



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 Nabity 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.

Nabity said 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.

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, Huismann, 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:

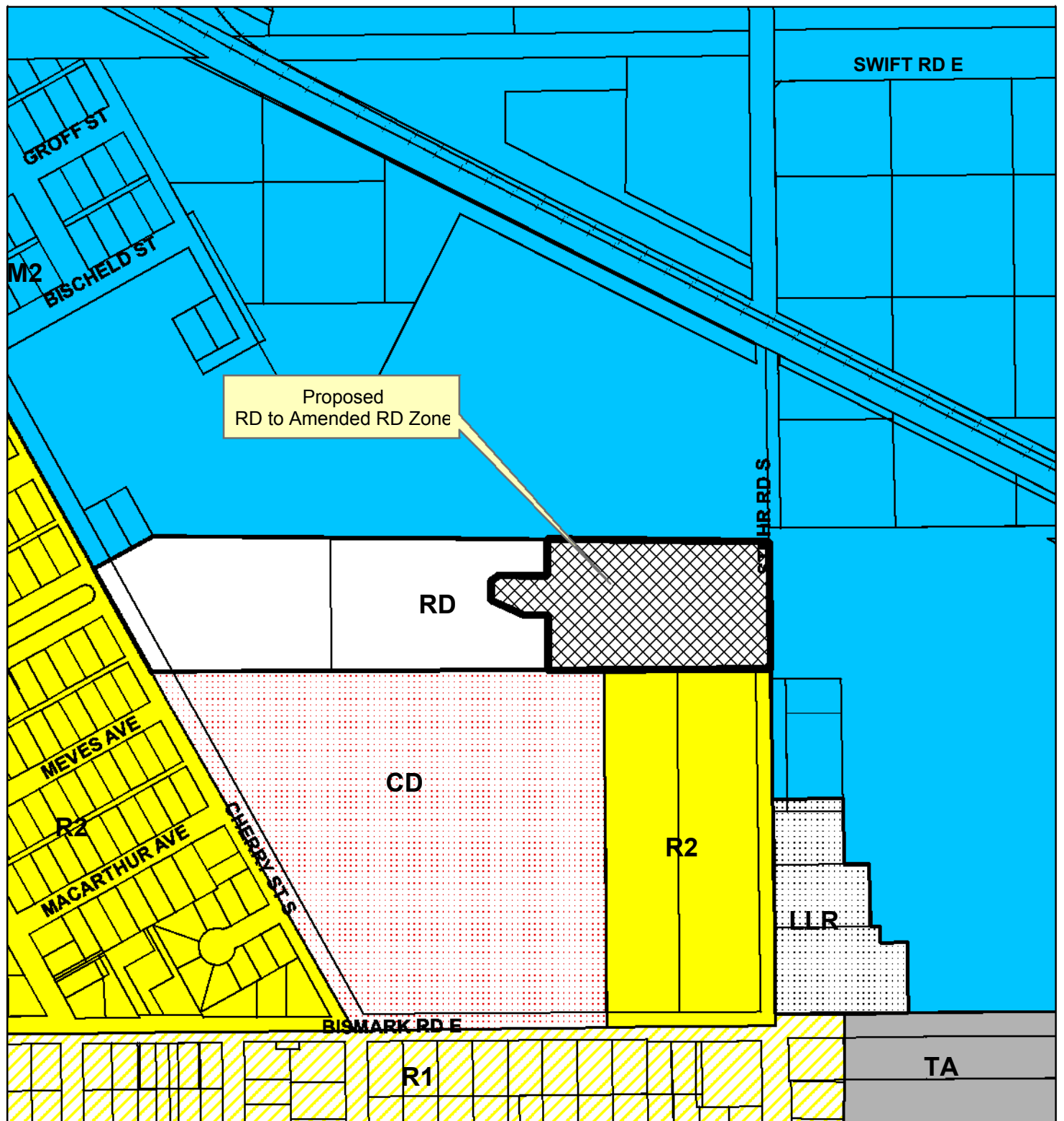
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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 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.

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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

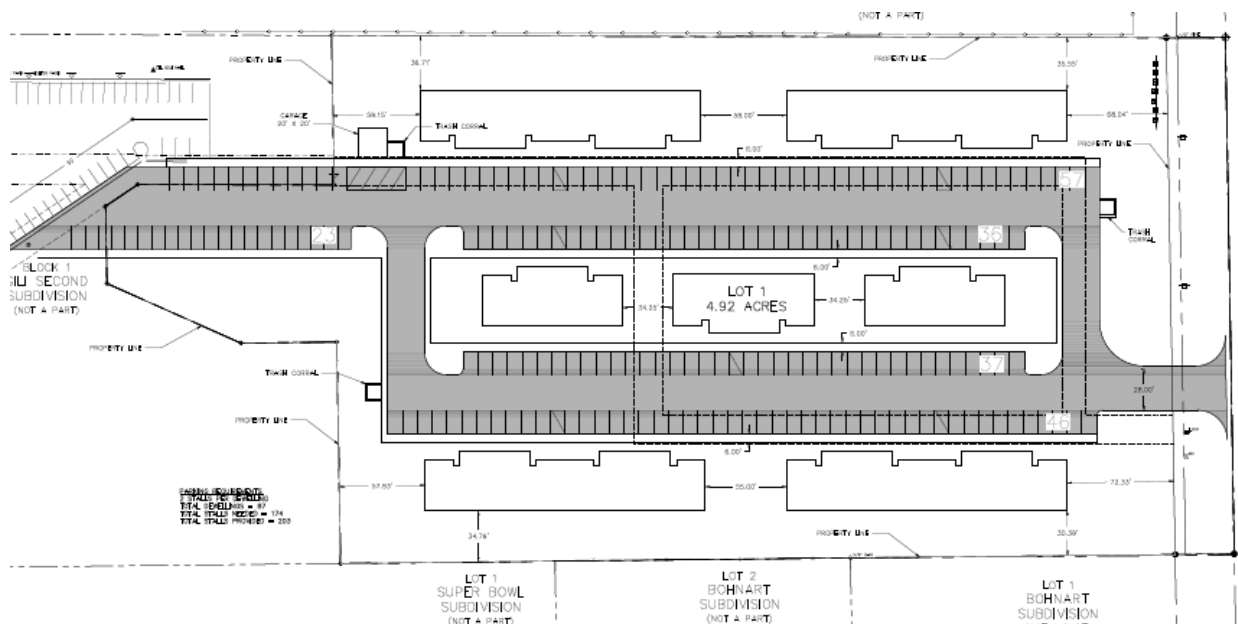
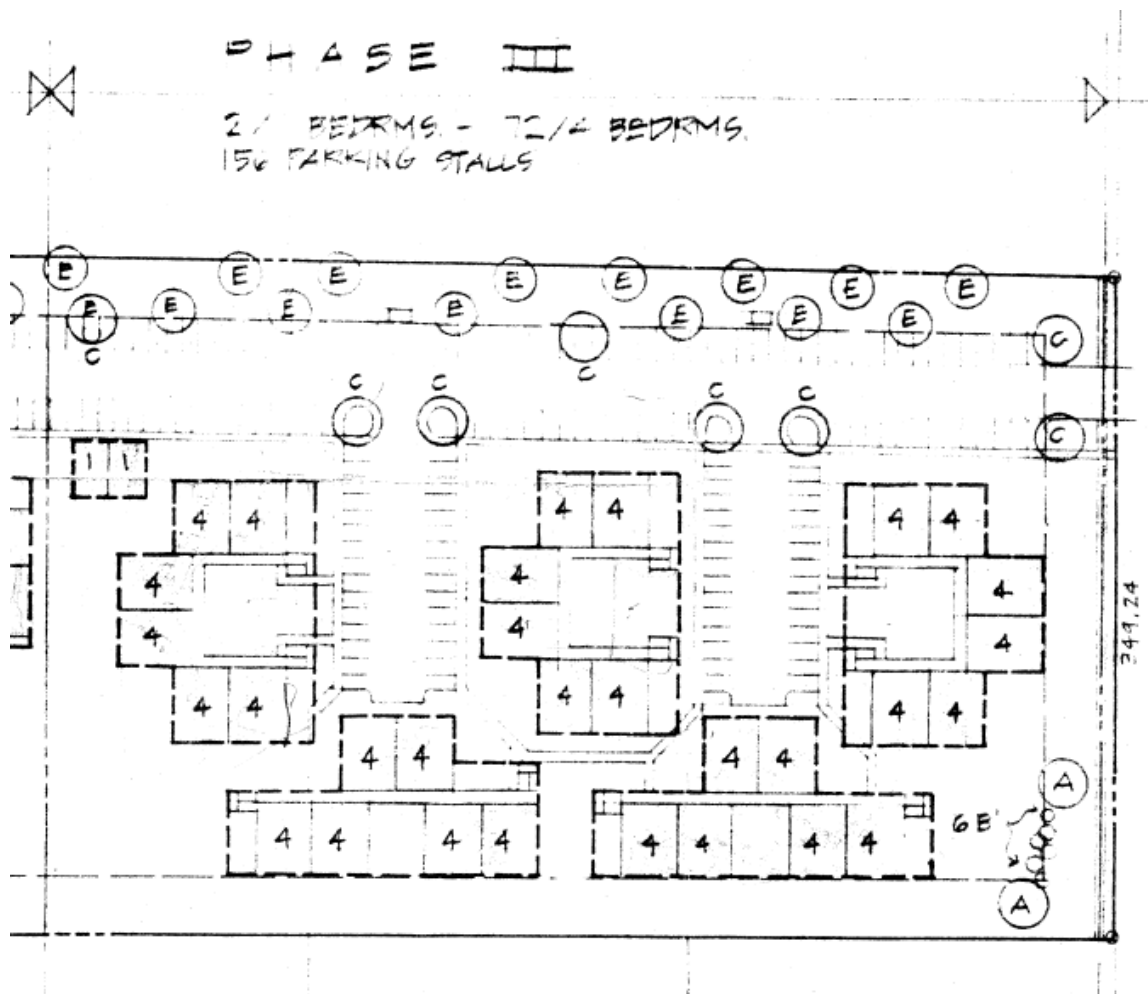
Current zoning designations: **West:** RD- Residential Development Zone
East and North: M2 Heavy Manufacturing Zone
South: R2-Low Density Residential Zone and CD-Commercial Development Zone

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 approve 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.

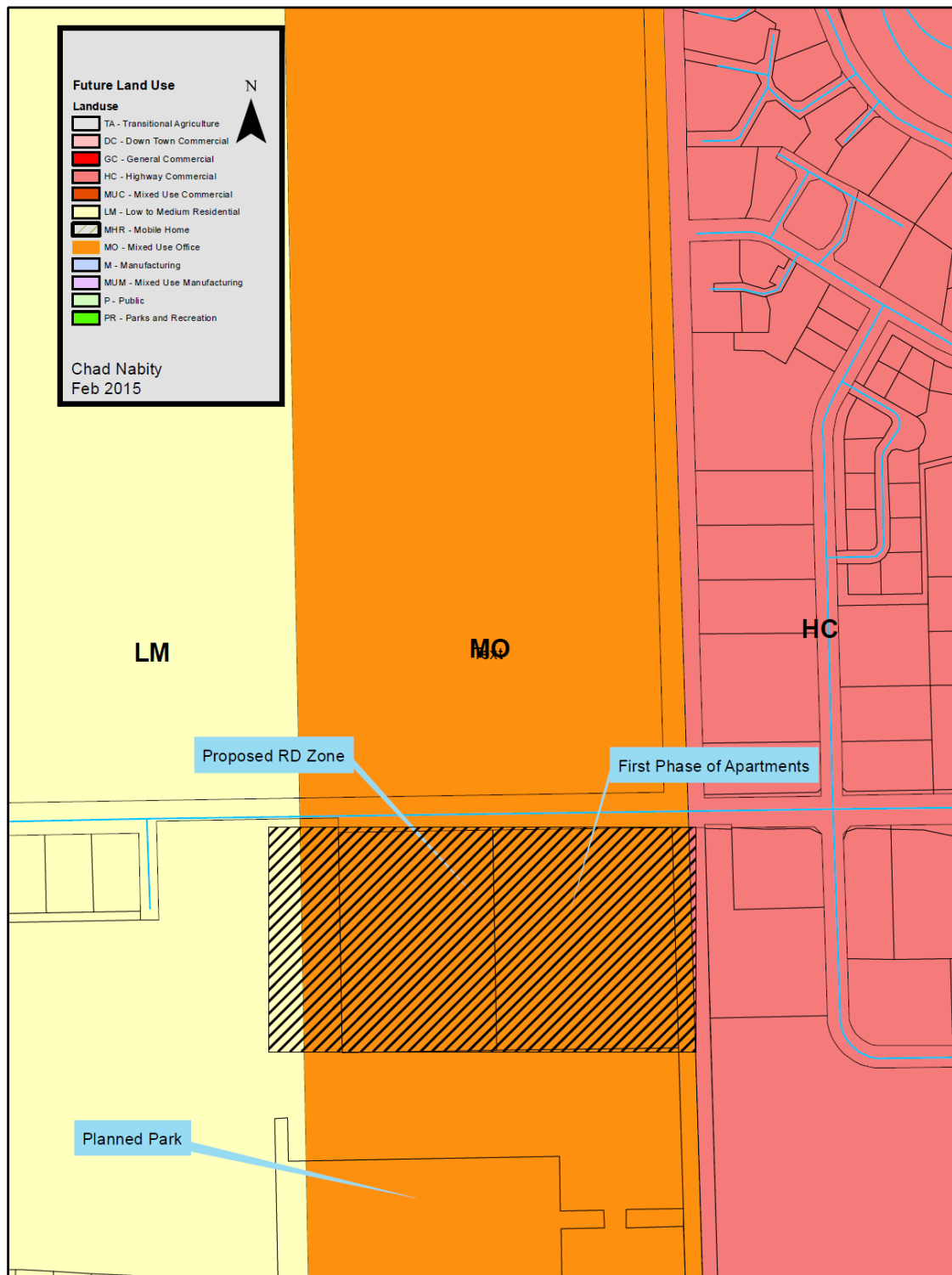


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

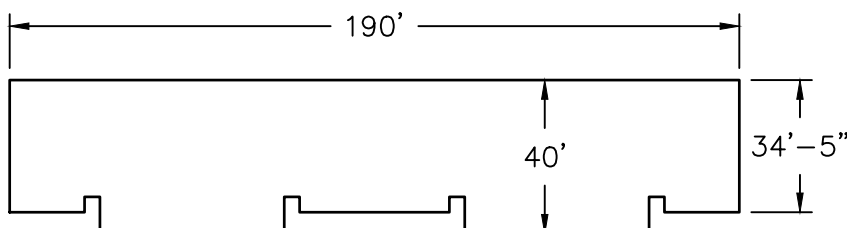
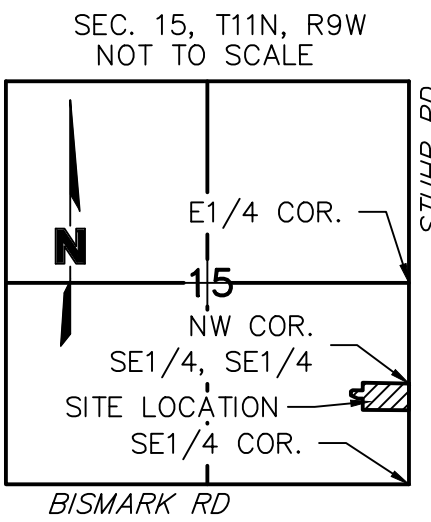
RECOMMENDATION:

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.

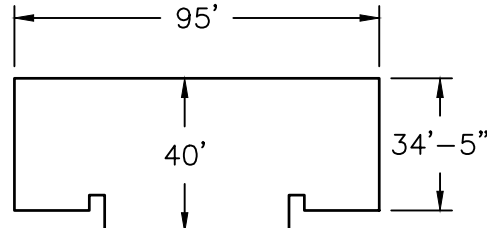
_____ Chad Nabity AICP, Planning Director

EAST PARK ON STUHR SUBDIVISION DEVELOPMENT PLAN JULY 2016

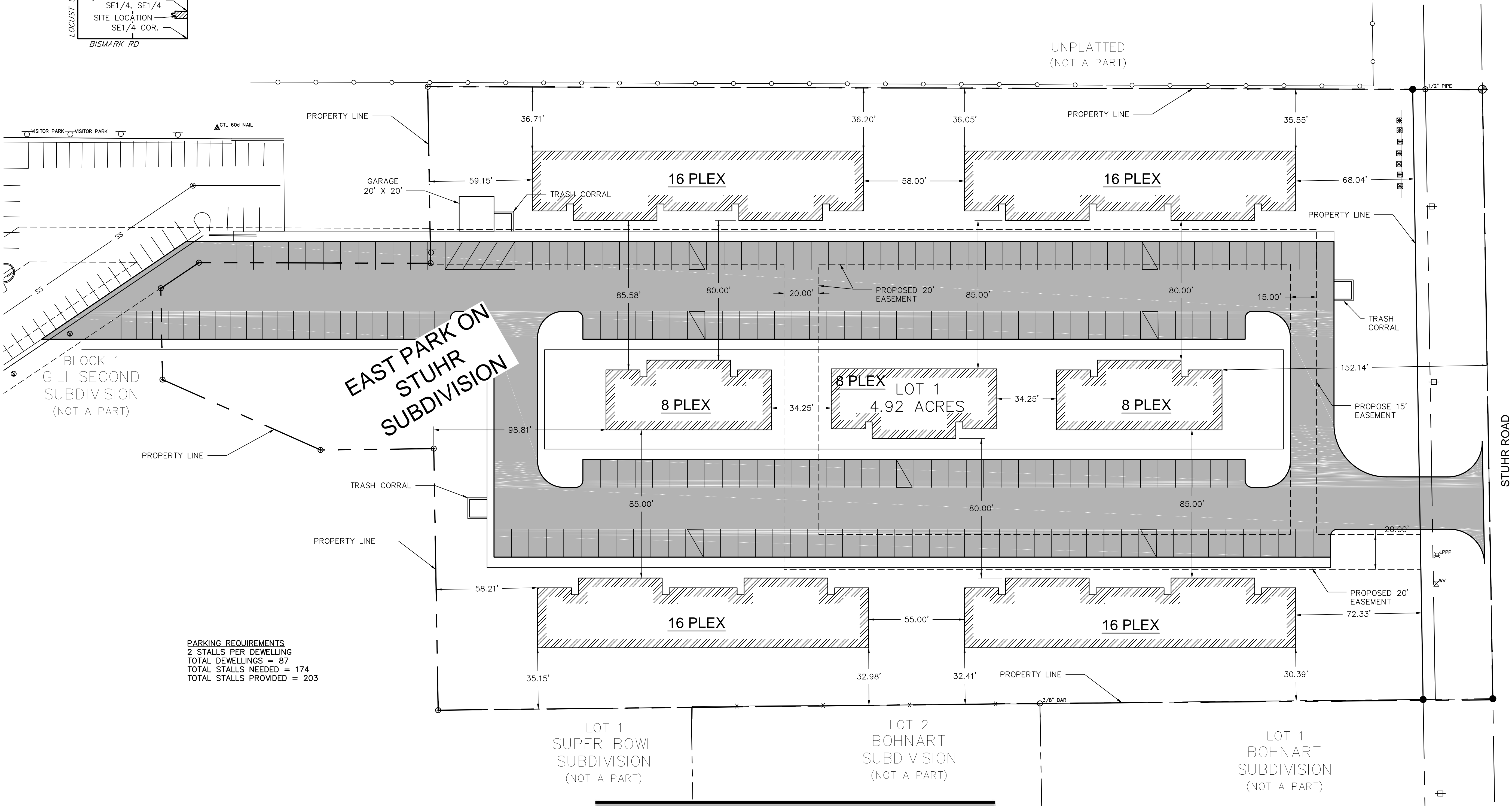
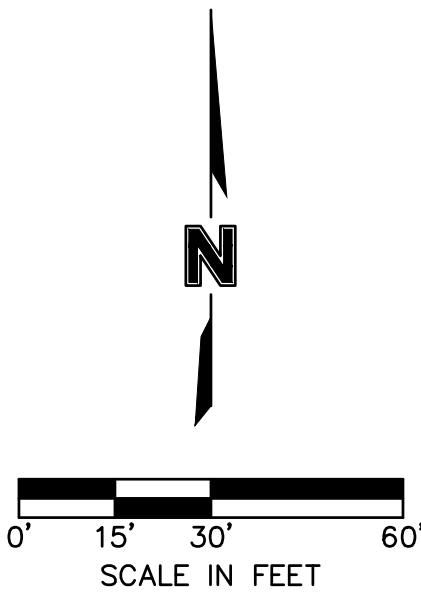
LOCATION MAP



16 PLEX



8 PLEX



EAST PARK ON
STUHR
SUBDIVISION

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

REV. NO.	DATE	REVISIONS DESCRIPTION

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

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

EAST PARK ON STUHR	8-PLEX
MULTI-FAMILY	
GRAND ISLAND, NE	
ELEVATIONS	

Job No. > 16-019

Architectural elevation drawing of a two-story house. The drawing includes a list of materials and dimensions on the right side:

- ASPHALT SHINGLES OVER #30 FELT
- WD WRAPPED MTL FASCIA
- ALUM GUTTERS & DOWNSPOUTS 117'-9"
- TRUSS BEARING
- VINYL RAILING SYSTEM
- COMPOSITE DECKING 100'-4 5/8"
- T.O. SHEATHING SECOND FLOOR
- 108'-1 1/8"
- TRUSS BEARING
- 6" HORIZ. SIDING
- 4" TRIM
- 100'-0"
- T.O. TOPPING MAIN RES. FLOOR
- 6x6 DECK POST
- POST FTG.
- ROWLOCK
- BRICK VENEER

12

ASPHALT SHINGLES OVER #30 FELT

WD WRAPPED MTL FASCIA

ALUM GUTTERS & DOWNSPOUTS 117'-9"

TRUSS BEARING

VINYL RAILING SYSTEM

COMPOSITE DECKING 109'-8 5/8"

T.O. SHEATHING SECOND FLOOR

108'-1 1/8"

TRUSS BEARING

6" HORIZ. SIDING

6x6 DECK POST 100'-0"

T.O. TOPPING MAIN RES. FLOOR

4" TRIM

POST FTG.

ROWLOCK

BRICK VENEER

5

ASPHALT SHINGLES OVER #30 FELT

WD WRAPPED MTL FASCIA

ALUM GUTTERS & DOWNSPOUTS 117'-9"

TRUSS BEARING

VINYL RAILING SYSTEM

COMPOSITE DECKING 109'-8 5/8"

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108'-1 1/8"

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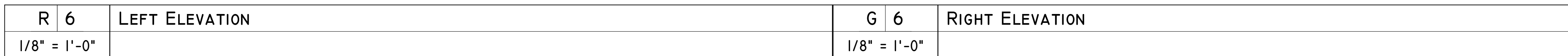
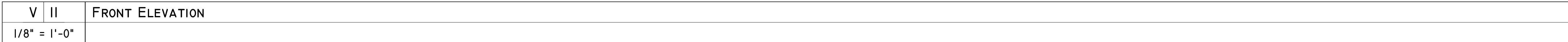
T.O. TOPPING
MAIN RES. FLOOR

L	I	REAR ELEVATION
1/8" = 1'-0"		

EAST PARK ON STUHR 16-PLEX
MULTI-FAMILY
GRAND ISLAND, NE
ELEVATIONS

JOB No. > 16-019

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V	I	REAR ELEVATION																	
1/8" = 1'-0"																			
V		U	T	S	R	P	N	M	L	K	J	H	G	F	E	D	C	B	A