



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item F1

C-19-2006D - Zoning Change

Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) C-19-2006D

Staff Contact: Chad Nabity

Agenda Item #4 and 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

June 27, 2006

SUBJECT: *Future Land Use Map Change and Zoning Change (C-19-2006D)*

PROPOSAL: This application includes approximately 25.5 acres on the east side of Doniphan, north of Giltner Road between west of Blaine Street. The property is located within the Doniphan zoning jurisdiction of the village.

The applicant is requesting that the future land use designation of this property be changed from Agricultural to Light Industrial. In addition, the applicant is asking that the zoning on this property be changed from TA-Transitional Agriculture and I1-Light Industrial. The stated purpose of this rezoning is to allow the applicant to subdivide the property for commercial/industrial development.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture,

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres

Comprehensive Plan Designation:

Designated for future single family residential and public uses

Existing land uses.

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

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

Permitted and conditional uses:

West: I-2-Heavy Industrial District

TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. I-2- Permits a wide variety of manufacturing, warehousing, and industrial uses.

Comprehensive Plan Designation:

North: Agricultural and Public

West: Heavy Industrial

East: Agricultural

South: Single Family Residential

Existing land uses:

South: Agricultural land and limited large lot residential acreage development

North: Agricultural, Doniphan Sewer Lagoons

West: Vacant Industrial Ground

EVALUATION:

Positive Implications:

- *Infrastructure can be extended to serve this property:* The existing village utilities can be expanded to provide sewer and water to this property.
- *Will provide for additional industrial space in Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years. Some properties that have been proposed have not panned out. There is a need for the additional space in Doniphan if they wish to attract, and retain, industrial development.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

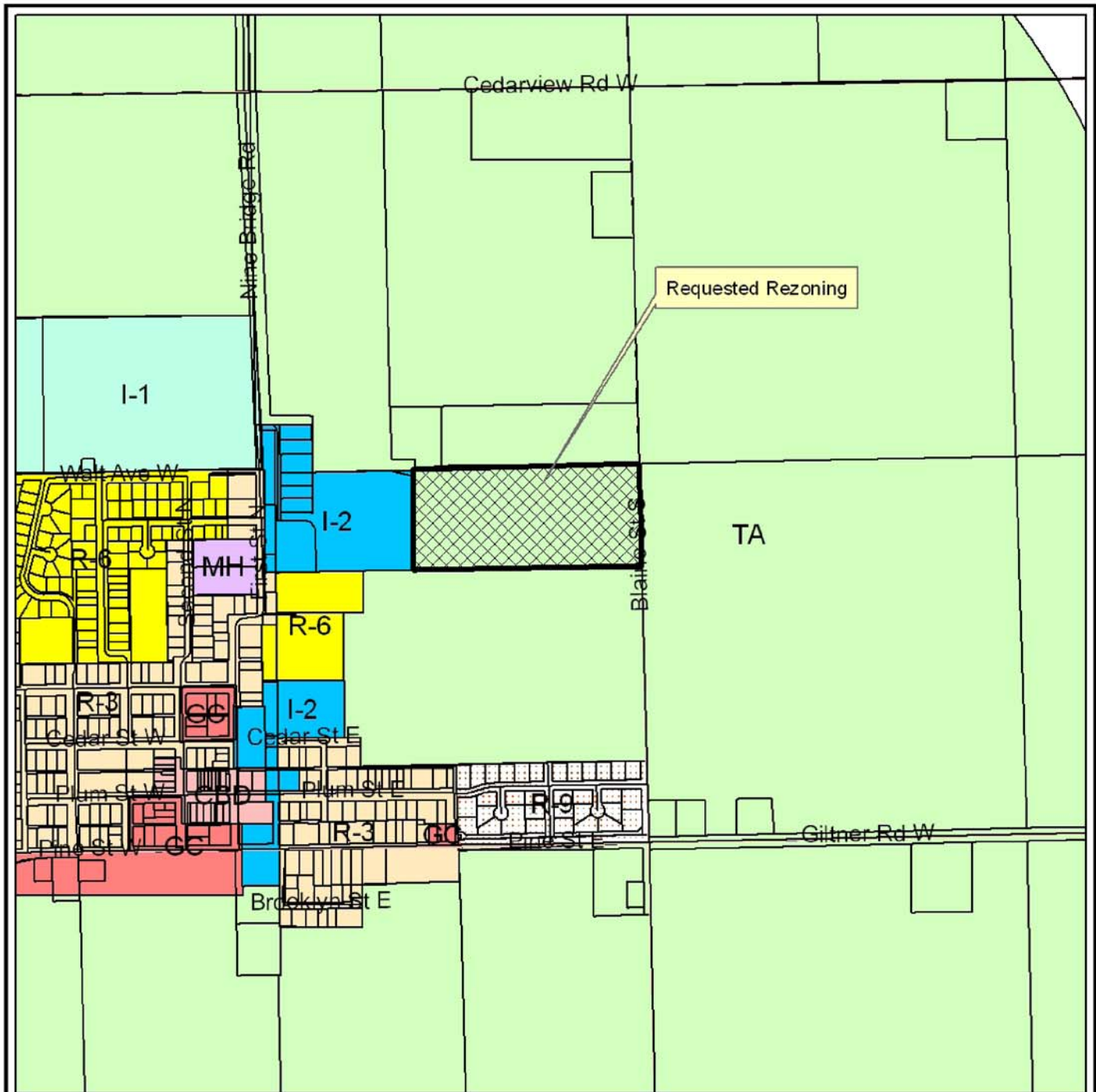
Negative Implications:

- *No known negative implications*



RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Doniphan amend the future land use map for this site to show the property as intended for light manufacturing and rezone this site from TA Transitional Agriculture to I1 Light Industrial.

_____ Chad Nability AICP, Planning Director



Requested Zoning

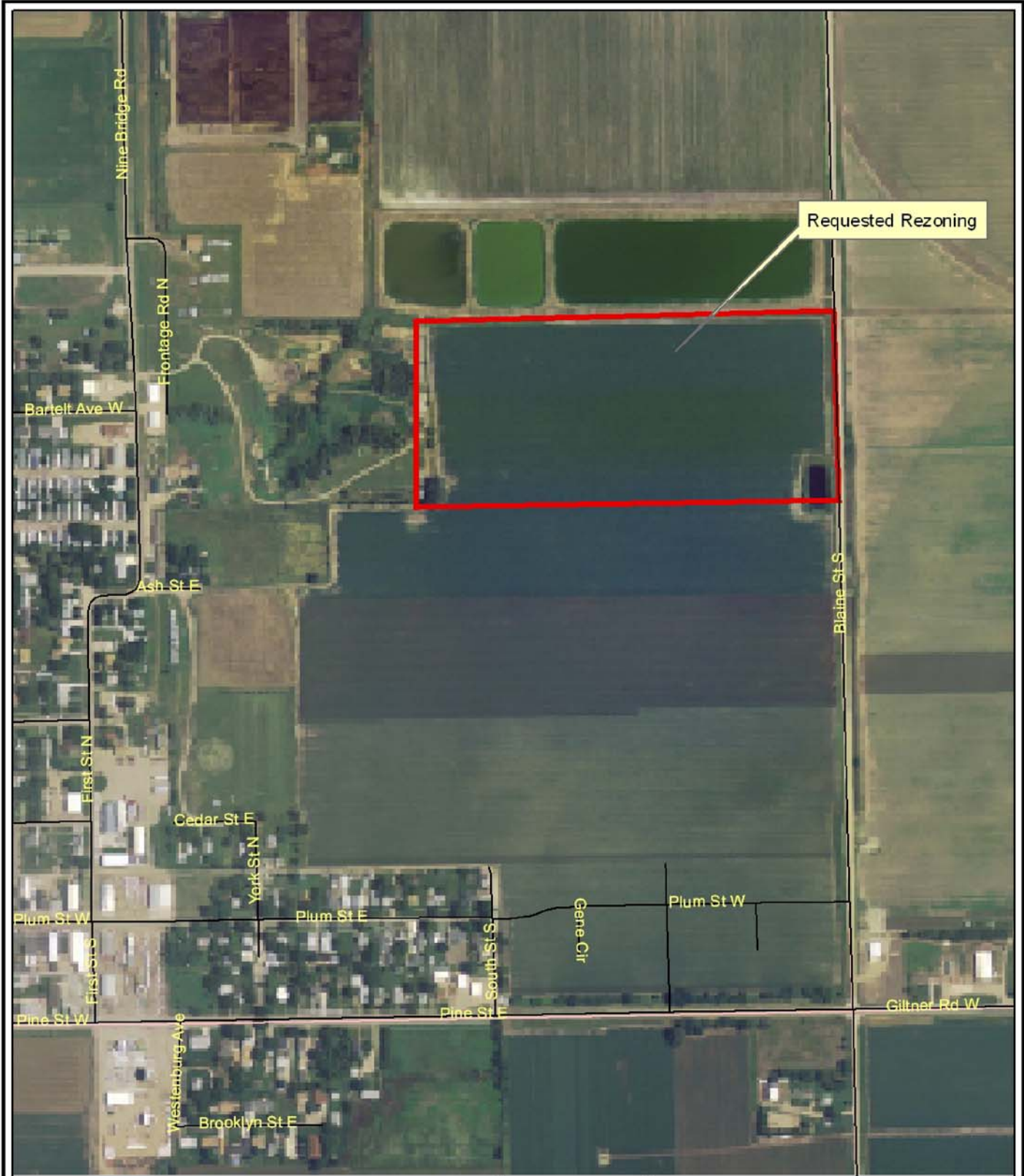
-  From TA: Transitional Agriculture Zone
-  To I-1: Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING AND ZONING COMMISSION
 1000 WEST AVENUE, SUITE 100
 WASHINGTON, DC 20004



Requested Zoning

