



Hall County Regional Planning Commission

Wednesday, October 04, 2006
Regular Meeting

Item F2

Public Hearing - C-2-2007GI

Concerning a change of zoning for a replat of a tract of land proposed as Cedar Ridge Third Subdivision located on a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of outlot A, Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Highway 281 and south of 13th St. (C-2-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nability

Agenda Items # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

SUBJECT: *Zoning Change (C-2-2006GI)*

PROPOSAL: To rezone 6.88 acres in the NW ¼ of 13-10-10 in Grand Island from RD-Residential Development Zone to R4 High Density Residential. This property is located at the west of 281 and the Moore's Creek Drainage project on the south side 13th Street south of the Cedar Ridge Apartments in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation: RD- Residential Development Zone
Permitted and conditional uses: RD – Residential uses as per the approved development plan.
Comprehensive Plan Designation: Medium Residential to Office
Existing land uses: Agriculture

Adjacent Properties Analysis

Current zoning designations: **North:** RO-Residential Office
East: B2- General Business
South and West: - R4 High Density Residential

Permitted and conditional uses: RO- High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. R4 – High Density Residential some non profit uses and residential uses at a density of 42 dwelling units per acre. B2- General commercial uses, office uses, residential uses at maximum density of 42 units per acre.

Comprehensive Plan Designation: **North, and West:** Designated for future Medium Density Residential to Office Development
East: Designated for Public/Semi-Public and Commercial Development
South: Designated for Medium Density Residential to Office Development

Existing land uses: **North:** Agriculture and Child Care
West: Agriculture
South: Agriculture
East: Vacant property and Big Box Commercial

EVALUATION:

Positive Implications:

- *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 sell this property for development into office uses. Given the size of the property it has limited potential for residential development.
- *Consistent with the comprehensive plan:* This change is consistent with the existing comprehensive plan and future land use map for Grand Island.
- *Complementary to the planned development to the south and west:* The proposed use with duplex lots would be similar to the townhouse lots platted to the south.

Negative Implications:

- *None foreseen.*

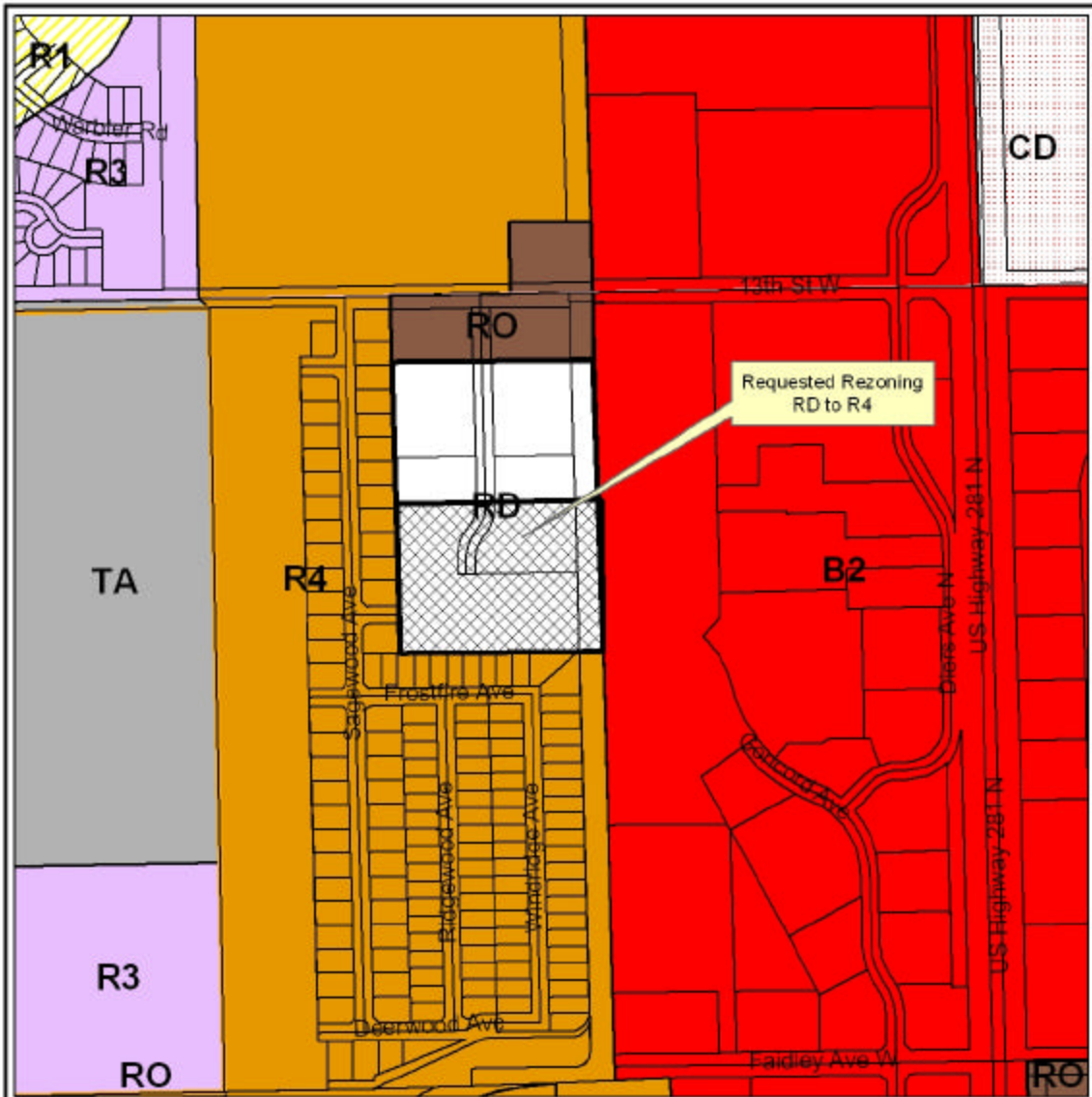
Other Considerations:

The approved plan for this property would have developed duplex or single family homes south of the apartment buildings. This development will result in 1 less apartment building and 12 additional single family or duplex lots. The original plan also called for the extension of a bridge across the Moore's creek drainway to the east. This development does not allow for that possibility. Access is provided from Starwood Avenue to the west side of the property and from 13th Street along Cedar Ridge Court. All of the streets and infrastructure in this proposed development will be public and built to city standards.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD-Residential Development Zone to R4-High Density Residential.



Chad Nability AICP, Planning Director



Requested Zoning



Scale : NONE
C-2-2007GI

-  From RD : Residential Development Zone
-  To R4 : High Density Residential Zone





CEDAR RIDGE THIRD SUBDIVISION

A REPLAT OF LOT 3, LOT 4, LOT 5, LOT 6, AND PART OF OUTLOT A
OF CEDAR RIDGE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Lot 2 of Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska and assuming the North line of said Lot 2 of Cedar Ridge First Subdivision as bearing N 89°16'50" W and all bearings contained herein are relative thereto; thence S 00°00'15" E and on the West line of said Lot 2, Cedar Ridge First Subdivision and the West line of Lot 2 of Cedar Ridge Second Subdivision a replat of Lot 3, Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska, a distance of 495.02 feet to THE ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 00°00'15" E and on the West line of said Cedar Ridge Second Subdivision a distance of 654.88 feet to the Southwest Corner of said Cedar Ridge Second Subdivision; thence S 89°17'10" E and on the South line of said Cedar Ridge Second Subdivision a distance of 599.93 feet to the Southeast Corner of said Cedar Ridge Second Subdivision; thence N 00°01'19" W and on the East line of said Cedar Ridge Second Subdivision and the West line of an existing 80 foot drainage easement a distance of 654.83 feet to the Southeast Corner of Lot 1 of said Cedar Ridge Second Subdivision; thence N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 268.73 feet to the Southwest Corner of said Lot 1 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W a distance of 60.0 feet to the Southeast Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 269.99 feet to the place of beginning. Containing 9.02 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "CEDAR RIDGE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the above plat, William R. Murray, Party Chief, that the lots are well and accurately staked out and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that said survey was made with reference to known and recorded monuments.

(S E A L) **BUFFALO SURVEYING CORPORATION**

Mitchell W. Humphrey, President
Nebr. Reg. L.S. No. 492

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that 4Evergreen II, LLC., by and through Michael D. Roasch, Managing Member, and Geneva State Bank, Trustee & Beneficiary under Deed of Trust being the owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "CEDAR RIDGE THIRD SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska this _____ day of _____, 2006.

GENEVA STATE BANK, Trustee & Beneficiary under Deed of Trust

By: _____
4EVERGREEN II, LLC.,
Michael D. Roasch, Managing Member
(Print Name & Title)

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF HALL) ss

On the _____ day of _____, 2006, before me a Notary Public within and for said County, personally appeared Michael D. Roasch, Managing Member of 4Evergreen II, LLC., to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska on the date last above written.

My commission expires _____.

(Seal) Notary Public

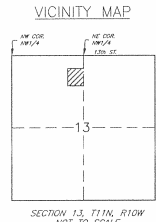
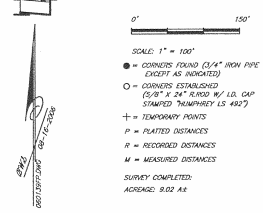
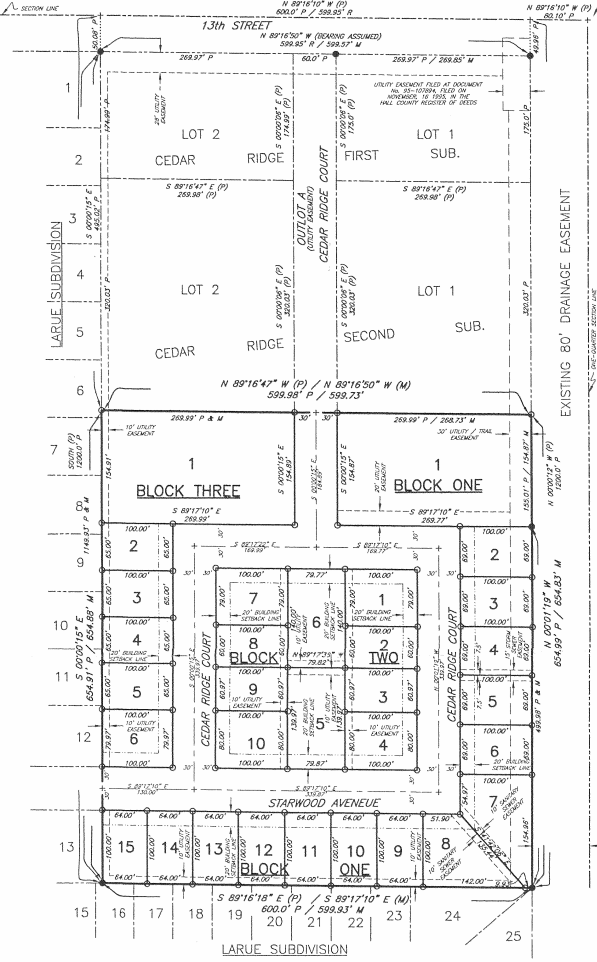
STATE OF NEBRASKA)
COUNTY OF HALL) ss

On the _____ day of _____, 2006, before me a Notary Public within and for said County, personally appeared _____ for Geneva State Bank, Trustee & Beneficiary under Deed of Trust, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska on the date last above written.

My commission expires _____.

(Seal) Notary Public



APPROVALS

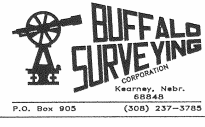
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2006.

Chairman Of The Board _____ County Clerk _____

(Seal)



September 20, 2006
C-2-2007GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday October 4, 2006 concerning the following changes:

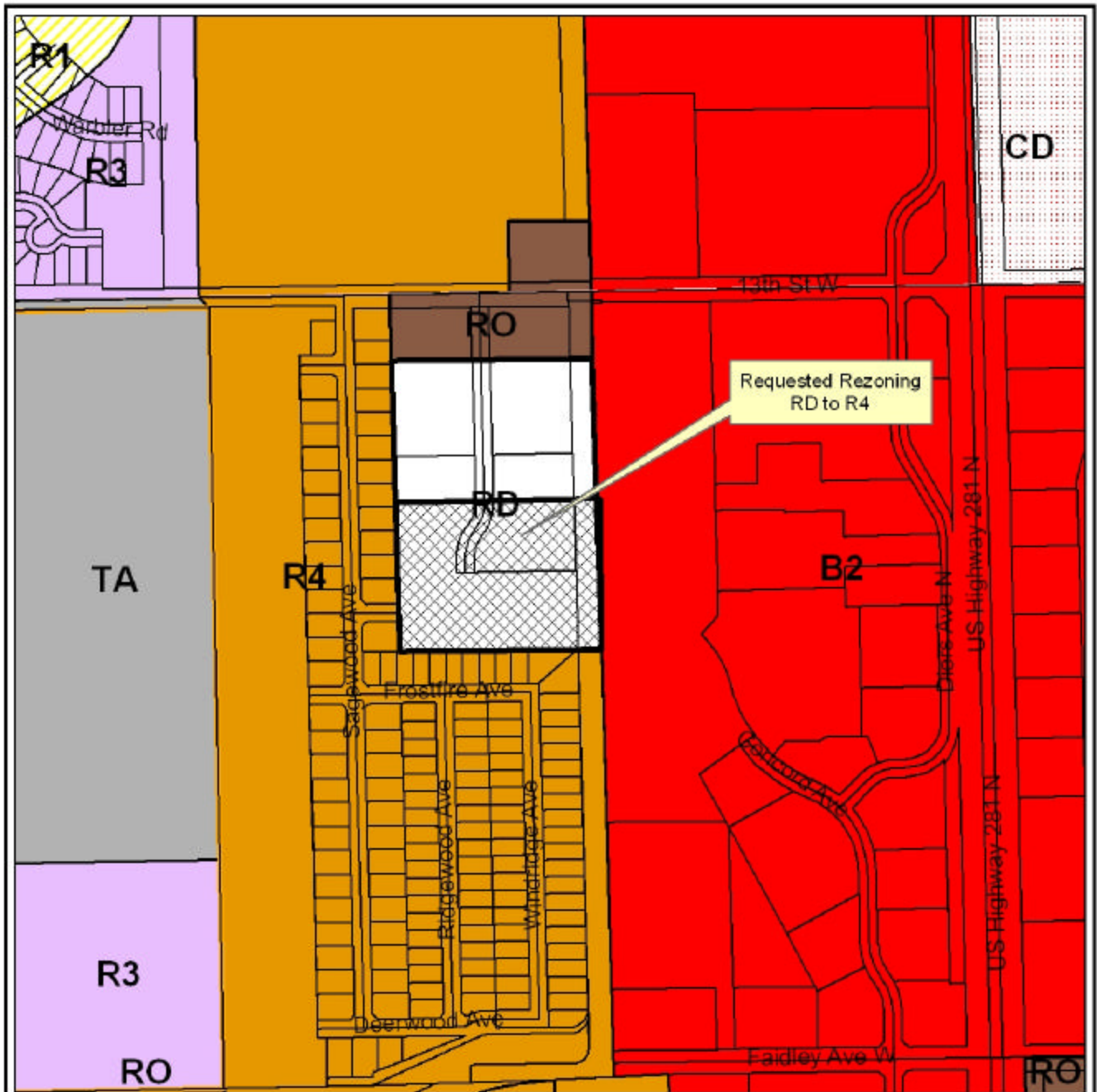
An amendment to the Grand Island Zoning Map from RD to R4, for a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of Outlot A, Cedar Ridge Second Subdivision. This property is located west of Highway 281 and south of 13th Street, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.



If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Naby, AICP
Planning Director



Requested Zoning

-  From RD : Residential Development Zone
-  To R4 : High Density Residential Zone



Scale : NONE
C-2-2007GI



PLANNING DEPARTMENT
2007/05/14 10:00 AM
C:\PLAN\REQ\REQ2007

September 21, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located west of Highway 281 and south of 13th St. (C-2-2007GI)

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 RD Residential Development to R4 High Density Residential for a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of Outlot A, of Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Hwy. 281 and south of 13th St., 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 October 4, 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
Rockwell & Associates

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