



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item F3

C-20-2006GI - Change of Zoning/Francis Subdivision

Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) C-20-2006GI

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 28, 2006

SUBJECT: *Zoning Change (C-20-2006G1)*

PROPOSAL: To rezone 4 Lots in Bosselman's 2nd Subdivisions approximately 3.697 acres of land between south of Curran Ave east of Carleton from B2-General Commercial and RO Residential Office Zones to RD- Residential Development Zone, in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

B2- General Business, **RO** Residential Office

B2-General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities.

Comprehensive Plan Designation:

Commercial and Medium Density Residential to Office

Existing land uses.

Vacant Property

Adjacent Properties Analysis

Current zoning designations:

North and East: **B2** General Business

South: **RO** Residential Office

West: - **RO** Residential Office

Permitted and conditional uses:

B2-General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. **RD-**Residential Development Zone approved for duplex units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

Existing land uses:

North: Commercial Development and Apartments,

East: U.S. Highway 281, Commercial,

West: Multifamily Residential

South: Office Uses, Commercial

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Carleton and Curran Avenues:* Both streets meet the minimum standards for a commercial street.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None Foreseen*

Other

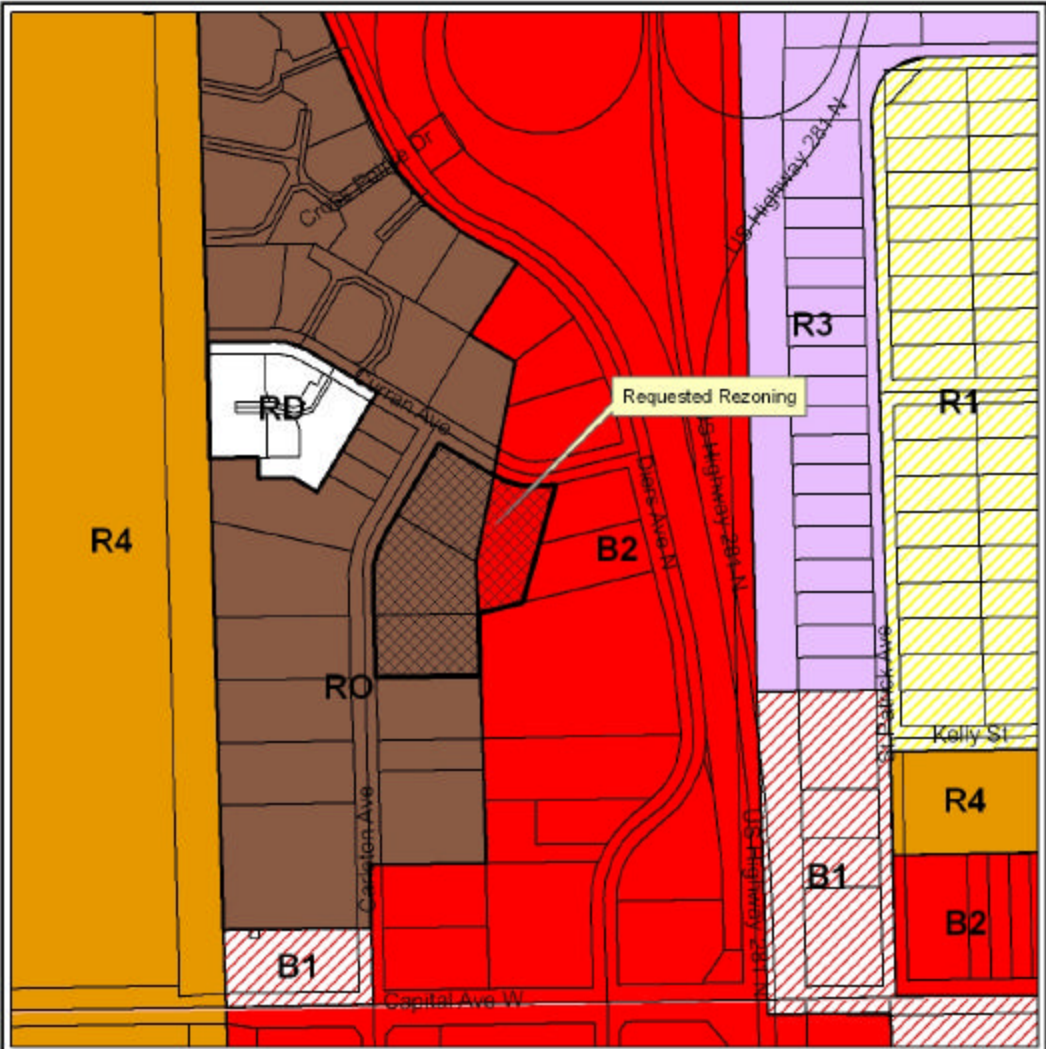
The developer is proposing to build 12 buildings with two dwelling units in each building on this site (24 units total). At the proposed density, this development would be 6.49 units per acre or 1 unit for every 6710 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from B2- General Business Zone and RO Residential Office Zone to RD-Residential Development Zone.

_____ Chad Nabity AICP, Planning Director





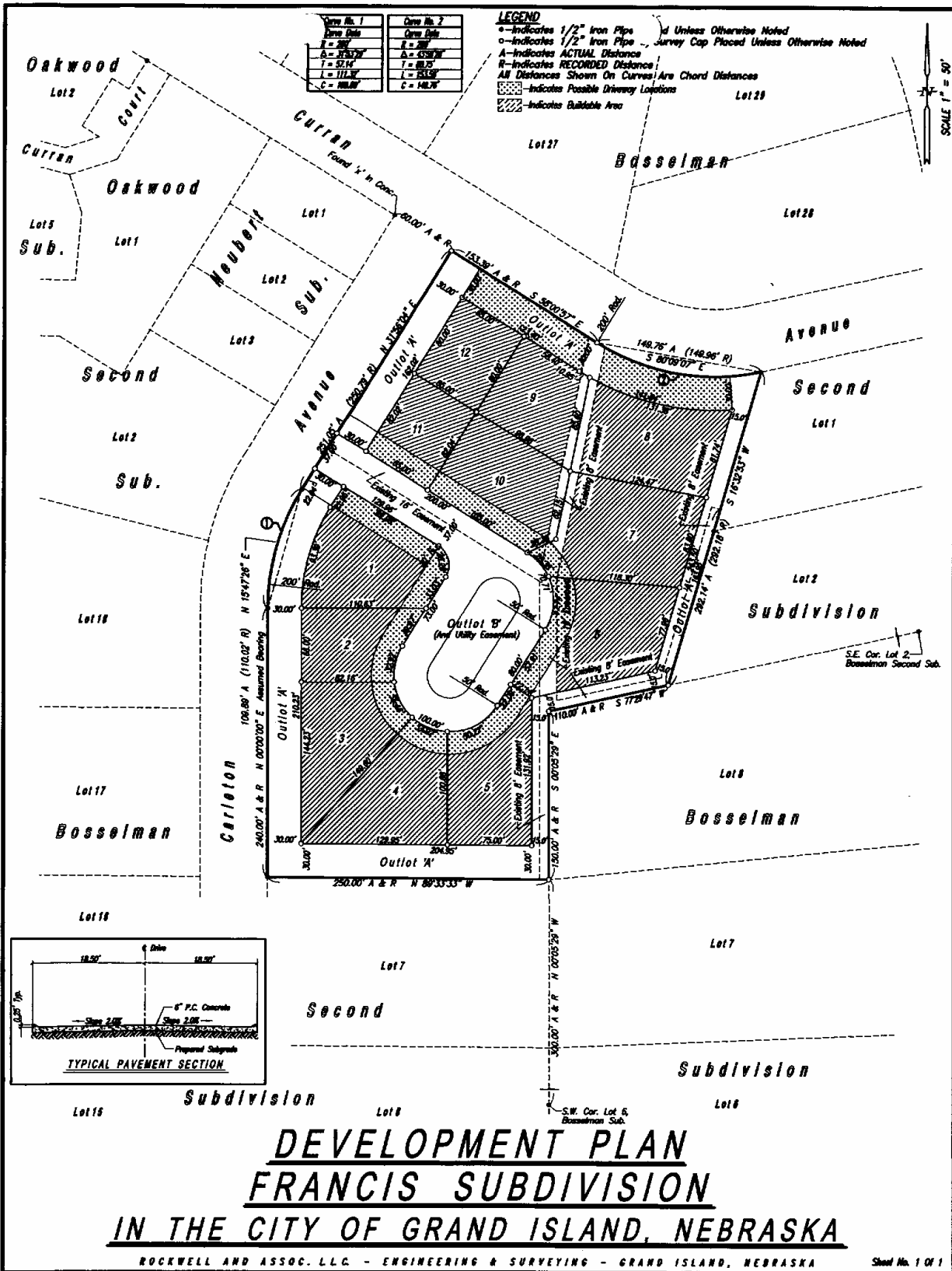
Requested Zoning

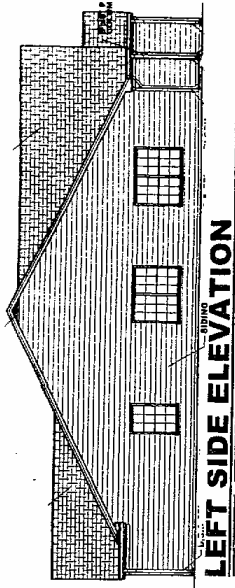
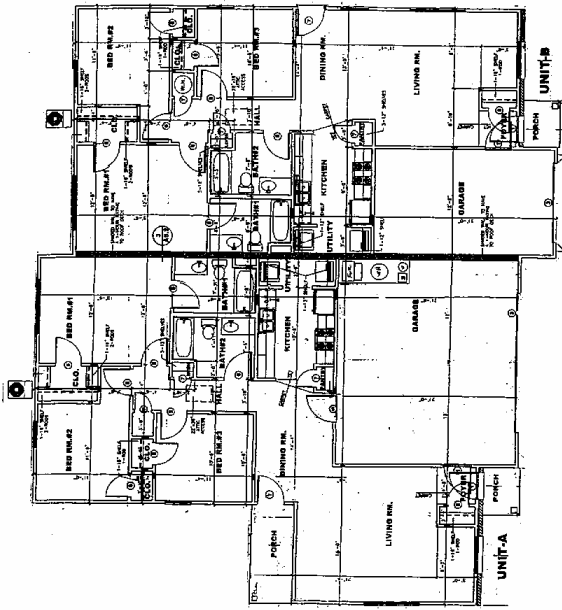
-  From RO : Residential Office Zone
-  & B2: General Business Zone
-  To RD : Residential Development Zone



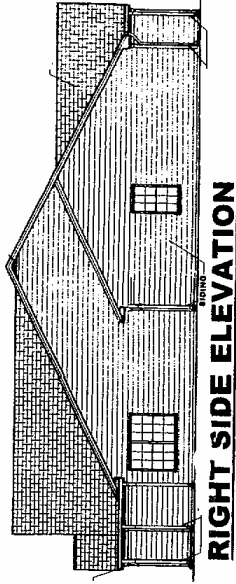
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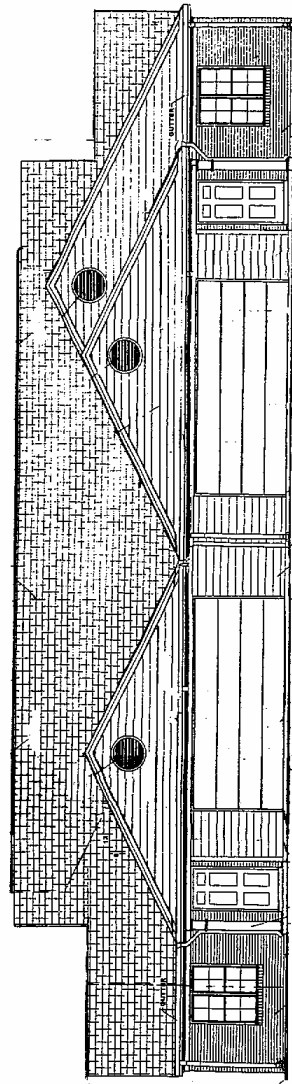




LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

