



Hall County Regional Planning Commission

Wednesday, June 1, 2016
Regular Meeting

Item F2

Rezone

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

May 23, 2016

SUBJECT: *Zoning Change (C-18-2016GI)*

PROPOSAL: An application has been made to rezone 10.656 acres north of U.S. Highway 34 and east of South Locust Street from B2-AC General Commercial with an Arterial Commercial Overlay to RD Residential Development Zone. The developers are proposing to building eight 36 unit three story apartment buildings as shown on the attached plans.

OVERVIEW:

Site Analysis

Current zoning designation:

B2-AC General Business with and Arterial Commercial Overlay

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust.

Comprehensive Plan Designation:

Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

Existing land uses.

Vacant (Formerly Ball Field Complex)

Proposed Zoning Designation

B2-AC General Business with and Arterial Commercial Overlay -.

LLR-Large Lot Residential - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: LLR- Large Lot Residential

East TA- Transitional Agriculture,

West: B2-AC General Business with an Arterial Commercial Overlay
South: CD-Commercial Development Zone

Permitted and conditional uses: **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **B2-**Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC-** An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

Comprehensive Plan Designation: **North:** Designated for Low to Medium Density Residential.
West: Designated for General and Highway Commercial
East: Designated for Medium Density Residential to Office
South: Designated for Highway Commercial

Existing land uses: **North Lake front residential on very large lots**
South: *Walmart*
East: Residential and Farm Ground
West: Hotels and vacant property owned by CRA (formerly The Desert Rose)

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses. Apartments are allowed within the commercial districts of Grand Island.
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.
- *Additional housing choices:* These are the first new apartments south of Stolley Park Road west of Blaine Street in more than 40 years. This would help meet the housing needs of Grand Island and would spread the housing out around the community.

- *New residential development may spur additional commercial development:* Most of the new commercial development has occurred in northwest Grand Island along the U.S. Highway 281 corridor because that is the largest new population center. The lots in front of Wal-Mart just to the south of this project have been available for more than 10 years and there has not been any additional development at that location. One possible reason for this may be that there has not been much new housing developed in southeast Grand Island. This is a chance to change that and potentially encourage additional commercial development in the area as well.
- *New Market Rate Rental Housing:* This is a proposal for up to 288 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 4 phases helps by spreading allowing time for the market to absorb the new units.

Negative Implications:

- *Potential Impact to Schools:* This project is not designed to appeal to families with school age children but if some families live in the apartments it would have an impact on schools, most especially Star elementary. Star is being rebuilt and will be open prior to the first of these apartments being completed.

Other Considerations

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

As this is an RD zone the rezoning approval includes approval of the enclosed development plan, preliminary and final plat. The proposed plan calls for eight 3 story 36 unit buildings each on their own lot, a single lot for garage structures and a lot at the northeast corner of the property for a maintenance building. The development will be phased with 2 apartment buildings per phase beginning with the westerly two buildings.

The developer is proposing to build eight apartment buildings with thirty-six dwelling units in each building on this site (288 units total). At the proposed density, this development would be 27 units per acre or 1 unit for every 1612 square feet. This is about 2/3's of the development than could be allowed in the current B2-AC zoning district. The initial floor plans, as submitted, show all 2-bedroom units. This development provides for public utilities within the development. Road access would initially be from Exchange Road with a possibility of access from Locust Street and U.S. Highway 34 in later phases. An all-weather emergency and construction access will be built from U.S. Highway 34 into the development with the initial phase.

A copy of the proposed floor plan and building elevations is attached.

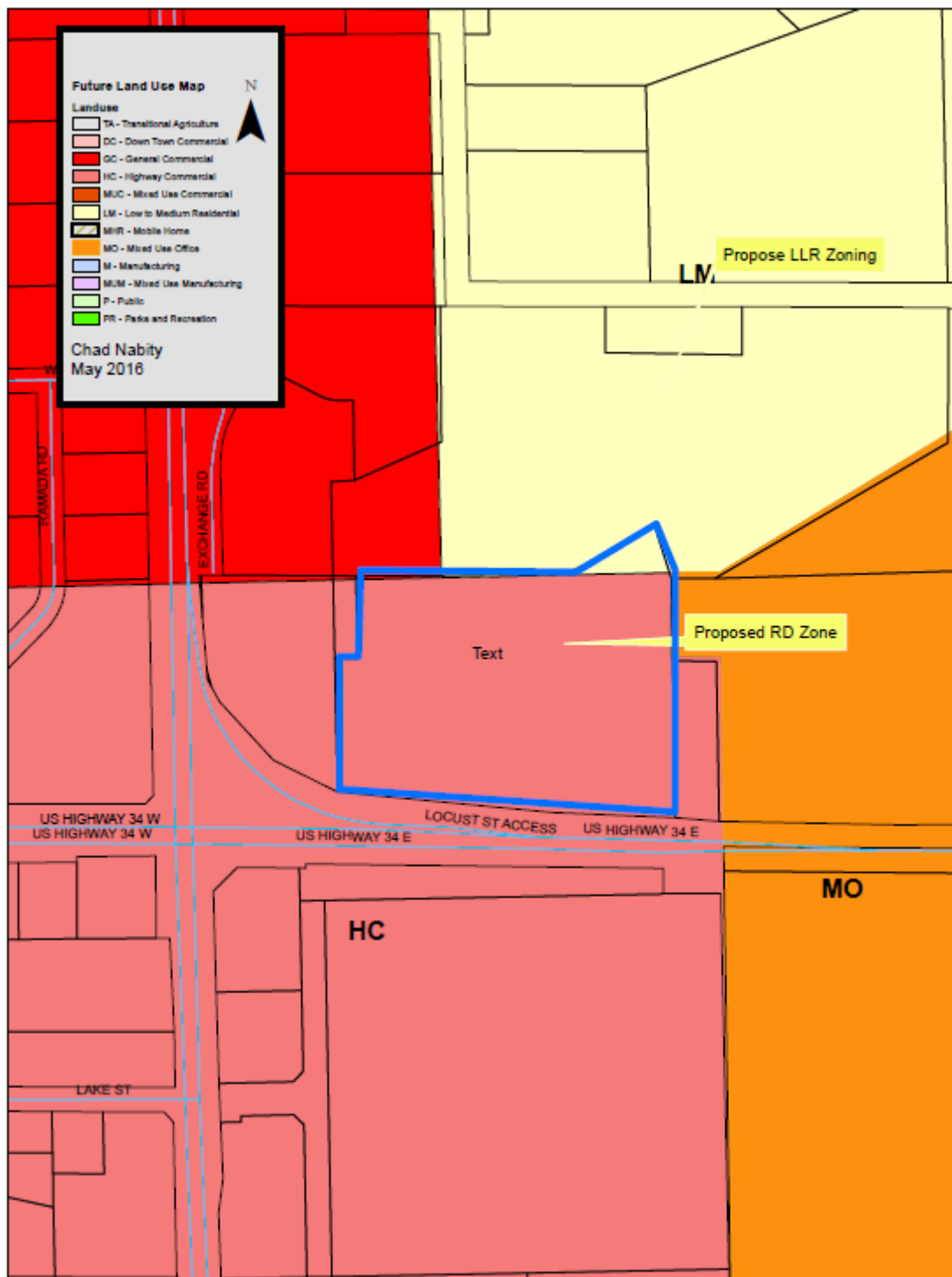
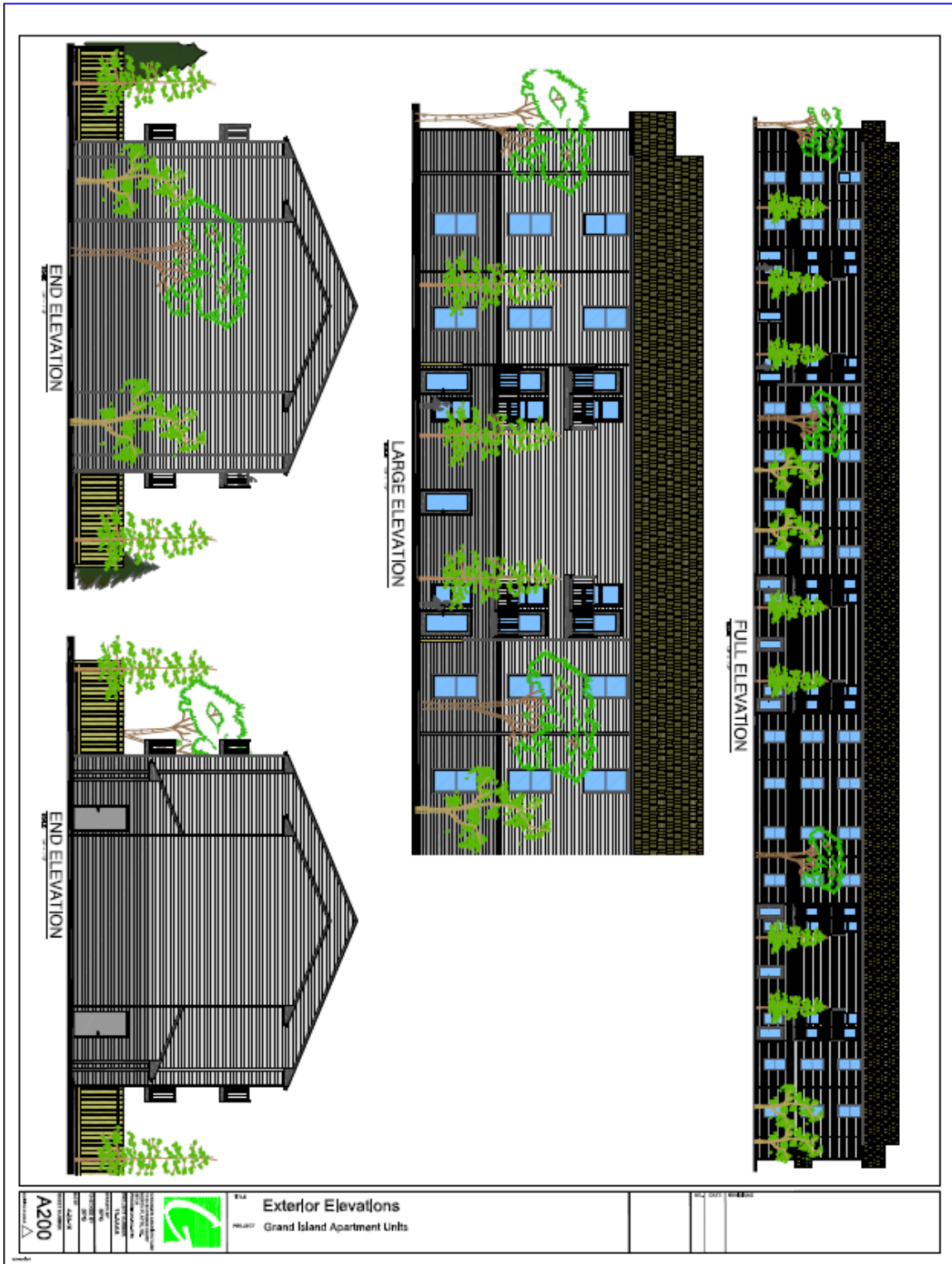


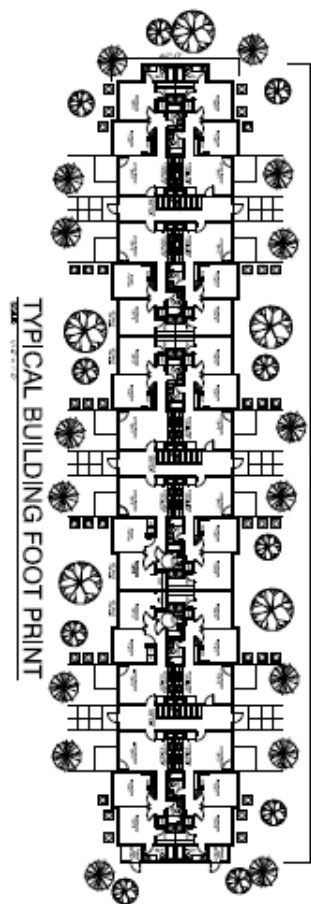
Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

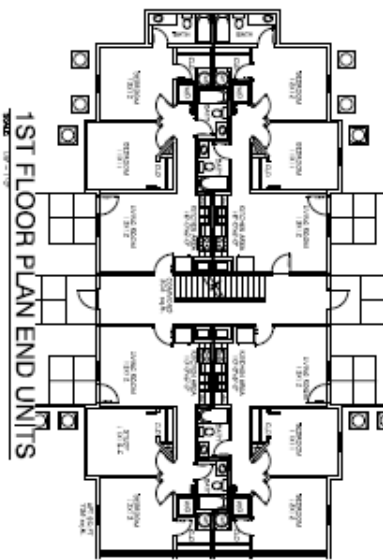
That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from B2-AC General Business with an Arterial Commercial Overlay to RD Residential Development Zone and approve the proposed development plan as submitted.

_____ Chad Nabity

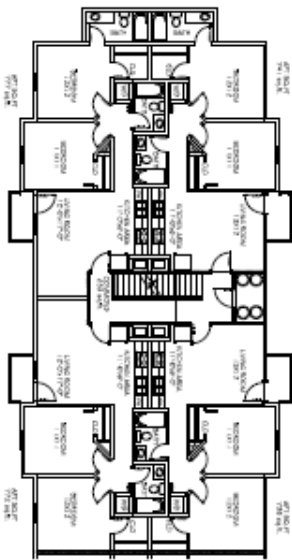




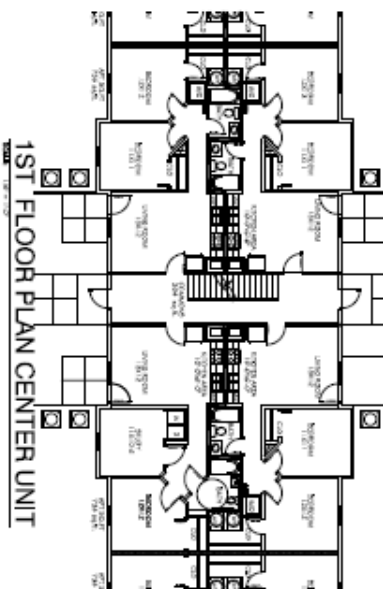
TYPICAL BUILDING FOOT PRINT



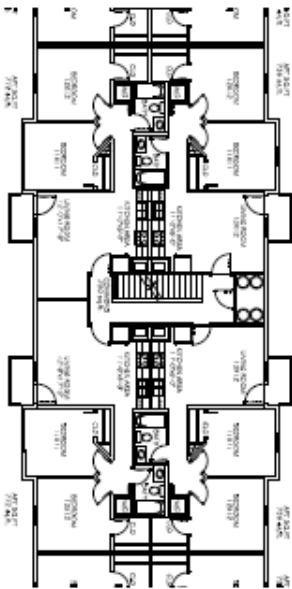
1ST FLOOR PLAN END UNITS



2ND/3RD FLOOR PLAN END UNITS



1ST FLOOR PLAN CENTER UNIT



2ND/3RD FLOOR PLAN CENTER UNITS

<table> <tr> <td>NO.</td> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION				<p>Floor Plans</p> <p>Talon Apartments</p> <p>Grand Island Nebraska</p>	<div>  <p>GRAND ISLAND ECONOMIC DEVELOPMENT CORPORATION 1000 N. 10TH ST., SUITE 100 GRAND ISLAND, NE 68801 TEL: 308-335-1234 WWW.GRANDISLANDNE.COM</p> </div> <div> <p>PROJECT MANAGER JENNIFER HARRIS</p> <p>DESIGNED BY SPT</p> <p>DRAWN BY SPT</p> <p>CHECKED BY SPT</p> <p>DATE 4-24-2016</p> <p>DRAWING NUMBER A100</p> </div>
NO.	DATE	REVISION						

May 17, 2016

Dear Members of the Board:

Re: Rezone – Concerning the rezone of Lot 3 Vanosdall Second Subdivision from B2-AC General Business with an Arterial Commercial Overlay to RD – Residential Development Zone. This property is located north of US Hwy 34 and east of Locust Street, in the City Of Grand Island, Nebraska.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from B2-AC General Business with and Arterial Commercial Overlay to RD – Residential Development Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on June 1, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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

