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# Hall County Regional Planning Commission

Wednesday, September 06, 2006  
Regular Meeting

## Item F1

**Public Hearing concerning a change of zoning for a tract of land  
proposed for platting as Sterling Estates Subdivision (C-22-2006GI)**

*Sterling Estates Subdivision is located north of State St. and east of North Road in the NW  
1/4 12-11-10 from R1 and R4 to R1, R4 and RO. (C-22-2006GI)*

Staff Contact: Chad Nabity

August 22, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located north of State St. and east of North Rd. (C-22-2006G)**

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 R1 and R4 to R1,R4 and RO for a tract of land proposed for platting as Sterling Estates Subdivision located in the NW1/4 12-11-10. This property is located north of State St. and east of North Rd, as shown on the enclosed map.

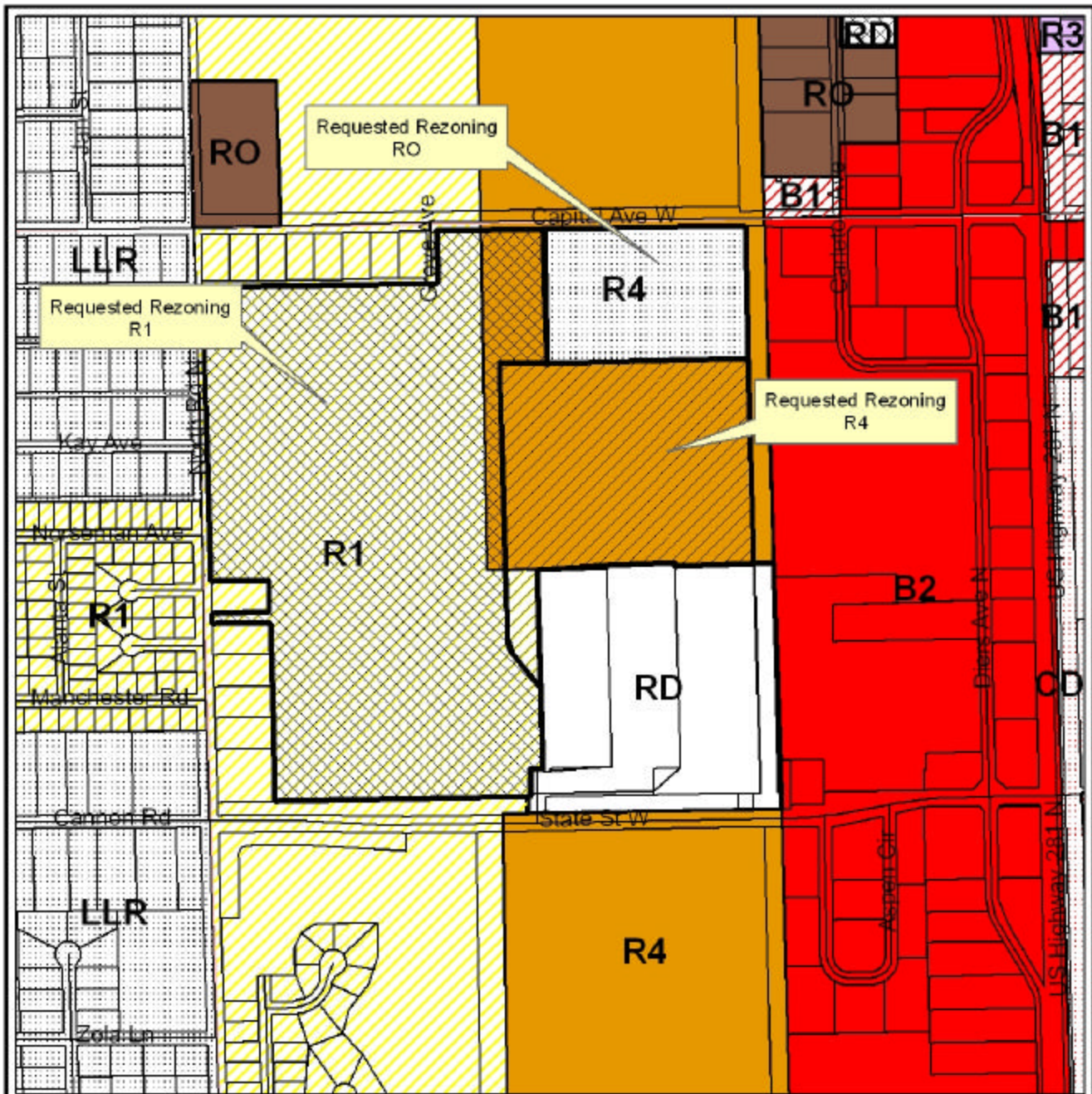
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on September 6, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Niedfelt Property Management Preferred LLC  
Olsson Associates

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



# Requested Zoning

Scale : NONE  
C-22-2006GI

-  From R1 : Suburban Residential Zone & R4: High Density Residential Zone
- 
-  To R1 : Suburban Residential Zone
-  To RO : Residential Office Zone
-  To R4 : High Density Residential Zone





Rezoning Sign  
South of Capital Ave.  
East of Drainway

Rezoning Sign  
East of North Rd.  
East of Norsman

Rezoning Sign  
North of State,  
At Ebony Ln.

Jan St

Mason Ave

Kay Ave

Norseman Ave

Boston Cir

Sacramento Cir

Manchester Rd

Cannon Rd

Allen Ct

Zola Ln

Allen Ave

Lambchop Ln

Meadow Rd

Partridge Cir

Grove Ave

Capital Ave W

Ebony Ln

State St W

Carleton Ave

Diers Ave N

Aspen Cir



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 17, 2006

**SUBJECT:** *Zoning Change (C-22-2006G)*

**PROPOSAL:** To change the zoning district boundaries on a parcel of ground located in the Northwest ¼ of Section 12, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Nebraska and to change the zoning of a portion of the same property from R4 High Density Residential to RO Residential Office. The property is located between the Moore's Creek Drainway, North Road, State Street and Capital Avenue in the City of Grand Island.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**R1-** Suburban Density Residential, **R4** High Density Residential

*Permitted and conditional uses:*

**R1-**Suburban Density Residential (4 units per acre), churches, schools, parks; **R4-** High density residential uses (43 units per acre), churches, schools, parks, daycare centers.

*Comprehensive Plan Designation:*

Low to Medium Density Residential and Medium Density Residential to Office

*Existing land uses.*

Farm Ground

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**East:** **B2** General Business

**North:** **R4-**High Density Residential **R1-**Suburban Density Residential, **RO-**Residential Office

**South:** **RO** Residential Office, **RD** Residential Development Zone, **R1-**Suburban Density Residential

**West:** - **LLR-** Large Lot Residential, **R1-**Suburban Density Residential

*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 432 Apartment Units. **R4-** High density residential uses (43 units per acre), churches, schools, parks, daycare centers. **R1-** Suburban Density Residential (4 units per acre), churches, schools, parks; **LLR-**Large Lot

Residential (4 units per acre), churches, schools, parks;

**Comprehensive Plan Designation:** **East:** Commercial  
**West:** Low to Medium Density Residential  
**North and South:** Low to Medium Density Residential and Medium Density Residential to Office

**Existing land uses:** **North:** Farm Ground, Single Family Housing, Assisted Living  
**East:** Commercial, Wal-Mart, Menards  
**West:** Single Family Residential  
**South:** Multifamily Residential, Single Family Residential

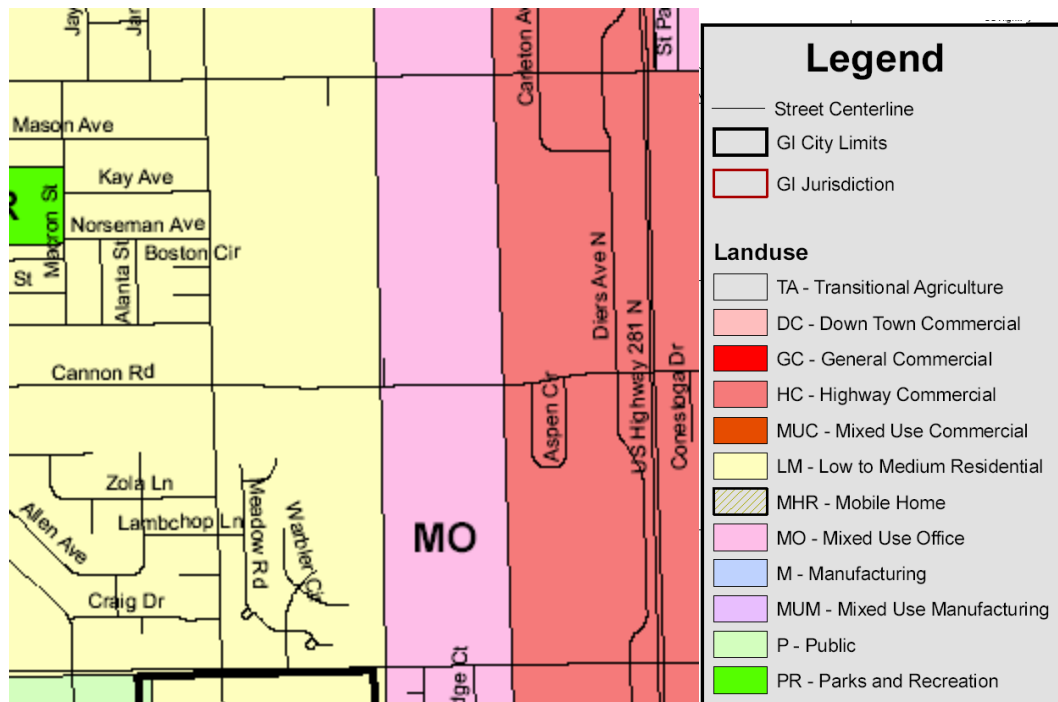


Figure 1. From the Grand Island Future Land Use Map

**EVALUATION:**

**Positive Implications:**

- *In general conformance with the City’s Comprehensive Land Use Plan:* This property includes both low to medium density residential and medium density residential to office uses.
- *Uses would be consistent with the level of service intended for Capital Avenue, State Street and North Road.*

- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

**Negative Implications:**

- *None Foreseen*

**Other**

This zoning change will make the zoning consistent with the approved preliminary plat for the property. Adjustments between the R1 and R4 zone were necessary to allow the townhomes on the west side of Autumn Park Apartments. The RO zoning in the northeast corner is consistent with the comprehensive plan and would provide a buffer between the planned residential uses and the commercial uses on the east side of the Moore's Creek Drainway.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R1 Suburban Residential and R4 High Density Residential to R1 Suburban Residential, R4 High Density Residential and RO Residential Office Zone.

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