



City of Grand Island

Tuesday, September 26, 2017

Council Session

Item E-1

Public Hearing on Amending Chapter 36 of the Grand Island City Code to Include an R-3-SL Medium Density Residential Small Lot Zoning District

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 26, 2017

Subject: Amendments to be Considered Pertain to Adding §36-64.1 Medium Density Small Lot R3-SL Zone

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its two-mile extraterritorial jurisdiction. Amendments to be considered pertain to the addition of §36-64.1 Medium Density Small Lot Residential Zone. This item was brought forward by staff at the request of Grand Island Area Habitat for Humanity and local developer Amos Anson. The proposed zoning district has been discussed at previous planning commission meetings and a variety of public meeting and venues since last spring. The proposal presented tonight will add flexibility to the current Grand Island zoning regulations. Planning commission was giving the two options for this change. Both options are included in the attached memo from the Planning Director to the Planning Commission. The option presented here as recommended would create a district that would not only lowers the minimum lot size and width but allows for town home type development in a regular zoning district similar to what is allowed in both Hastings and Kearney.

Discussion

The proposed R3-SL District as recommended by the Planning Commission:

36-64.1 (R-3SL) Medium Density-Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zoned is intended to provide market flexibility regarding lot size and housing configuration.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein

(5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.

(6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.

(7) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.

(8) Public and quasi-public buildings for cultural use

(9) Railway right-of-way, but not including railway yards or facilities

(10) Off street parking lots for residents and guests

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

(1) Nonprofit community buildings and social welfare establishments other than those providing living accommodations

(2) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.

(3) Preschools, nursery schools, day care centers, children's homes, and similar facilities

(4) Towers

(5) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.

(6) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

(1) Customary home occupations

(2) Buildings and uses accessory to the permitted principal use

(D) Space Limitations:

<u>Uses</u>	-	-	-	<u>Minimum Setbacks</u>				-	-
-	-	-	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	-	-
-	<u>Minimum Parcel Area (feet)</u>	<u>Minimum Lot Area per Dwelling Unit</u>	<u>Minimum Lot Width (feet)</u>	<u>Front Yard (feet)</u>	<u>Rear Yard (feet)</u>	<u>Side Yard (feet)</u>	<u>Street Side Yard (feet)</u>	<u>Maximum Ground Coverage</u>	<u>Maximum Building Height (feet)</u>
<u>Permitted Uses</u>	3,000	3,000	35	20*	15	5	10	50%	35
<u>Conditional Uses</u>	3,000	3,000	35	20*	15	5	10	50%	35
<u>Attached Single Family Dwelling Units</u>	3000	3000	24	20*	15	10	10	50%	35

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

(3) Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.

(4) Sideyard setback for attached single family dwellings shall be reduced to 0 feet on all lots with contiguous attached units.

At the regular meeting of the Regional Planning Commission, held September 6, 2017 the above item was considered following a public hearing.

From the Planning Commission Meeting:

O'Neill opened the public hearing.

Nabity said the goal is to create less expensive lots and housing in Grand Island. Habitat for Humanity is in support and owns a property that could then be developed with 24 homes instead of the 18 that would fit there under current regulations, he said. The proposal doesn't deal with street width, but does allow for a lot to be used for off-street parking.

Nabity presented two options. Option A reduces the minimum lot size from 6,000 square feet to 3,000 square feet and reduces the lot width from 50 feet to 35 feet or down to 24 feet for single-family attached. Option B would reduce the minimum lot size from 6,000 square feet to 4,000 square feet, but maintain the current minimum width at 50 feet.

Amos Anson, 4234 Arizona Avenue, spoke in favor of either option and said this would give Habitat and all contractors an option to build smaller houses, which would benefit first-time home-buyers as well as retirees or empty-nesters who want to downsize. Anson said lot prices currently start at about \$35,000, which is expensive for an \$80,000 to \$100,000 home. The hope would be to reduce that to a lot cost between \$21,000 to \$28,000 depending on the size.

O'Neill closed the public hearing.

Attached you will find the Planning Directors report to the Planning Commission on this item with a summary of the changes.

Alternatives

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

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

Recommendation

A motion was made by Ruge and seconded by Rainforth to recommend approval of the zoning change as presented in Option A.

The motion carried with twelve members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Randone and Kjar) and no members voting no or abstaining.

Sample Motion

Move to approve the ordinance to approve the Amendment change to §36-64.1 Medium Density Small Lot Zoning District.

Agenda Item # 4

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING August 28, 2017

SUBJECT: Proposed changes regarding new R-3SL zoning district in Grand Island.

After the action items at the May 2017 Regional Planning Commission meeting, Grand Island builder Amos Anson presented a concept for a smaller lot residential zoning district. At that time it was referred to as the R-5 Zoning District. The basic concept was to allow smaller lots, both in area and width, in the hopes of increasing the availability of affordable housing. This was discussed again at the August planning commission meeting and the proposed changes included here are a direct result of the planning commission discussions at that meeting.

The minimum lot size in any of the residential districts is 50 foot of width at the mid-point between the front and rear property lines and 6,000 square feet. This is the case in the R-2, R-3, R-4 and RO zoning districts. The density of housing permitted in those districts ranges from one dwelling unit per 6,000 square foot of lot area in the R-2 district to as many units as you can provide parking space for in the RO zoning district. The RO zoning district does not have a maximum density, so the ability to provide the required parking is the only limitation on the number of units allowed.

Attached is a modified R-3 Medium Density Zoning District, the R-3SL Medium Density Small Lot zoning district that staff is proposing for discussion to address the issues Mr. Anson brought up in his presentation at the May meeting. The planning commission recommended that the minimum lot width for the R-3SL zoning district be reduced from the proposed 40 feet to 35 feet and that a minimum lot width of 24 feet be considered for single-family attached.

The R-3SL as proposed would preserve the density of the R-3 zoning district at one dwelling unit per 3,000 square foot of lot space, but would reduce the minimum width to 35 feet for single-family detached or multifamily dwellings and to a width to 24 feet for townhomes (single-family attached dwellings). The minimum lot size area would be 3,000 square feet for any lot. Off-street parking for residents and guests would also be a permitted use, allowing the developer to devote a lot for off-street parking within the subdivision. The setbacks for the R-3SL district would remain the same as the R-3 zoning district with two exceptions. The setback for side property lines for single-family attached would be reduced to zero between attached units and increased from 5 feet to 10 feet between groups of attached units and the front-yard setback for all types of units can be reduced to 10 feet if the developer provides access easements and parking at the back of each lot instead of driveways off the street in front of each lot. This would have to be decided at the time of platting and be included in the subdivision agreement.

This district may or may not be in demand in Grand Island, but these changes would offer more choices in the market. Hastings and Kearney both have provisions for townhome development within their regular residential zoning districts. Hastings allows 20-foot wide lots of 2,000 square feet and Kearney allows 25-foot wide lots of 3,000 square feet. Hastings also allows small lots with a minimum of width of 45 feet and area of 4,500 square feet.

The Grand Island Area Habitat for Humanity has purchased property that is currently zoned R-3 along Capital Avenue and these proposed changes would increase the number of lots available to them by about one-third.

A second proposal that involves less dramatic changes in the zoning regulations is also offered for consideration. As shown, the proposed changes would reduce the minimum lot size (area) in the R-3SL zoning district from 6,000 square feet to 4000 square feet. This would allow a developer to produce lots that are 50 feet wide by 80 feet deep instead of 50 feet wide by 120 feet deep. Reducing the depth of the lot may allow for certain properties to be developed more efficiently but will not significantly reduce the overall cost to develop lots as most of the cost is associated with the improvements placed along the front of the lot (streets, sewer, water, storm sewer etc.).

This change would give Habitat for Humanity more options for the property that they have purchased, but would not offer any significantly different development options in Grand Island.

A public hearing will be held on these proposed changes. If the planning commission makes a recommendation, these proposed changes will be presented to the Grand Island City Council for consideration at their meeting on September 26th.

_____ Chad Nabity AICP, Planning Director

~~Proposal B Smaller Lot Size~~ Proposal A with smaller lots, lot widths and provisions for single family attached

§36-64.1 (R-33SL) Medium Density-Small Lot Residential Zone

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- (1) Dwelling units
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- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
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- (9) Railway right-of-way, but not including railway yards or facilities
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(D) Space Limitations:

Uses			A	Minimum Setbacks					
				B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Area Lot Area per Dwelling Unit	Minimum Lot Width Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	63,000	3,000	50 35	20*	15	5	10	50%	35
Conditional Uses	63,000	3,000	50 35	20*	15	5	10	50%	35
<u>Attached Single Family Dwelling Units</u>	<u>3000</u>	<u>3000</u>	<u>24</u>	<u>20*</u>	<u>15</u>	<u>10</u>	<u>10</u>	<u>50%</u>	<u>35</u>

(E) Miscellaneous Provisions:

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Conditional Uses	64,000	3,000	50	20	15	5	10	50%	35

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September 21, 2017

City of Grand Island City Council
100 East 1st Street
Grand Island, Nebraska 68802

Dear City Council,

The Grand Island Area Habitat for Humanity has served the community of Grand Island and surrounding area for over 25 years, by providing affordable housing for low-income families. We are in the process of purchasing and developing a large lot that could secure sites for the next few years. To make the project financially feasible for us and our home buyers, we need to build more houses than the current zoning allows.

We would like to show our support for the amendment to chapter 36 of the Grand Island city code to include R-3-SL Medium Density Residential Small Lot zoning district. This change in city code would allow Habitat for Humanity to build on smaller lots, which in turn would make the homes we build more affordable for our homebuyers.

Thank you for your consideration.

Grand Island Area Habitat for Humanity
Executive Board

A blue ink signature of Brian Schultz, written in a cursive style.

Brian Schultz, Board President

A blue ink signature of Matt Bennett, written in a cursive style.

Matt Bennett, Vice-President

A blue ink signature of Daniel Roth, written in a cursive style.

Daniel Roth, Treasurer

A blue ink signature of John Nootz, written in a cursive style.

John Nootz, Assistant-Treasurer

A blue ink signature of Jennifer Bernth, written in a cursive style.

Jennifer Bernth, Secretary

strength/stability/self-reliance/shelter

502 W. 2nd St., Grand Island, NE 68801 308.385.5510 gihabitat.org