



Hall County Regional Planning Commission

**Wednesday, July 6, 2016
Regular Meeting**

Item F3

Rezone East Park on Stuhr

Staff Contact: Chad Nabity

Agenda Item 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 21, 2016

SUBJECT: *Zoning Change* (C-24-2016GI)

PROPOSAL: An application has been made to a portion of the SE ¼ of Section 15, Township 11 North, Range 9, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located north of Bismark Road between Cherry Park Apartments and Stuhr Road and consists of 5.248 acres.

The original development plan for this property was approved on April 10, 1995. The first two phases of the development were completed with minor changes to the development plan by 1998. This project was originally planned for 62 units in Phase 1, 72 units in Phase two and 74 units in Phase three. Phases one and two were built with 60 units each. Phase three of the development has not moved forward until now and includes 88 units. Given the amount of time that has passed since the initial approval and changes to the market place and financing options available for these projects a revised development plan has been proposed for phase three.

OVERVIEW:

Site Analysis

Current zoning designation: **RD-** Residential Development

Permitted and conditional uses: **RD:** The approved RD Zone development plan allowed for 206 units across the property in 3 phases. The first two phases have been constructed and contain 120 units total.

Comprehensive Plan Designation: Planned for commercial use, apartments would be consistent with the commercial zoning districts

Existing land uses. Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations: **West:** RD- Residential Development Zone
East and North: M2 Heavy Manufacturing Zone
South: R2-Low Density Residential Zone and CD-Commercial Development Zone

Permitted and conditional uses: **R2-** Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre,
CD – Commercial, office and retail uses as permitted and built according to the approved development plan,
M2 - A variety of warehousing, manufacturing, office and general retail uses excluding residential.
RD - Phases one and two of this apartment complex as built.

Comprehensive Plan Designation:

East: Commercial
South: Commercial and Low to Medium Density Residential, Recreation
North: Public
West: Low to Medium Density Residential
North: Power Plant
East: Farm Ground
West: Cherry Park Apartments
South: Single Family Homes, Super Bowl

Existing land uses:

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated for commercial uses within the plan. Multifamily residential is allowed in the commercial districts in Grand Island.
- *Uses would be consistent with the level of service intended for Stuhr Road:* Stuhr Road is an arterial street. Apartments using Stuhr as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *Previously Approved:* A plan for apartments has been on the books since 1995. This proposed plan is consistent with the plan approved in 1995 but does allow for some changes in the placement of the buildings and driveway.
- *Provide access between Cherry Avenue and Stuhr Road:* The proposed development provides access between Stuhr Road and Cherry Street, providing easy access to and from the existing apartments and eastern Grand Island. The proposed location of the driveway and internal design around the new apartment buildings should minimize cut through traffic and lower overall speeds through the apartment complex.
- *New Market Rate Rental Housing:* 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. This is the third phase of the development and has been adjusted by the developer to fit what they see as the current market need.
- *Additional Housing in southeast Grand Island:* This development will add new dwelling units in southeast Grand Island. Most new units in the last 10 years have been developed west of U.S. Highway 281. This will help balance development in the community.

Negative Implications:

- *None foreseen*

Other

The developer is proposing to build seven apartment buildings with total of 88 dwelling units on this site. This revised plan includes four buildings with 16 units

each and three buildings with 8 units. At the proposed density, this development would be 16.8 units per acre for the overall development. This is significantly less development than could be allowed in the either a B2 General Commercial or R4 High Density zoning district. This development provides for public utilities within the development. Road access from Stuhr Road into the development provides a connection between Cherry Street and Stuhr Road.

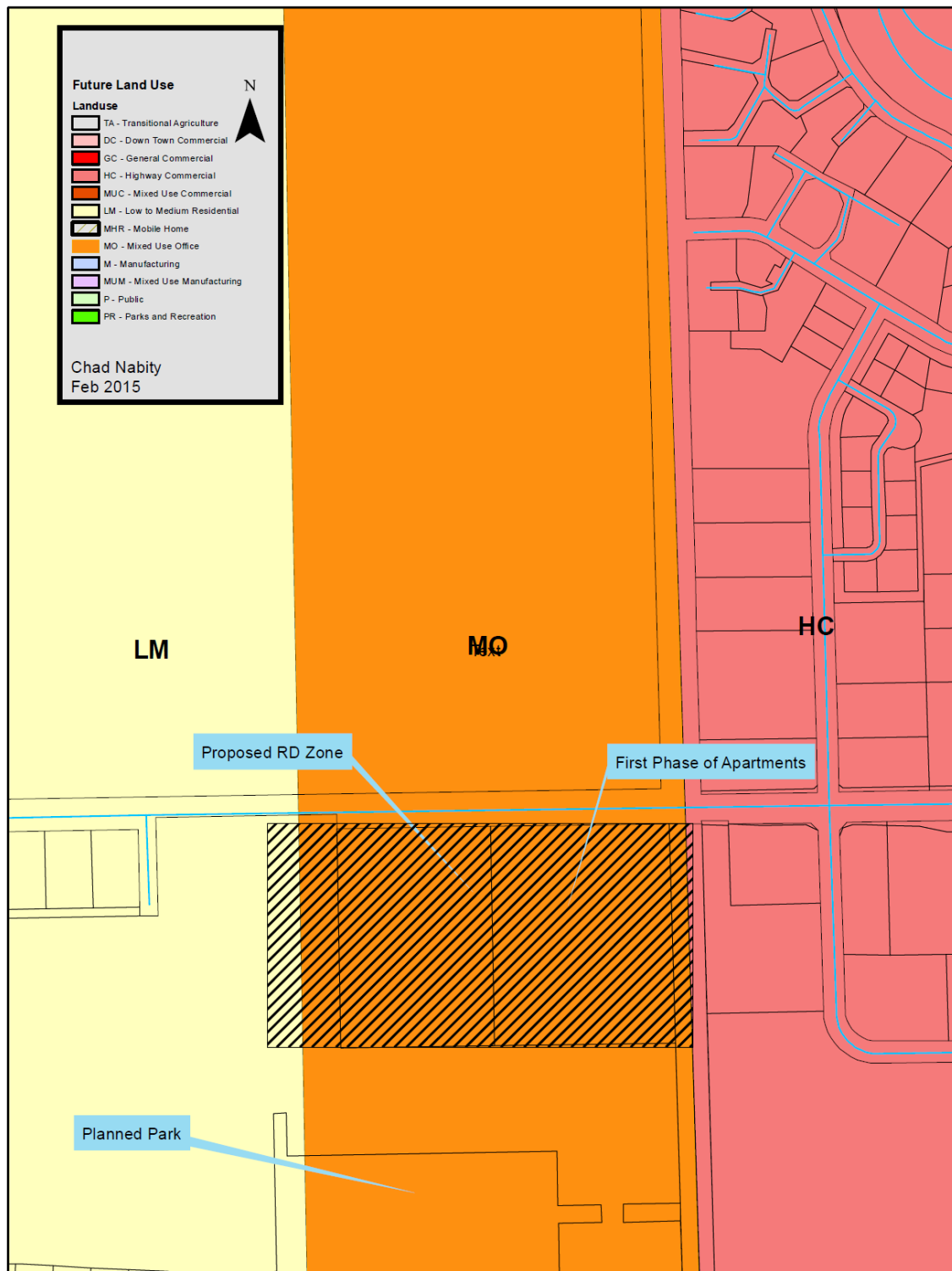


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

June 21, 2016

Dear Members of the Board:

RE: Final Plat – East Park on Stuhr.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of East Park on Stuhr Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary & final plat proposes to create 1 lot, on a tract of land located in part of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.25 acres.

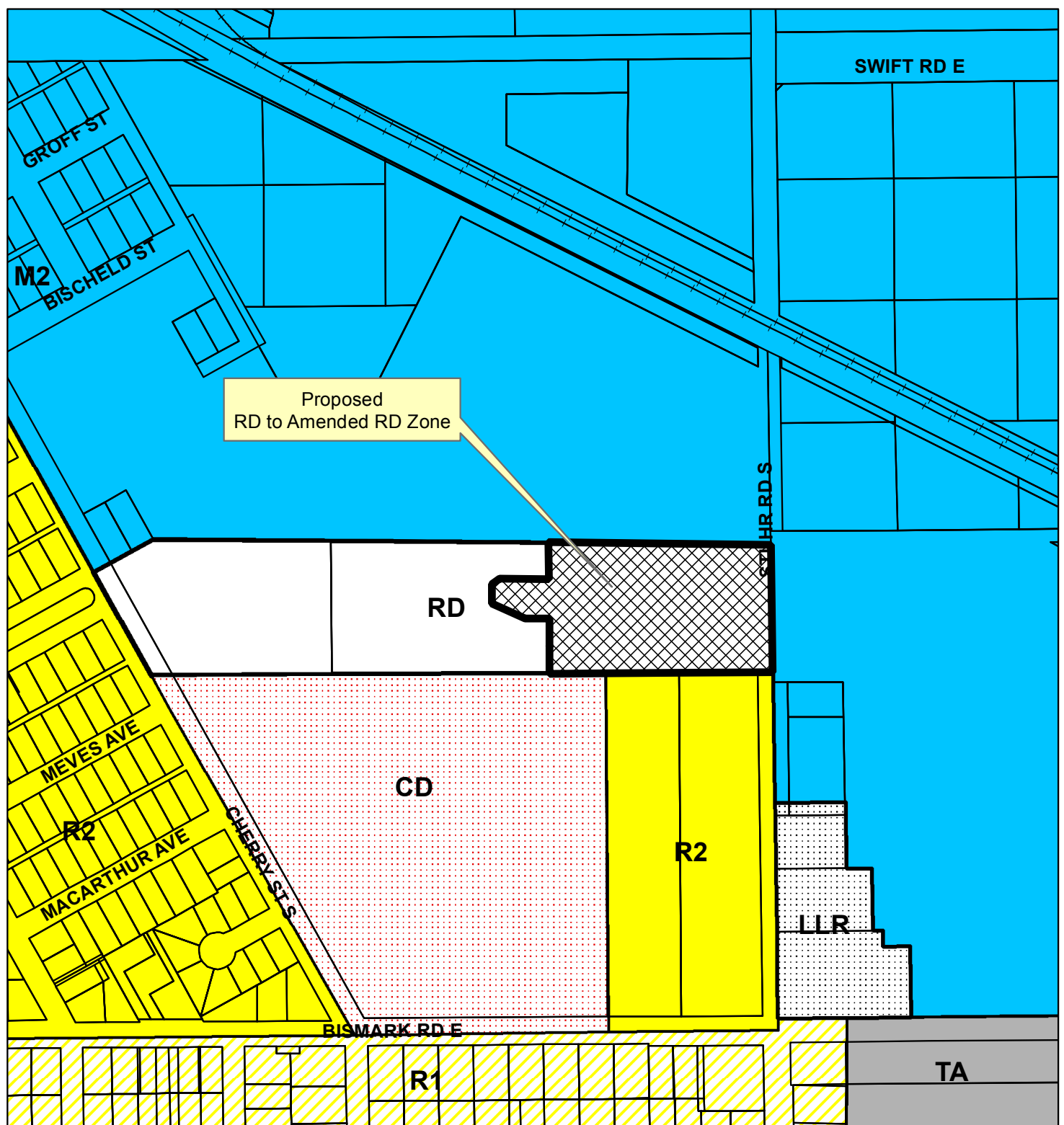
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

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



Proposed Zoning

Scale : NONE

C-24-2016GI



RD : Residential Development Zone

to Amended RD : Residential Development Zone



Area that is requested for rezoning

(SEE MAP)