



Hall County Regional Planning Commission

**Wednesday, August 1, 2012
Regular Meeting**

Item F3

Public Hearing - Rezone

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

July 20, 2012

SUBJECT: *Zoning Change (C-24-2012GI)*

PROPOSAL: An application has been made to rezone 13.79 acres south of Capital Avenue and west of the Moore's Creek Drainway from RO Residential Office to RD Residential Development Zone. The developers are proposing to building ten, 30 unit three story apartment buildings as shown on the attached plans, along with a club house and pool area.

OVERVIEW:

Site Analysis

Current zoning designation:

RO- Residential Office

Permitted and conditional uses:

RO: Residential uses allowed with no density restrictions, professional office uses, retail uses limited to prescription services.

Comprehensive Plan Designation:

Medium Density Residential to Office

Existing land uses.

Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

West: R1- Suburban Density Residential

East: B2 General Business

South and North: R4-High Density Residential

Permitted and conditional uses:

R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre **B2-**General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **R4-** Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses.

Comprehensive Plan Designation:

East: Commercial

South and North: Medium Density Residential to Office Uses

West: Low to Medium Density Residential

Existing land uses:

North: Farm Ground

East: Utility Substation, Moore's Creek Drainway and Commercial Development,

West: Farm house and farm ground

South: Farm ground and proposed City Park

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.
- *Uses would be consistent with the level of service intended for Capital Avenue:* Capital Avenue is an arterial street. Apartments using Capital as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *New Market Rate Rental Housing:* This is a proposal for up to 300 new market rate apartments in Grand Island. One of the factors constraining growth within the community is the availability of housing. This would help relieve at least one section of that need. The proposal to develop this in 2 phases helps by spreading allowing time for the market to absorb the new units.

Negative Implications:

- *None foreseen*

Other

The developer is proposing to build ten apartment buildings with thirty dwelling units in each building on this site (300 units total). At the proposed density, this development would be 21.75 units per acre or 1 unit for every 2002 square feet. This is significantly less development than could be allowed in the current RO zoning district and less that can occur in the adjunct B2 or R4 zoning districts. The initial floor plans, as submitted, show a combination of 10 2-bedroom units and 20 1-bedroom units in each building. This development provides for public utilities within the development. Road access from Capital Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments south of Capital would be a private drive not a public street.

The original preliminary plat for this property proposed a single cul-de-sac with office or apartment development around the cul-de-sac. The proposed development specifies the use as apartments and provides a duel access from Capital Avenue and good access to each building.

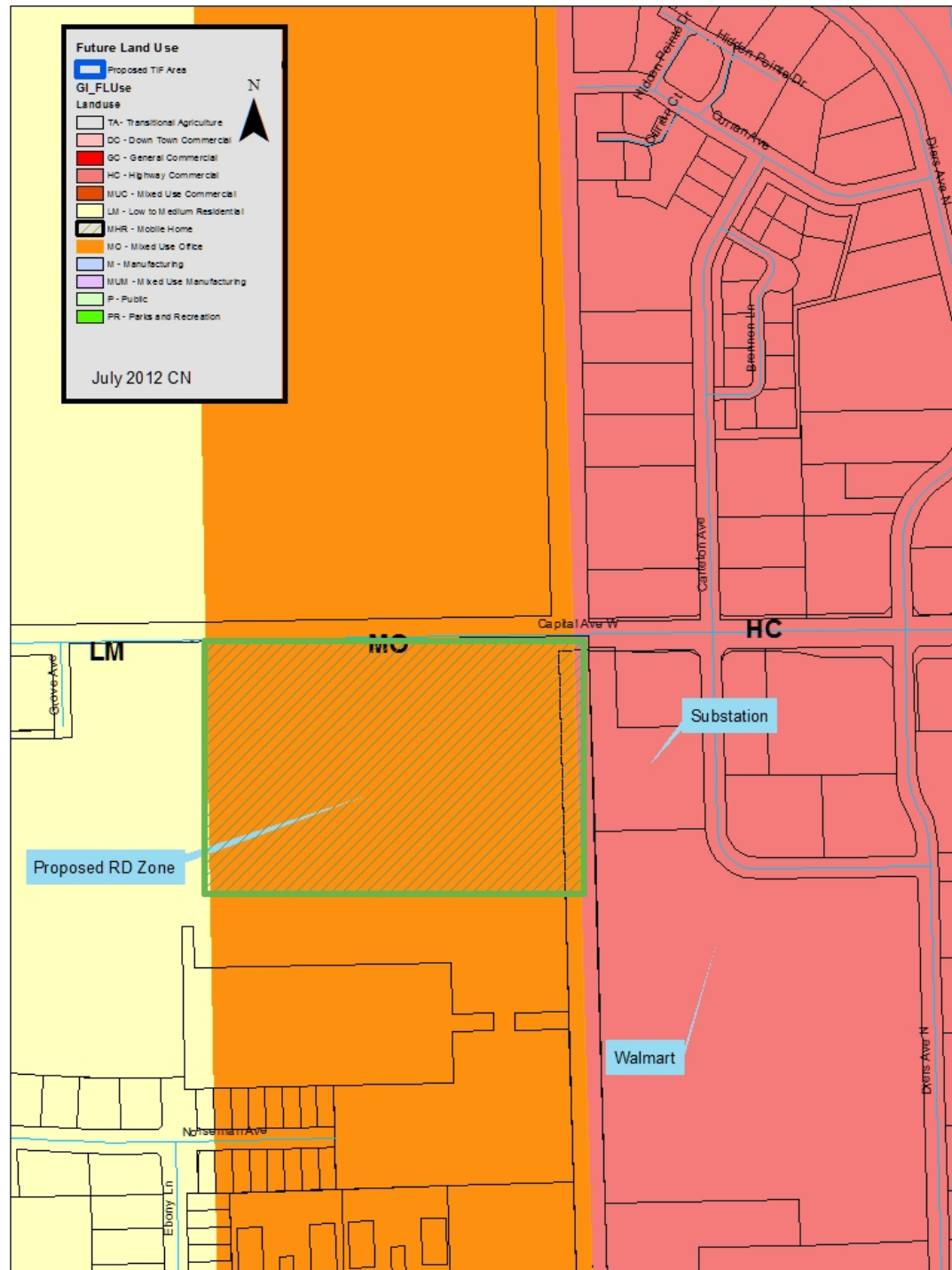


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Residences at Sterling Estates, LLC Phone (h) _____ (w) 402-397-2330

Applicant Address 8712 W. Dodge Road, Suite 400, Omaha, Ne 68114

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address See Exhibit

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name _____, and/or

All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no _____)
(provide a properly scaled map of property to be rezoned)

From RO to RD

2. Amendment to Specific Section/Text of Zoning Ordinance (yes _____) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

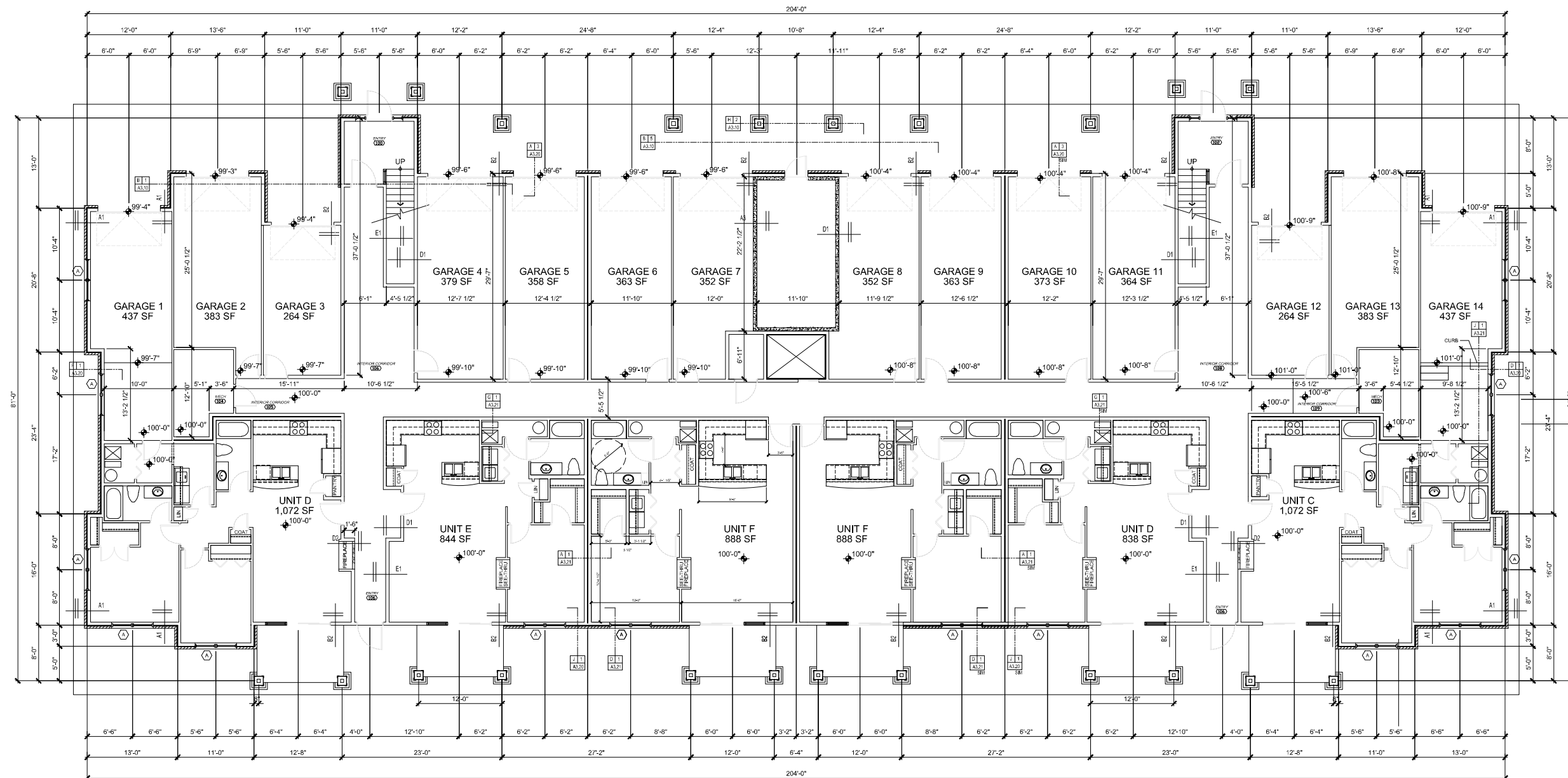
Signature of Owner or Authorized Person

Date 6-18-12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

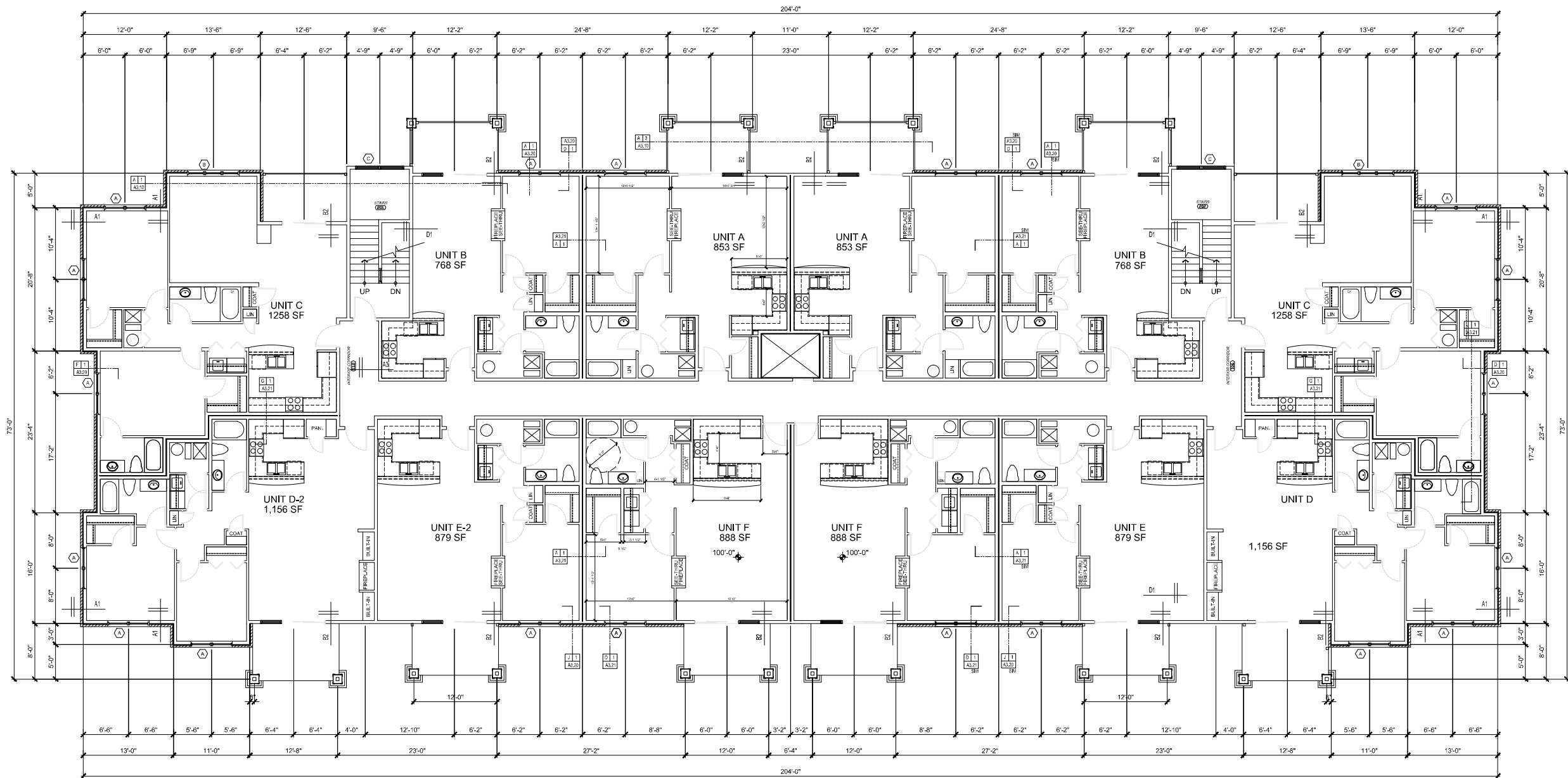
RPC form revised 4/30/07



1ST FLOOR PLAN

LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

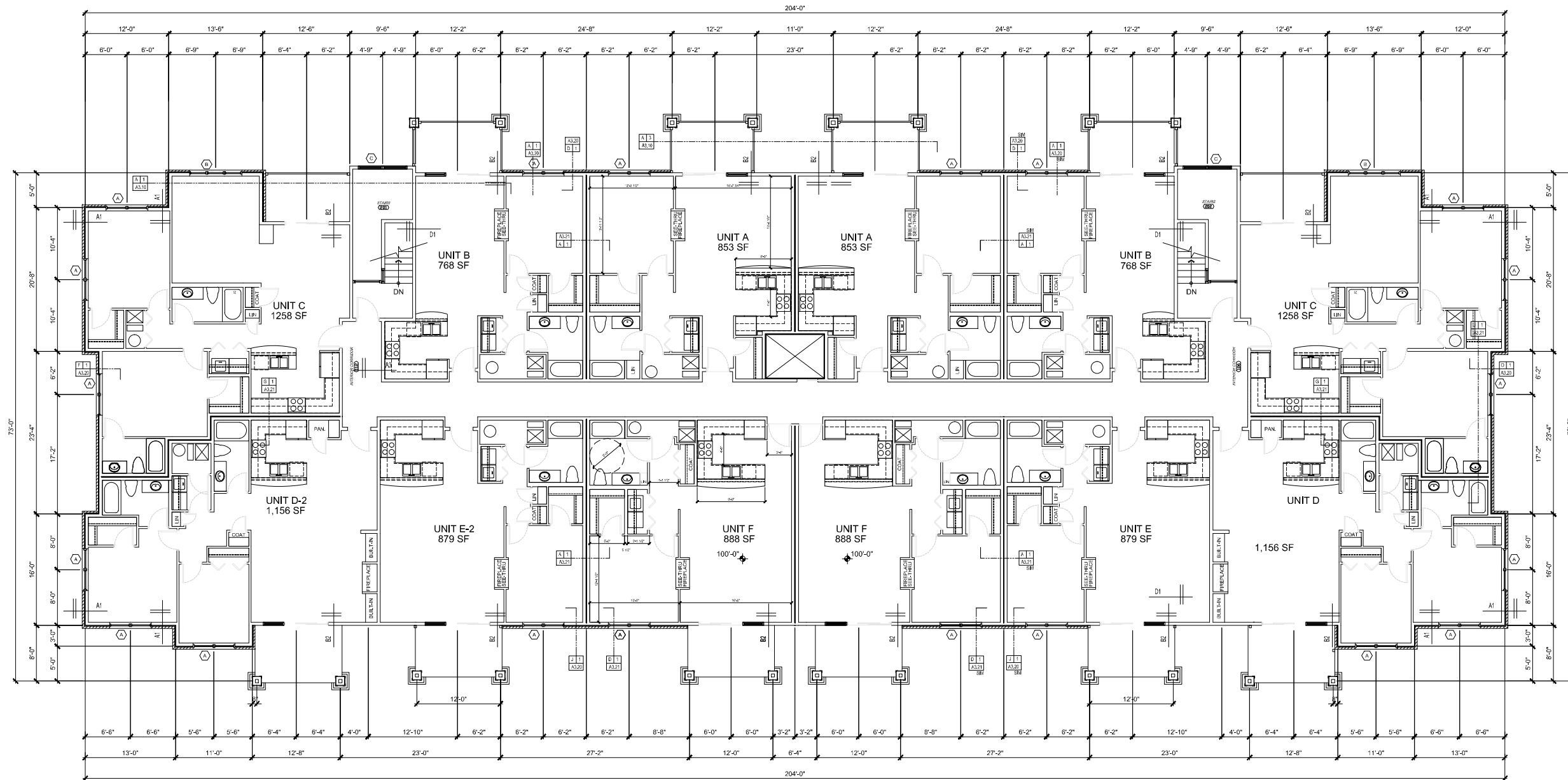
LOWER LEVEL PLAN



2ND FLOOR PLAN

A1 FIRST FLOOR PLAN
A2.02 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN



3RD FLOOR PLAN

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION

1/8"=1'-0"
0 1 2 4 8



LEFT ELEVATION

1/8"=1'-0"
0 1 2 4 8



RIGHT ELEVATION

1/8"=1'-0"
0 1 2 4 8



REAR ELEVATION

1/8"=1'-0"
0 1 2 4 8