



---

# Hall County Regional Planning Commission

Wednesday, June 07, 2006  
Regular Meeting

## Item F2

### **C-17-2006GI Future Land Use Map Change & Zoning Change**

*Concerning Future Land Use Map and a change of zoning for land proposed for platting as Springdale Subdivision from LLR Large Lot Residential to R1 Suburban Density Residential. This land is located in the SE 1/4 NE 1/4 23-11-10, south of Lilly Drive and west of North Road.*

Staff Contact: Chad Nabity

## Agenda Item # 5 and 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 23, 2006

**SUBJECT:** *Comprehensive Plan Amendment and Zoning Change (C-17-2006GI)*

**PROPOSAL:** To amend the comprehensive plan to change the future land use map and to rezone approximately 14.229 acres of land west of North Road and south of Lilly Drive in Grand Island. The future land use amendment would change the proposed use of the property from M-Manufacturing to LM Low to Medium Density Residential. The zoning map would change from LLR- Large Lot Residential to R1-Suburban Density Residential. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

LLR-Large Lot Residential

*Permitted and conditional uses:*

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future development as manufacturing.

*Existing land uses.*

Agricultural crops, and single family home

##### Adjacent Properties Analysis

*Current zoning designations:*

**North:** LLR- Large Lot Residential

**South:** LLR- Large Lot Residential and **B2**-General Business.

**East:** **B2**-General Business.

**West:** **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. **LLR**- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **B2**- Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

*Comprehensive Plan Designation:*

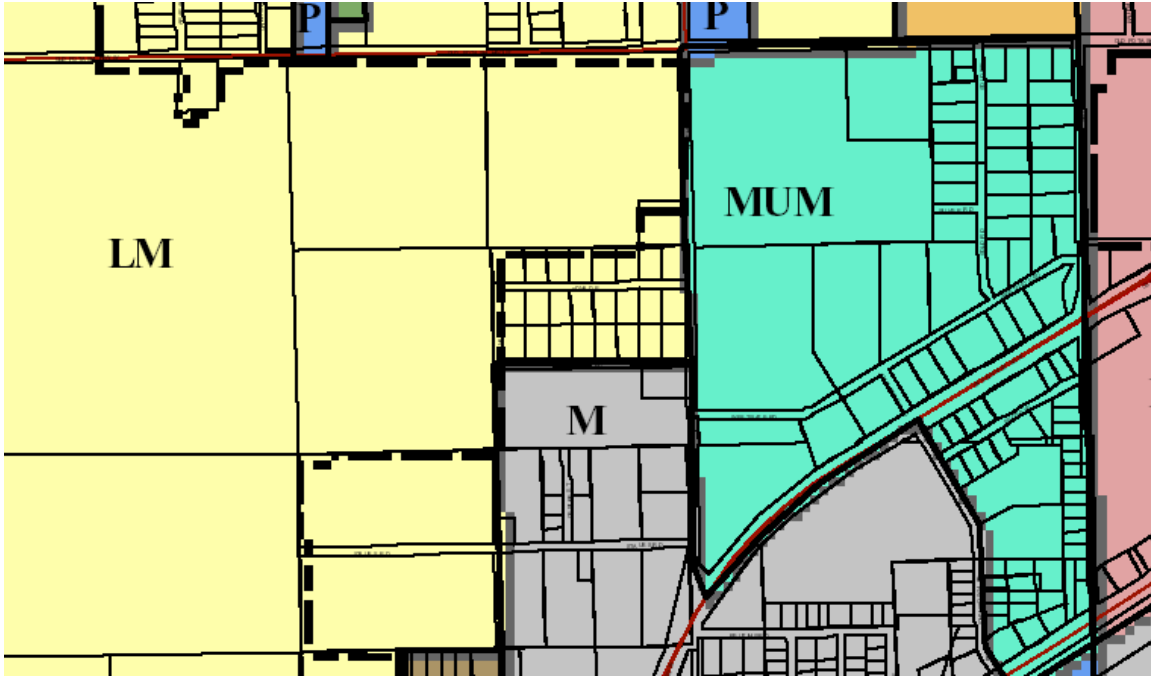
**North and West:** Designated for Low to Medium Density Residential.

**South:** Manufacturing

**East:** Designated for mixed use manufacturing development.

Existing land uses:

**North:** Single family homes on ½ acre lots  
**South:** Storage and single family homes on 3+ acre lots  
**East:** Vacant property  
**West:** farm ground



Future Land Use Map from the Grand Island Comprehensive Plan

## EVALUATION:

### Positive Implications:

- *Consistent with the development of surrounding properties:* The subject property has residential to the north and south.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

### Negative Implications:

- None foreseen

### Other Considerations

The surrounding uses of this property are residential. It would be appropriate to change the future land use map and zoning to support the development of this property as residential. Even the zoning on the adjacent properties does not support manufacturing uses under the current zoning configuration. The manufacturing uses are separated

from the existing residential uses with a strip of commercial zoning that would allow retail uses or housing.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the Comprehensive Plan to designate this property for low to medium density residential and change the zoning on this site from LLR-Large Lot Residential R1-Suburban Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Nability AICP, Planning Director

May 18, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located south of Lilly Drive and west of North Road. (C-17-2006G)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR Large Lot Residential to R1 Suburban Density Residential for a tract of land proposed for platting as Springdale Subdivision located in the SE ¼ of the NE 1/4 Section 23, Township 11, Range 10. This property is located south of Lilly Drive and west of North Road, as shown on the enclosed map.

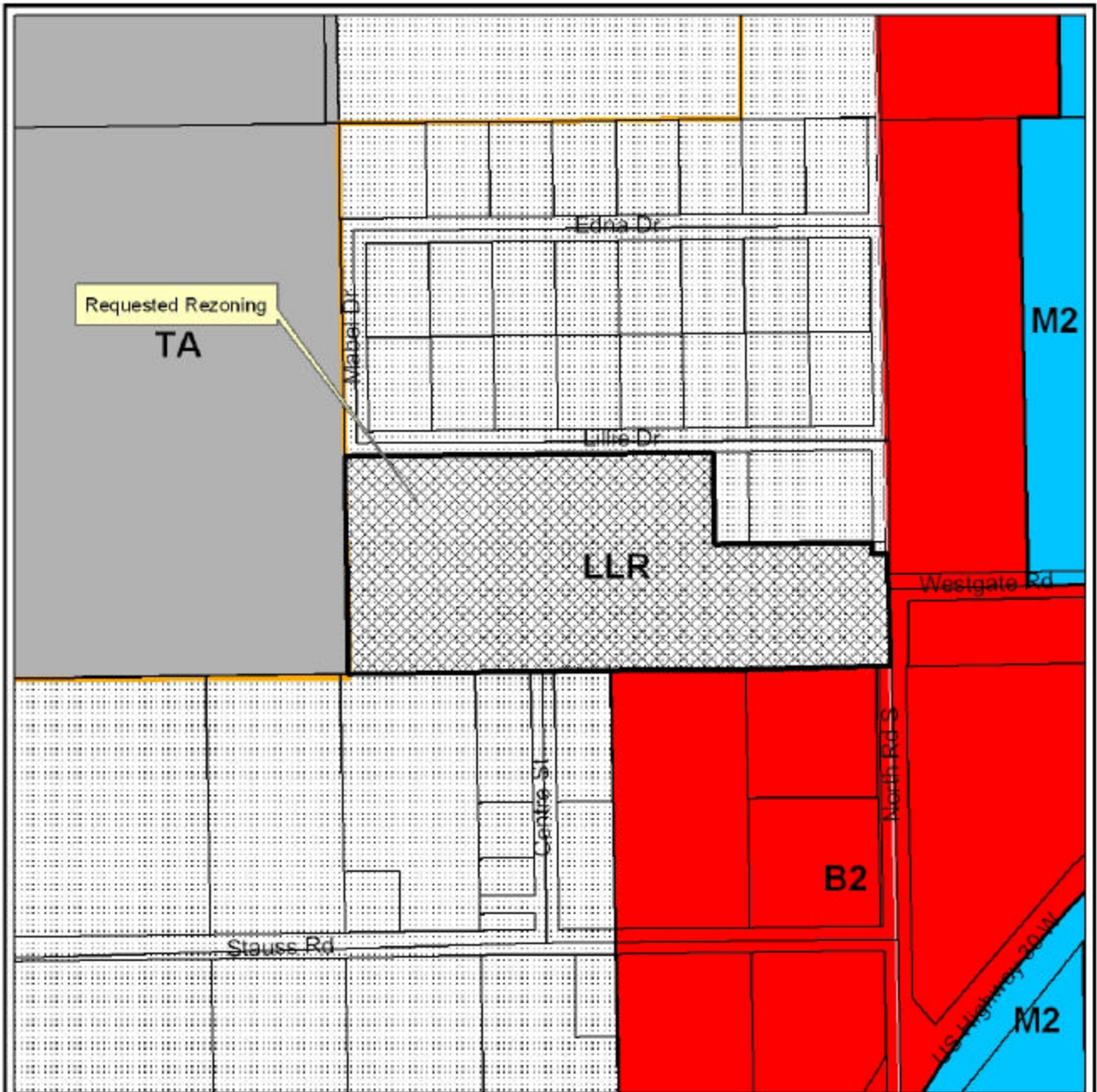
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director


cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
Karen Bredthauer

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



# Requested Zoning

 From LLR : Large Lot Residential Zone

 To R 1 : Suburban Residential Zone



Scale : NONE

C-17-2006GI



PLANNING AND ZONING COMMISSION  
 10000 Westgate Road, Suite 100, Westgate, NC 27178  
 (919) 487-1234