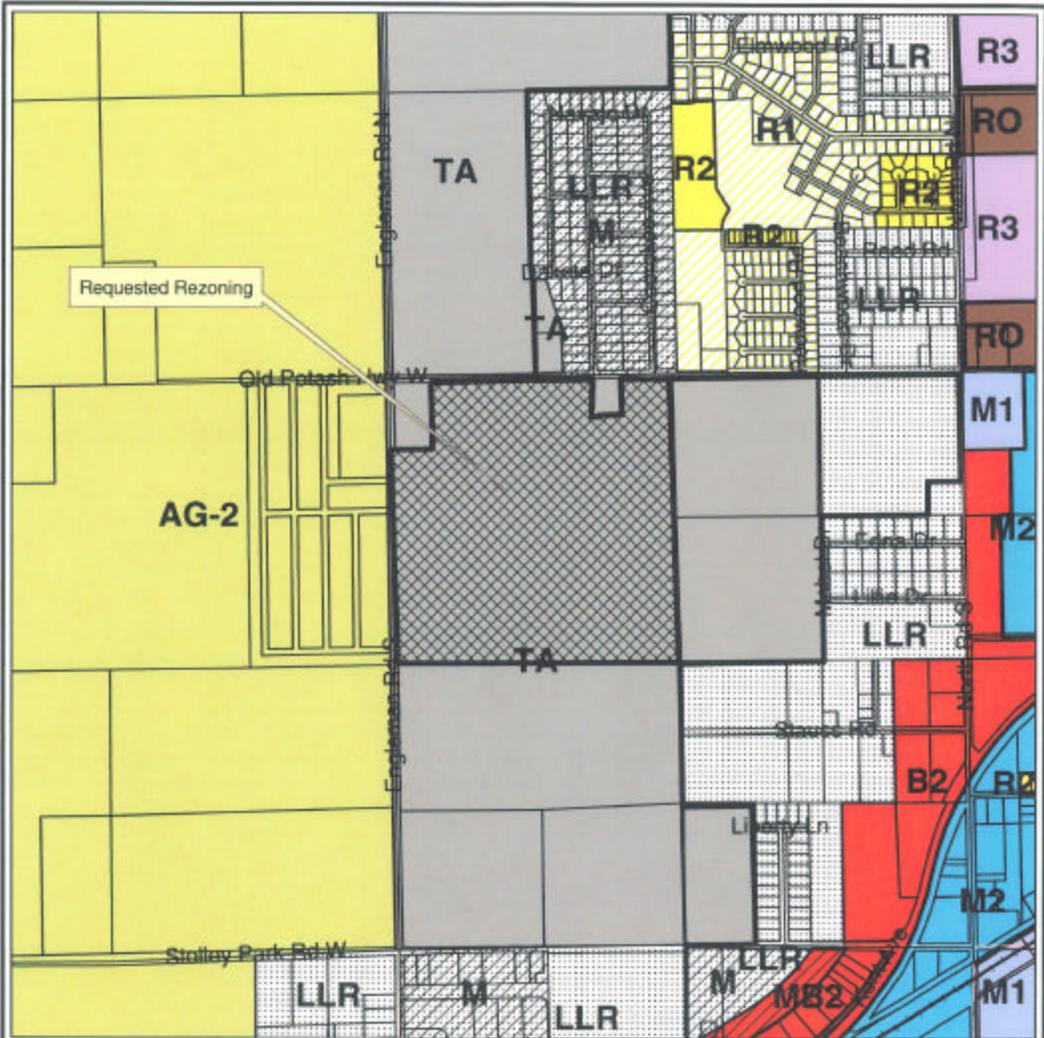
Other Considerations

Certain agricultural uses are adjacent to this property that may cause a conflict with future property owners. Grain drying bins on at the NW corner of the Quarter section are noisy. There is a small acreage with some livestock on in along Old Potash Highway. Houses in the Copper Creek development will back onto this property. The developers have consented to disclose these uses and the noise to prospective buyers of the adjacent lots.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from TA-Transitional R2-Low Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director



Requested Zoning

Scale : NONE
C-9-2006GI

-  From TA : Transitional Agricultural Zone
-  To R 2 : Low Density Residential Zone



January 19, 2006

Dear Members of the Board:

RE: Final Plat – Copper Creek Estates

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Copper Creek Estates, located South of Old Potash Highway and West of Engleman Road.

This final plat proposes to create 97 lots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 25.993 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

