



# City of Grand Island

Tuesday, June 28, 2016

Council Session

## Item E-5

**Public Hearing on Request to Rezone Property located North of US Hwy 34 and East of South Locust Street from B2-AC – General Business with an Arterial Commercial Overlay to RD – Residential Development (Talon Apartments, Inc.)**

*Council action will take place under Ordinances item F-1.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 28, 2016  
**Subject:** Rezone from B2-AC to RD Zone  
**Presenter(s):** Chad Naby AICP, Regional Planning Director

## Background

An application has been made to rezone property described as Vanosdall Second Subdivision from B2-AC to RD Zone.

## Discussion

At the regular meeting of the Regional Planning Commission, held June 1, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby explained 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.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Hoggatt to approve the Rezone request as presented.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Hoggatt, Ruge, Maurer, Robb, Kjar, Huisman, Sears, Kjar, Rainforth, and Monter) and no member abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

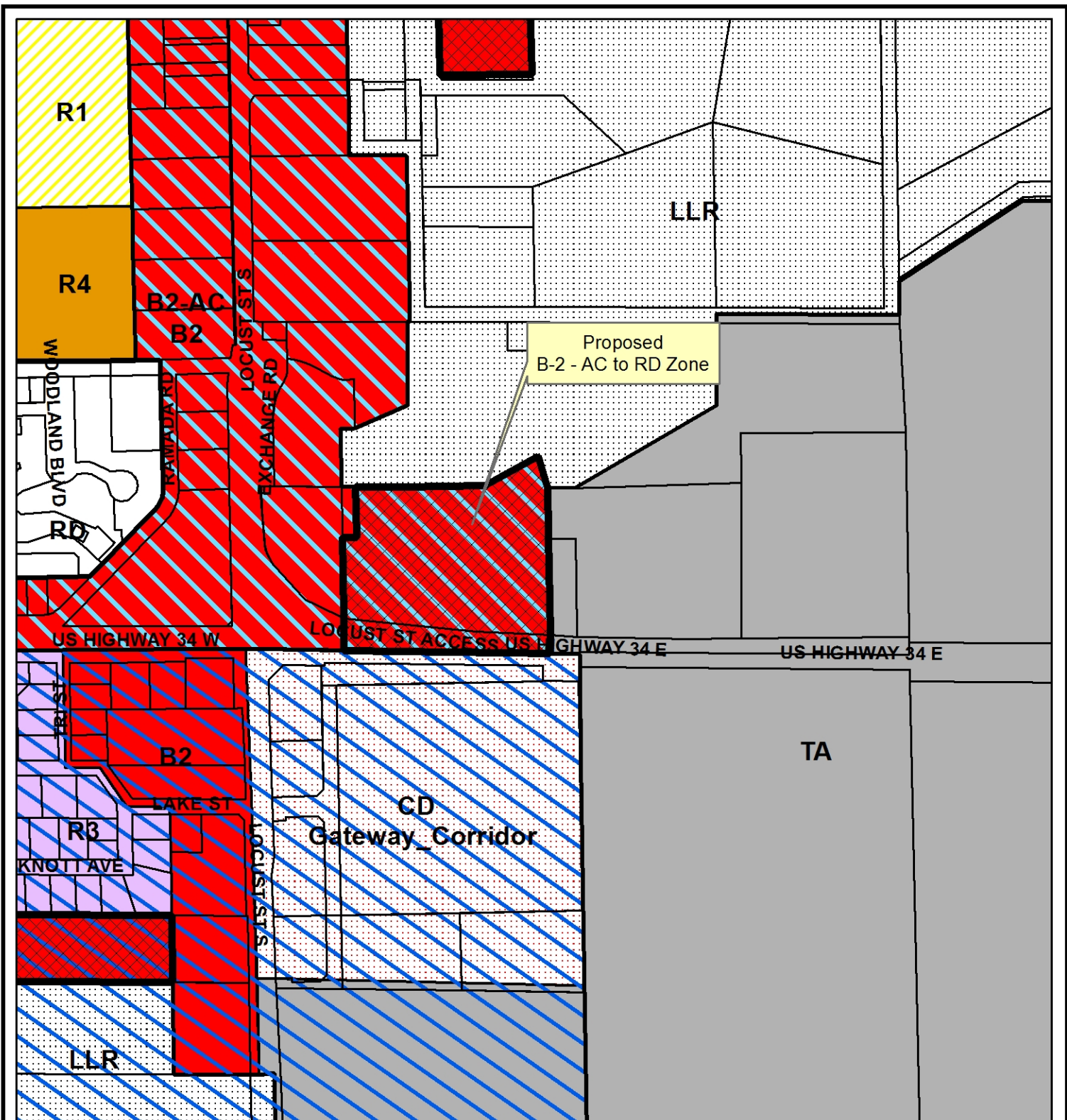
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

## **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

## **Sample Motion**

Move to approve the ordinance and development plan as presented.



# Proposed Zoning

Scale : NONE

C-18-2016GI



- From R2-AC : Arterial Commercial Overlay Zone
- to RD : Residential Development Zone



Area that is requested for rezoning

( SEE MAP )

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 23, 2015

**SUBJECT:** *Zoning Change (C-07-2016GI)*

**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.

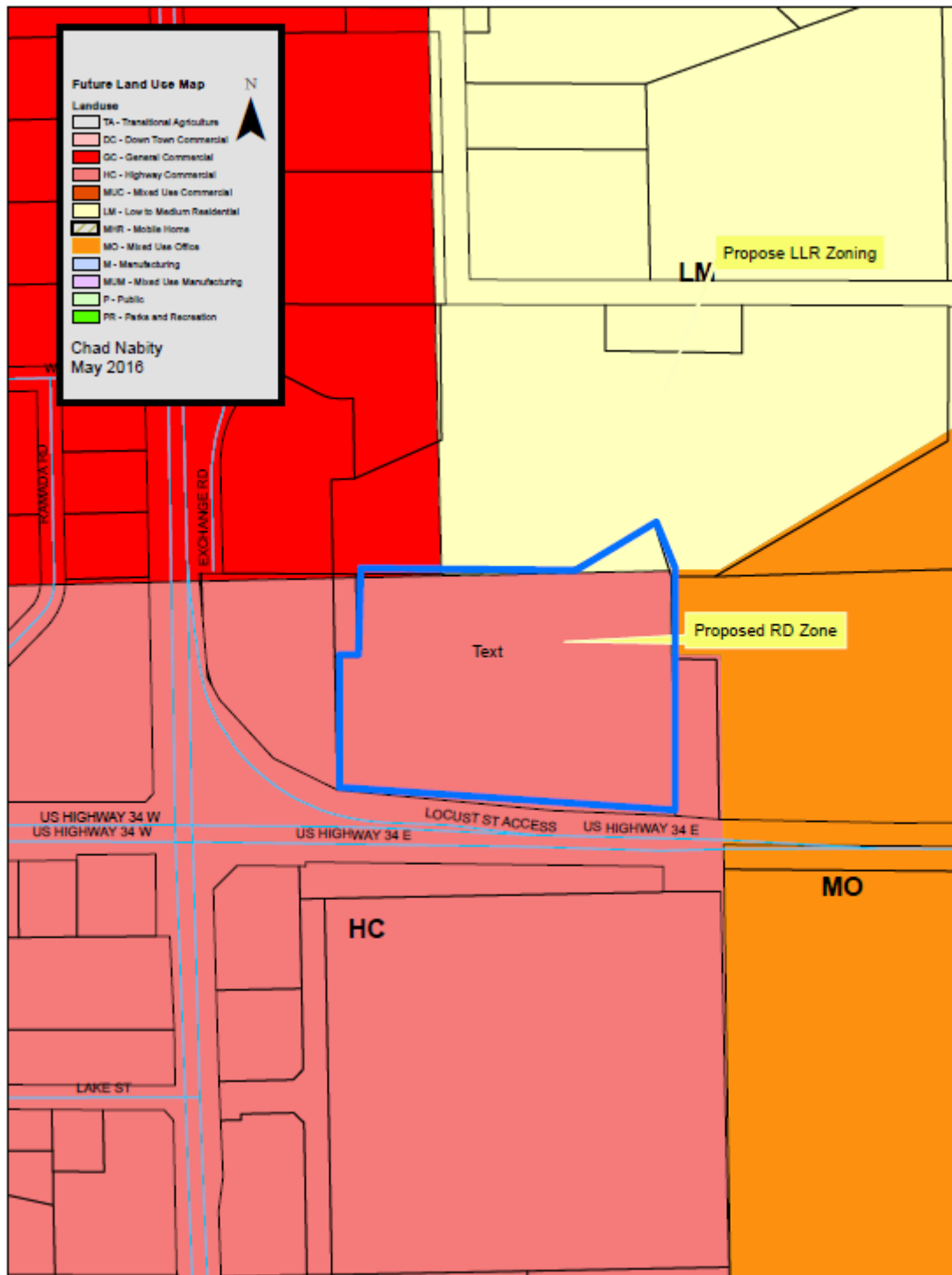


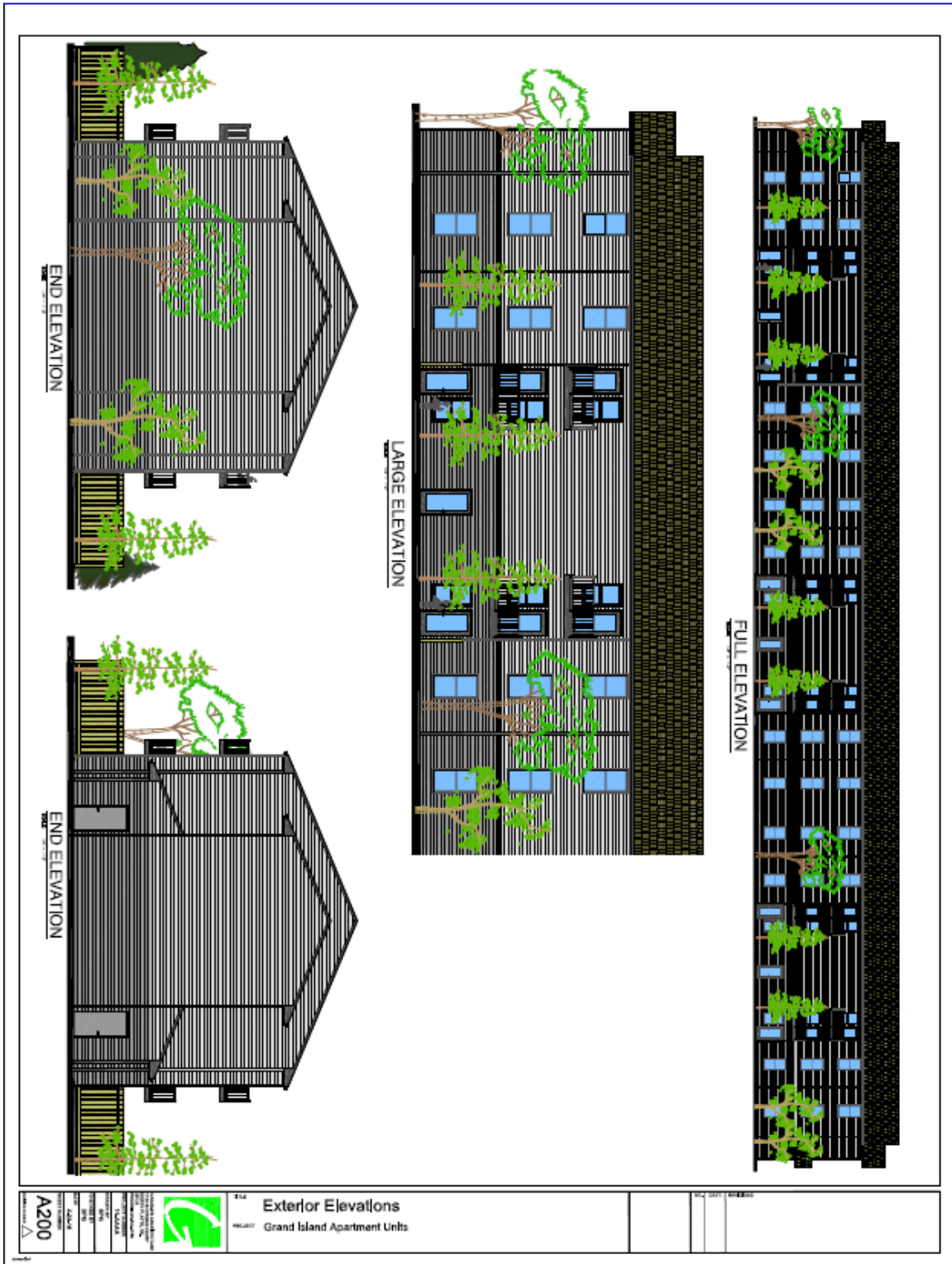
Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan



**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.

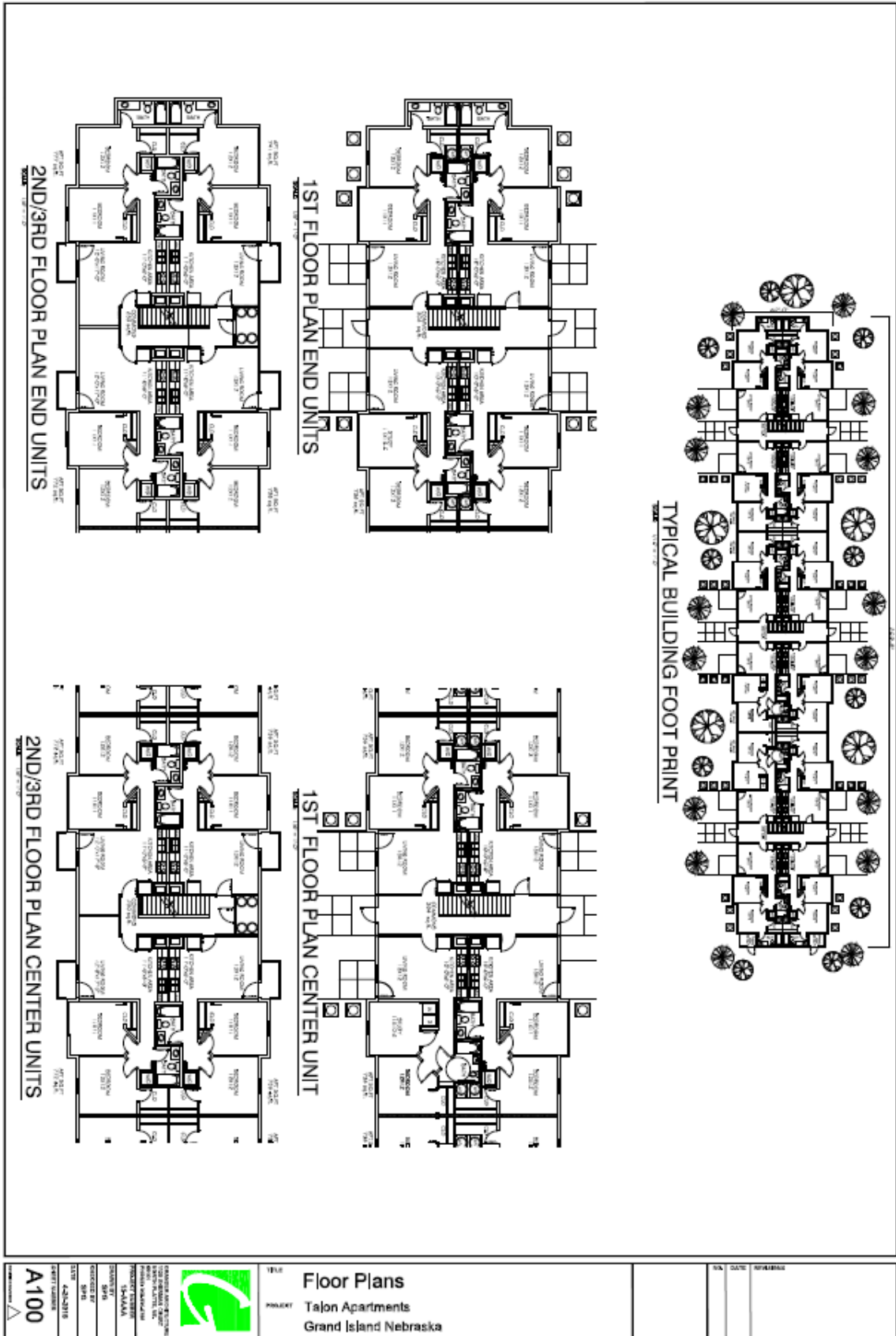
\_\_\_\_\_ Chad Nabity




 GRAND ISLAND LAND RECLAMATION AUTHORITY  
 1000 W. 10th Street  
 Grand Island, NE 68801  
 (402) 333-2200  
 www.grandislandne.gov

Title: Exterior Elevations  
 Project: Grand Island Apartment Units

A200  
 6/28/16



 <p>GRAND ISLAND PLANNING AND ECONOMIC DEVELOPMENT 1000 N. 10TH ST. SUITE 100 GRAND ISLAND, NE 68801 PHONE: 308.335.4200 WWW.GRANDISLANDNE.COM</p>	<p>TITLE: <b>Floor Plans</b></p> <p>PROJECT: <b>Talon Apartments</b> <b>Grand Island Nebraska</b></p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS						
	NO.	DATE	REVISIONS								
<p>DATE: 11/11/10</p> <p>DESIGNED BY: <b>TRW</b></p> <p>CHECKED BY: <b>SKS</b></p> <p>DRAWN BY: <b>SKS</b></p> <p>PROJECT NUMBER: <b>A100</b></p>											



# TALON APARTMENTS FIRST SUBDIVISION PRELIMINARY PLAT

JUNE 2016

SHEET 1 OF 3  
LOT LAYOUT

SUBDIVISION AREA  
10.66 ACRES

ZONING  
EXISTING ZONE: B2  
PROPOSED ZONE: RD

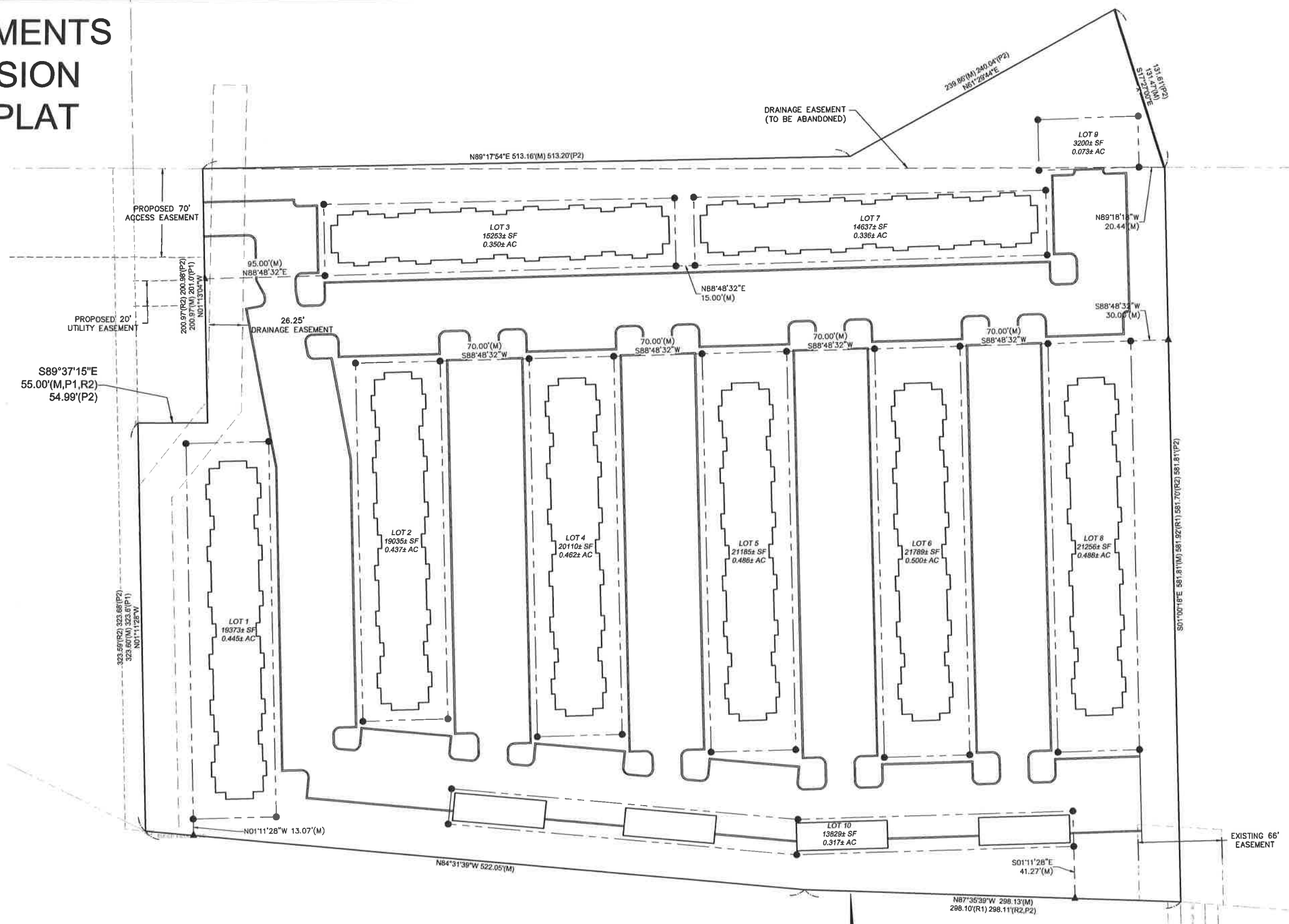
DEVELOPER/OWNER  
TALON APARTMENTS INC.  
1603 COVENTRY LANE  
GRAND ISLAND, NE 68801

ENGINEER/LAND SURVEYOR  
OLSSON ASSOCIATES  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802

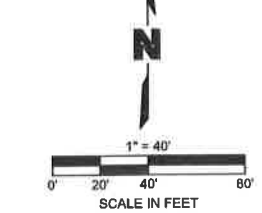
### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 3, VANODSALL SECOND  
SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY,  
NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF  
464,193.60 SQUARE FEET OR 10.656 ACRES MORE OR  
LESS.



DWG: F:\2016\0001-0500\015-0218\45-Design\AutoCAD\Final Plans\Sheets\PB\INC\_PLT\_60218.dwg USER: aloupin  
 DATE: Apr 22, 2016 8:43am XREFS: C\_PBASE\_60218 V\_XTPO\_2016-0218\_TOPO-WLMRTSOUTH\_BASE-WLMRTSOUTH\_BASE-UTILITIES\_V\_FPT\_60218



**OLSSON ASSOCIATES**

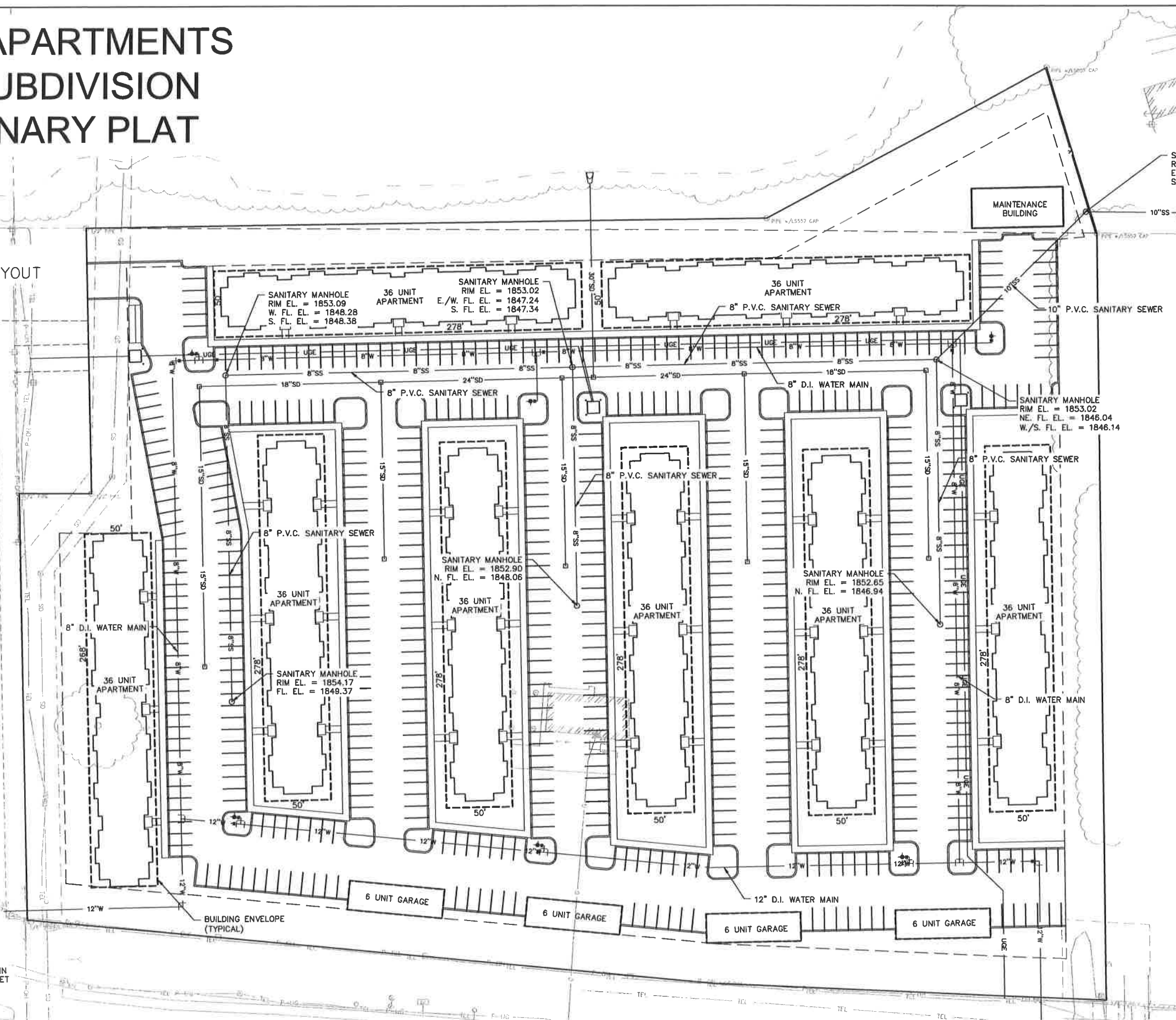
201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072

TEL 308.384.8760  
FAX 308.384.8752  
www.olssonassociates.com

# TALON APARTMENTS FIRST SUBDIVISION PRELIMINARY PLAT

JUNE 2016

SHEET 2 OF 3  
SITE & UTILITY LAYOUT



SANITARY MANHOLE  
RIM EL. = 1853.02  
E. FL. EL. = 1845.49  
SW. FL. EL. = 1845.59

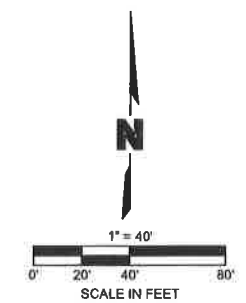
PROPOSED SANITARY SEWER OUTLETS INTO  
SANITARY MANHOLE LOCATED AT THE  
MIDARD DR INTERSECTION

SANITARY MANHOLE  
RIM EL. = 1853.02  
NE. FL. EL. = 1846.04  
W./S. FL. EL. = 1846.14

SANITARY MANHOLE  
RIM EL. = 1852.90  
N. FL. EL. = 1848.06

SANITARY MANHOLE  
RIM EL. = 1852.65  
N. FL. EL. = 1846.94

SANITARY MANHOLE  
RIM EL. = 1854.17  
FL. EL. = 1849.37



**OLSSON**  
ASSOCIATES

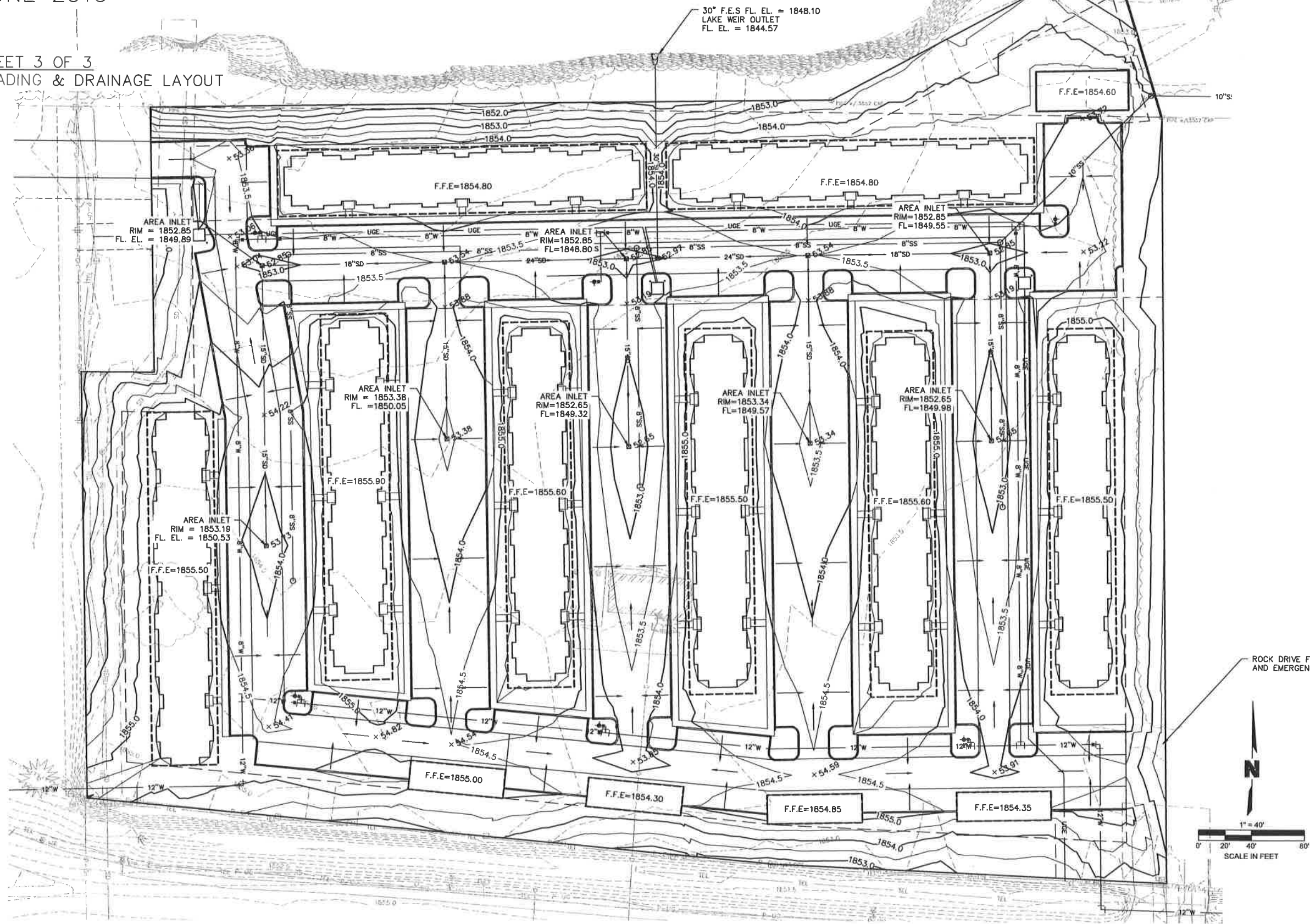
301 East 2nd Street  
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TEL 308.384.8760  
FAX 308.384.8752  
www.olssonassociates.com

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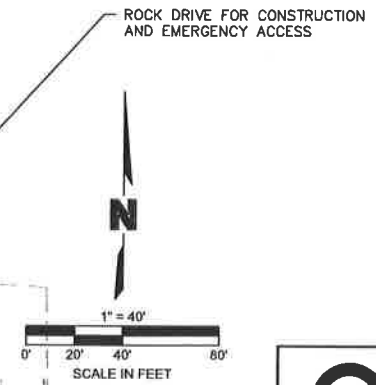
# TALON APARTMENTS FIRST SUBDIVISION PRELIMINARY PLAT

JUNE 2016

SHEET 3 OF 3  
GRADING & DRAINAGE LAYOUT



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 BASE-UTILITIES\_V\_FPT\_60218



**MOLSSON ASSOCIATES**

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072

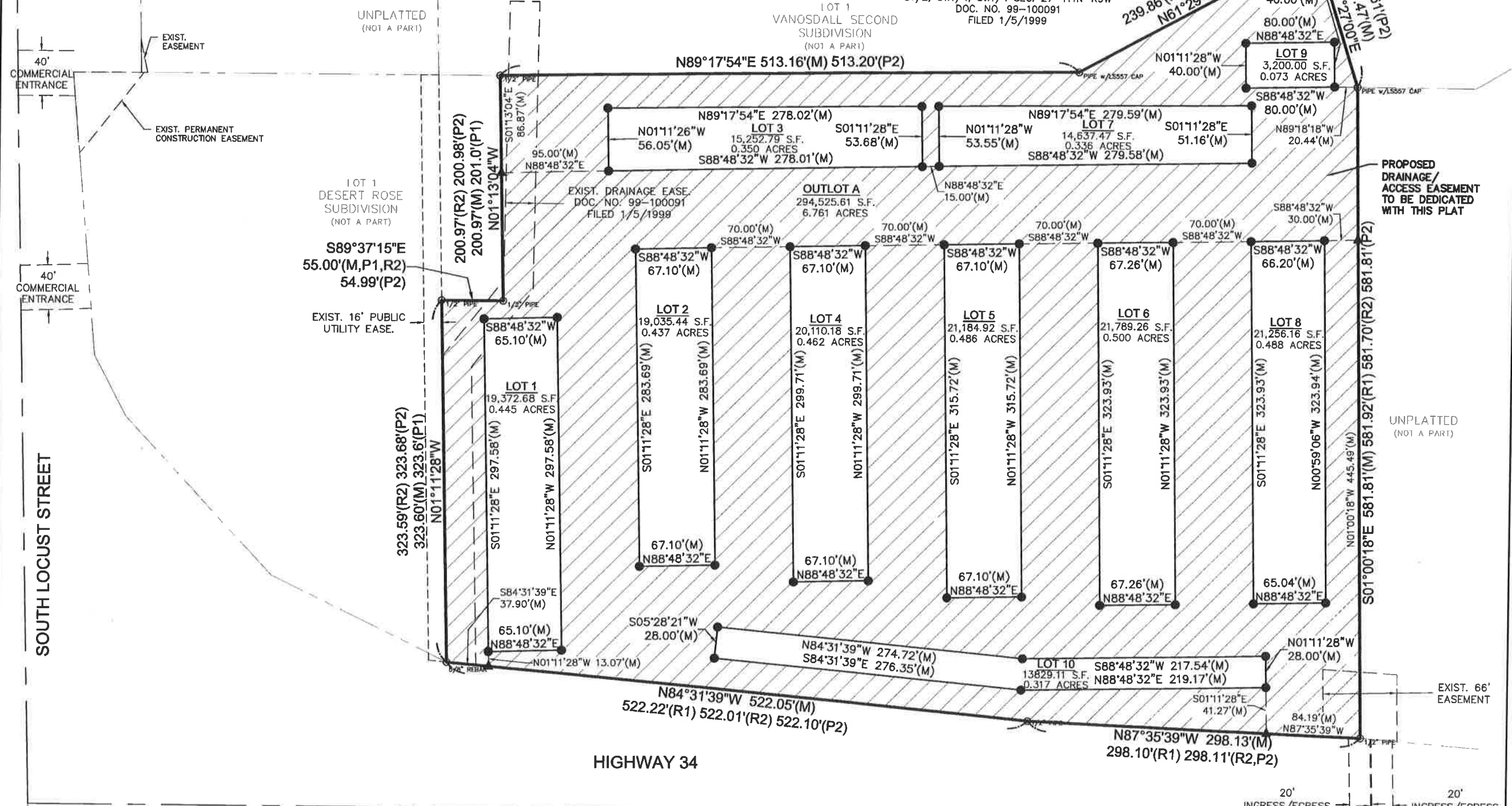
TEL 308.384.8750  
FAX 308.384.8752 www.dlsonassociates.com

# TALON APARTMENTS FIRST SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

DRAINAGE EASE,  
LYING NORTH OF THE NORTH LINE  
S1/2, SW1/4, SW1/4 SEC. 27-T11N-R9W  
DOC. NO. 99-100091  
FILED 1/5/1999



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 DATE: Apr 20, 2016 5:45pm  
 USER: Ramirez  
 TOPO-WLMRTSOUTH  
 XREFS: C\_PBASE\_60218  
 BASE-WLMRTSOUTH  
 BASE-UTILITIES

OWNERS: TALON APARTMENTS, INC.  
 SUBDIVIDER: TALON APARTMENTS, INC.  
 SURVEYOR: OLSSON ASSOCIATES  
 ENGINEER: OLSSON ASSOCIATES  
 NUMBER OF LOTS: 11

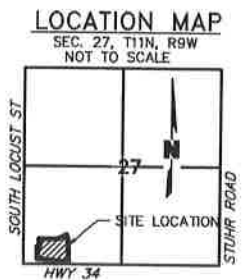
**SHEET 1 OF 2**

**OLSSON ASSOCIATES**  
 201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752

PROJECT NO. 2016-0218  
 HNB GI HWY 34  
 APARTMENTS SURVEY  
 FB GI 2016-1



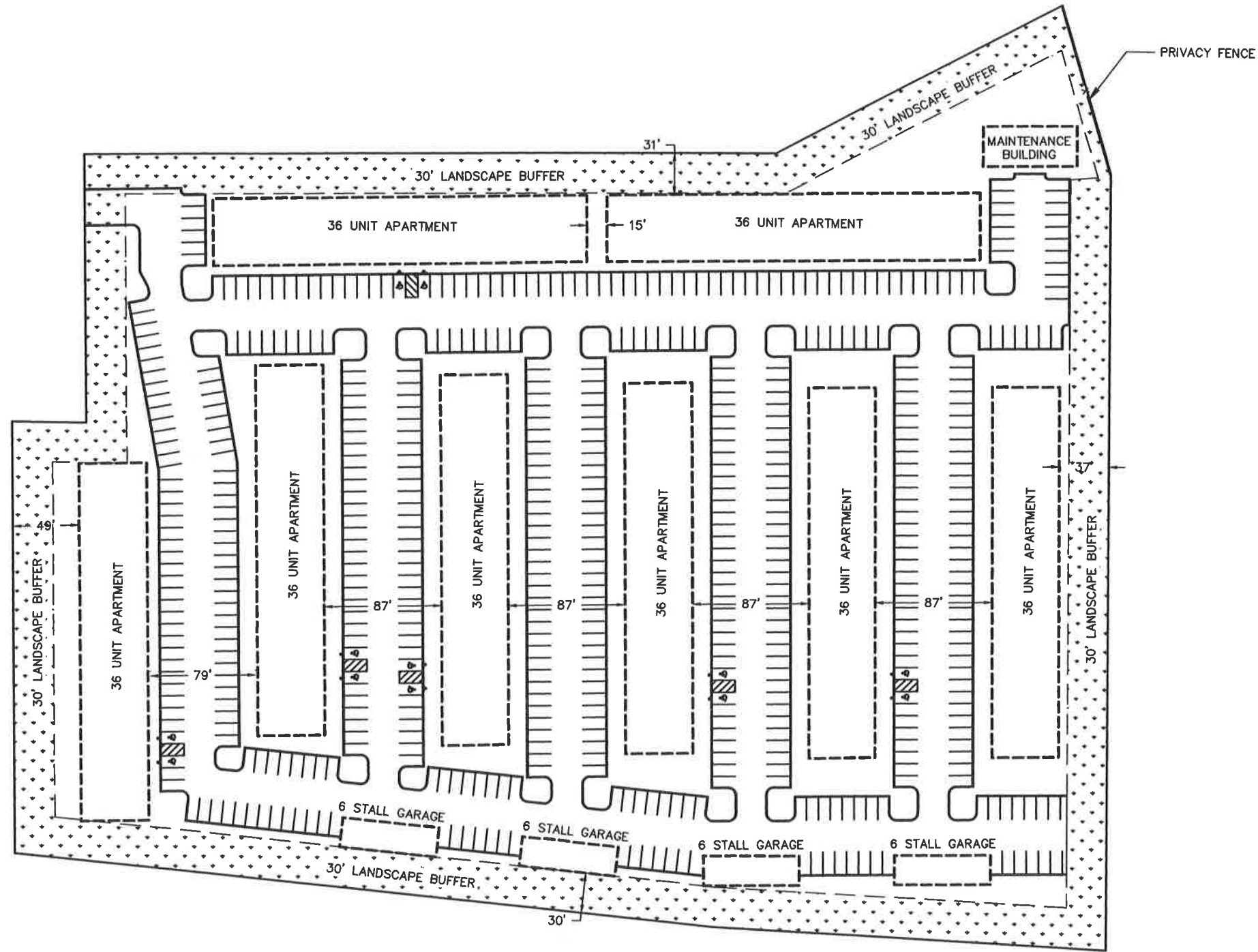
- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
  - ⊕ FOUND CORNER (AS NOTED)
  - ▲ TEMPORARY CORNER
  - PROPERTY LINE
  - - - PROPOSED SUBDIVISION LINE
  - SECTION LINE
  - - - EASEMENT LINE
  - M MEASURED DISTANCE
  - P1 DESERT ROSE SUB
  - P2 VANOSDALL SECOND SUB
  - R1 CHARLES B. BEER LS#192 DATED SEPT. 12, 1984
  - R2 LEE D. WAGNER LS#557 DATED SEPT. 21, 2009
  - ▨ PROPOSED DRAINAGE/ACCESS EASEMENT







# TALON APARTMENTS FIRST SUBDIVISION DEVELOPMENT PLAN



LANDSCAPE BUFFER

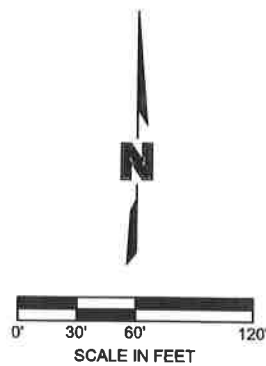


EXHIBIT A

**MOLSSON ASSOCIATES**  
 201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8760  
 FAX 308.384.8762

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