



# City of Grand Island

Tuesday, July 26, 2016

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property located at 415 South Cherry Street from RD – Residential Development to Amended RD – Residential Development (Hoppe Homes, Inc.)**

*Council action will take place under Ordinances item F-4.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** July 26, 2016  
**Subject:** Rezone from RD to Amended Rd Zone  
**Presenter(s):** Chad Naby AICP, Regional Planning Director

## Background

An application has been made to rezone property described as East Park on Stuhr from RD – Residential Development Zone to Amended Residential Development Zone.

## Discussion

At the regular meeting of the Regional Planning Commission, held July 6, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Naby said an application has been made to a portion of the SE ¼ of Section 15, Township 11 North, Range 9, West of the 6<sup>th</sup> 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.

O'Neill closed the Public Hearing.

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

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huisman, Sears, Kjar, Rainforth, and Apfel) 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:

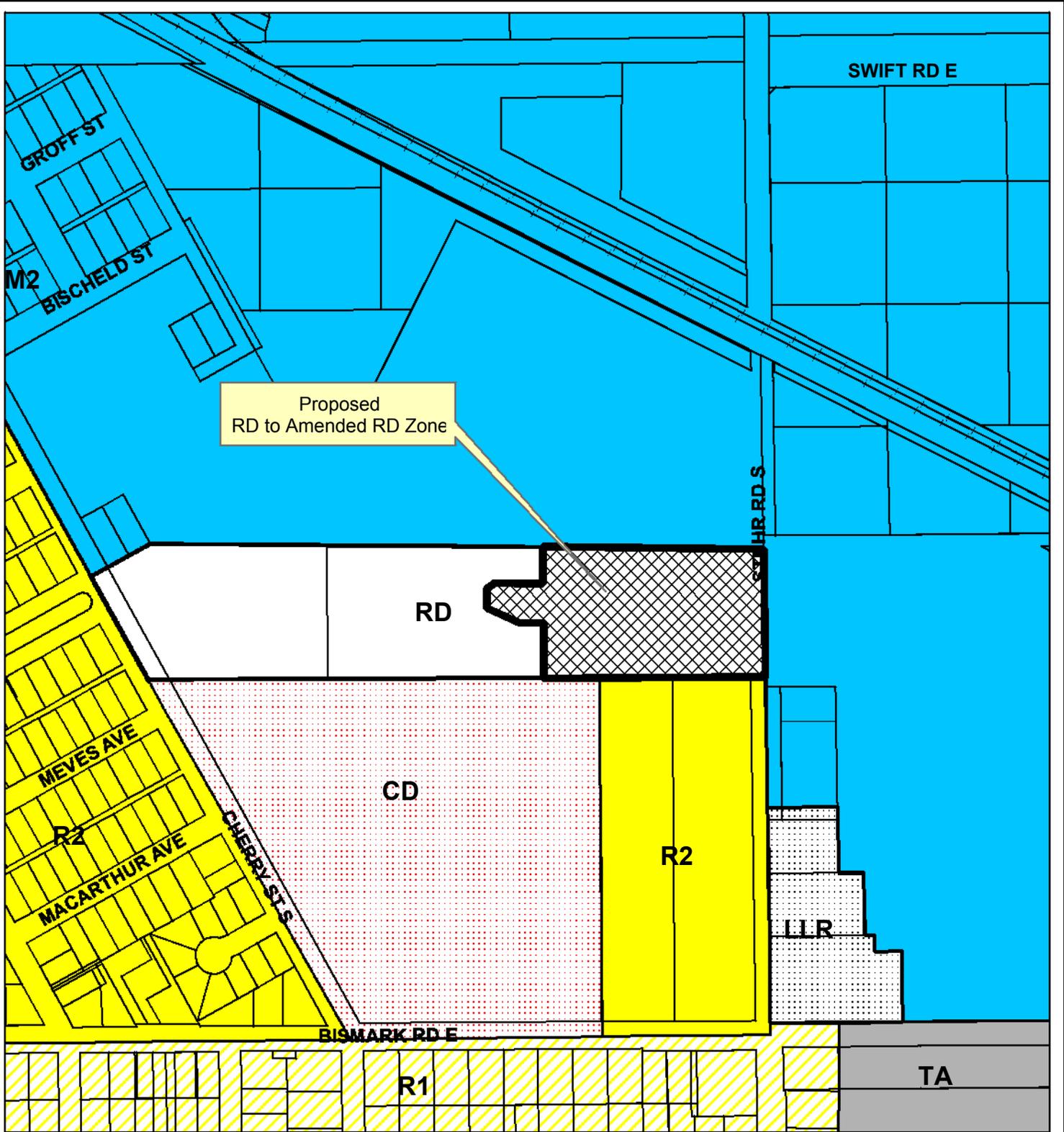
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **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-24-2016GI

 RD : Residential Development Zone  
 to Amended RD : Residential Development Zone

 Area that is requested for rezoning  
 ( SEE MAP )

**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 6<sup>th</sup> 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.

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**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**

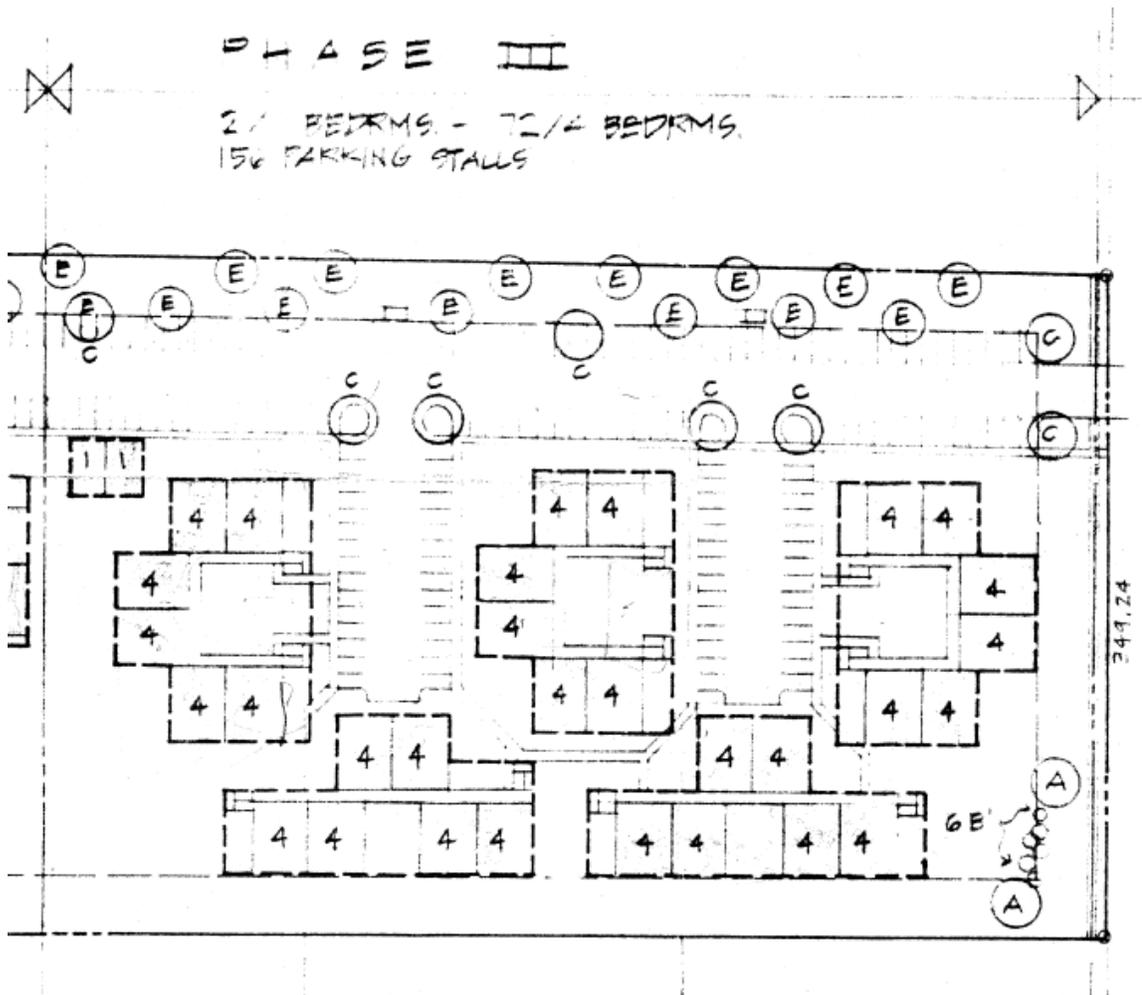
*Current zoning designations:* **West:** RD- Residential Development Zone  
**East and North:** M2 Heavy Manufacturing Zone  
**South:** R2-Low Density Residential Zone and CD-Commercial Development Zone

*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.

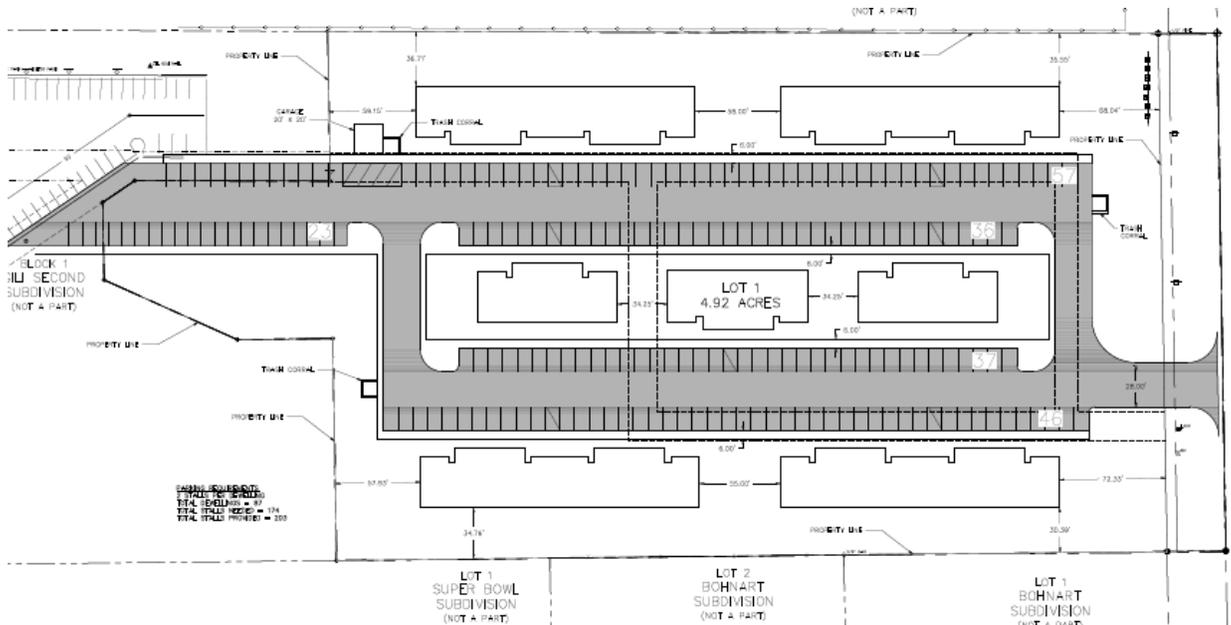
*Comprehensive Plan Designation:*

**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:*



Development Plan for Phase 3 as approved June 1995



Development Plan As Proposed June 2016

## **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.

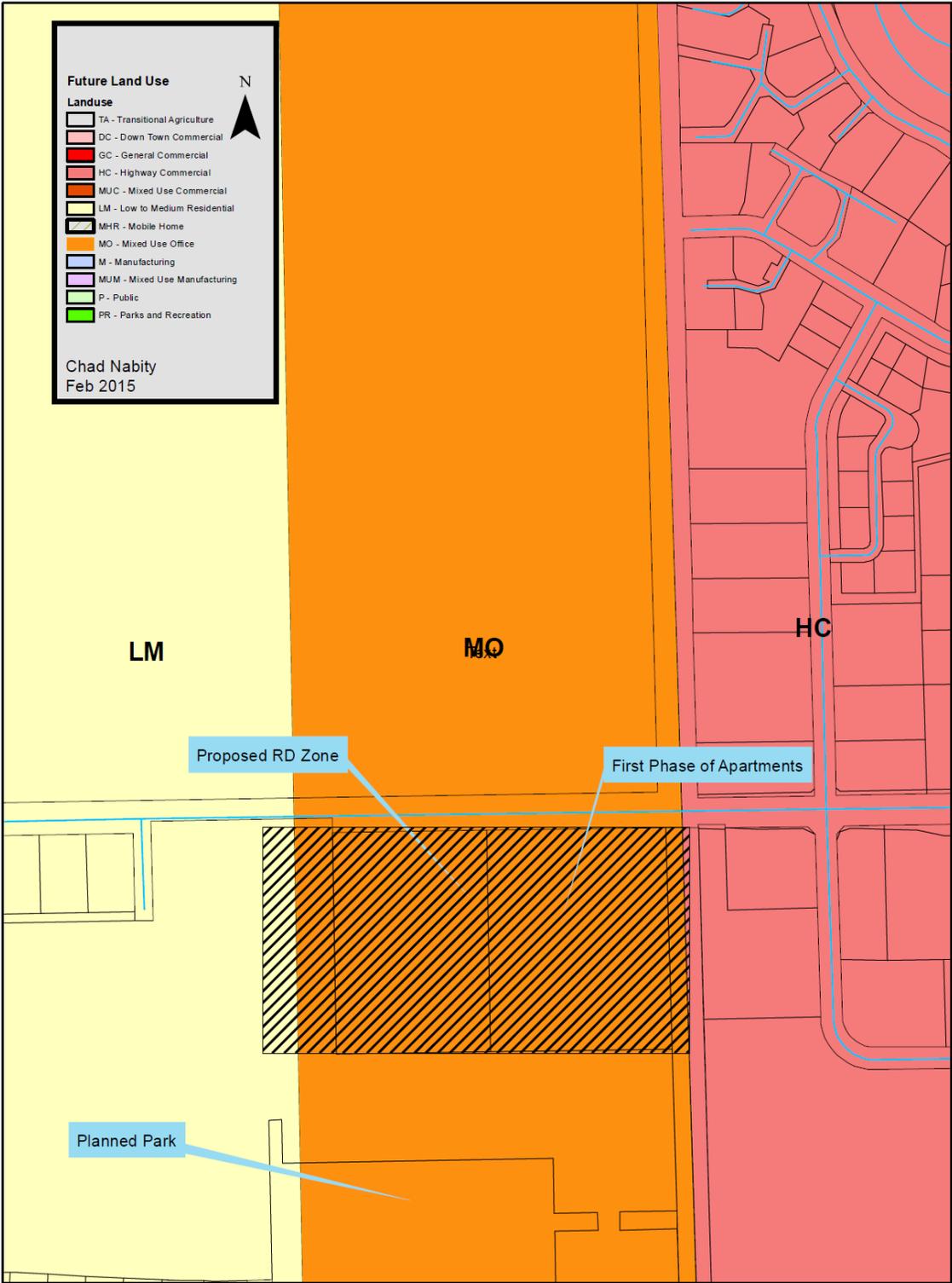


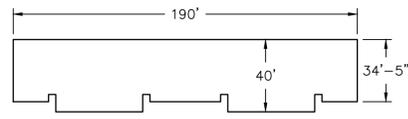
Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

**RECOMMENDATION:**

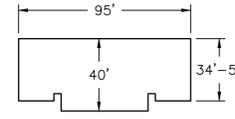
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD- Residential Development Zone to an Amended RD-Residential Development Zone.

\_\_\_\_\_ Chad Nabyt AICP, Planning Director

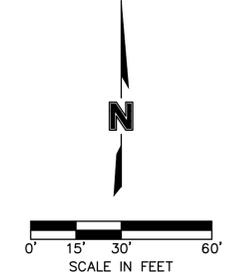
# EAST PARK ON STUHR SUBDIVISION DEVELOPMENT PLAN JULY 2016



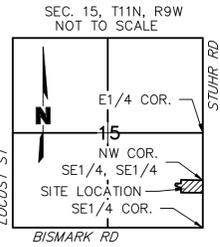
16 PLEX



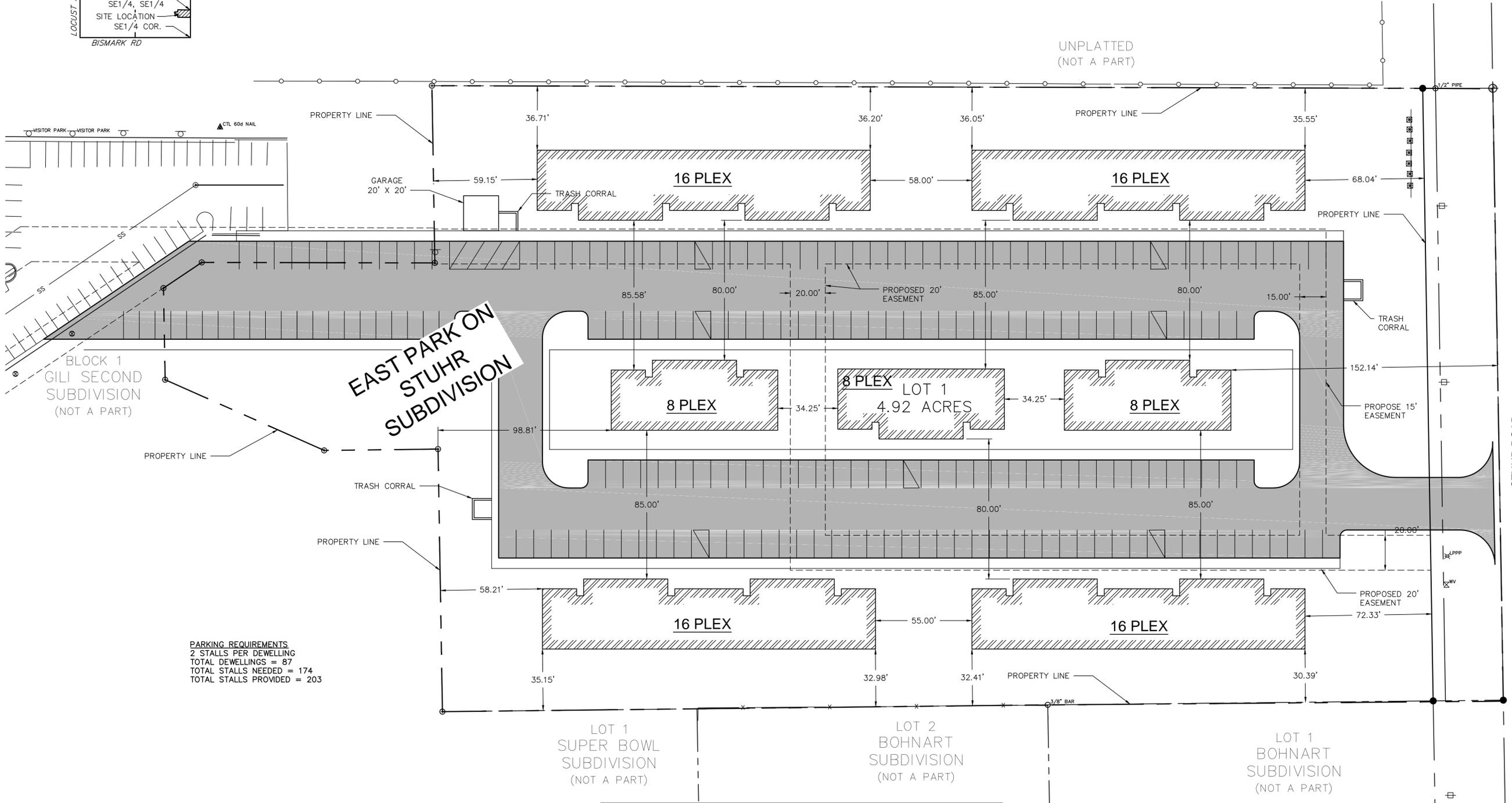
8 PLEX



**LOCATION MAP**



DWG: F:\2016\0501-1000\016-0514\40-Design\AutoCAD\Final Plans\Sheets\C\_DEV\_PLAN\_60514.dwg  
 DATE: Jul 19, 2016 3:56pm  
 USER: bdegen  
 XREFS: V\_XTP0\_016-0514



**EAST PARK ON  
STUHR  
SUBDIVISION**

**PARKING REQUIREMENTS**  
 2 STALLS PER DEWELLING  
 TOTAL DEWELLINGS = 87  
 TOTAL STALLS NEEDED = 174  
 TOTAL STALLS PROVIDED = 203

**OLSSON ASSOCIATES**  
 201 East 2nd Street  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752  
 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

DEVELOPMENT PLAN	2016
EAST PARK ON STUHR SUBDIVISION FINAL PLAN	
GRAND ISLAND, NE	

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
 project no.: \_\_\_\_\_  
 drawing no.: \_\_\_\_\_  
 date: \_\_\_\_\_



