



# City of Grand Island

Tuesday, November 14, 2017

Council Session

## Item E-5

**Public Hearing on Request to Rezone Property Located on the East Side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential to R-3 Medium Density Residential (T.C. Enck Builders, Inc.)**

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

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** November 14, 2017

**Subject:** Rezone from R-2 Low Density Residential to R-3 Medium Density Residential

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

## Background

The request is to rezone Lots 8, 9, and 10 of Block 10 of Packer and Barr's Addition. The property is located in the City of Grand Island. The applicant, Todd Enck, is asking that the zoning on this property be changed from R-2-Low Density Residential Zone to R-3 Medium Density Residential in order to accommodate the construction of two new duplexes.

## Discussion

At the regular meeting of the Regional Planning Commission, held November 1, 2017, the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity said R-2 allows for one dwelling unit for 6,000 square feet of property, whereas R-3 allows for one dwelling unit for 3,000 square feet of property. The applicant wants to put one duplex on each of two vacant lots. Across the alley is R-4, which allows for one dwelling unit for 1,000 square feet of property. Nabity said this is an older neighborhood that would benefit from the new development. Similar density is already in use on the north end of the block. Nabity said he had one call from a property owner who hoped the development would be positive because the owner has a long-time tenant there and is planning to do some reinvestment in her own property. Nabity said the proposed project is very positive and is consistent with Grand Island's comprehensive plan.

O'Neill offered the floor to Enck. Enck stated he was there to answer questions and declined comment.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Rainforth to recommend approval

of the rezoning from R-2 to R-3.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or 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:

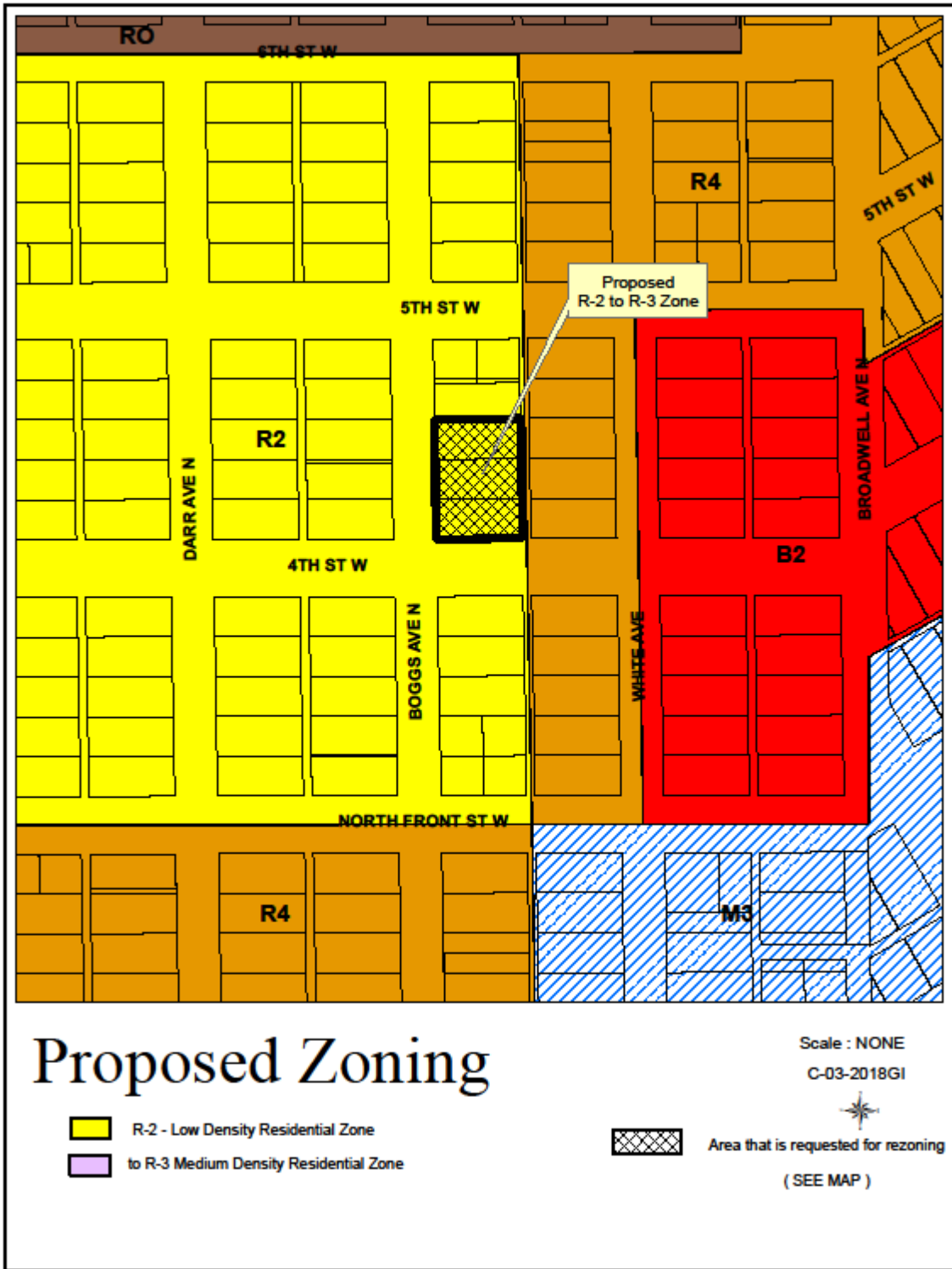
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

### **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.



**Agenda Item # 5**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

November 1, 2017

**SUBJECT:** *Zoning Change (C-03-2018GI)*

**PROPOSAL:** An application has been made to rezone Lots 8, 9 and 10 of Block 10 of Packer and Barr's Addition to the City of Grand Island from R-2 Low Density Residential Zone to R-3 Medium Density Residential Zone. This property is north of 4<sup>th</sup> Street and east of Boggs Avenue. The person interested in purchasing the two undeveloped lots would build a duplex on each of those lots if the rezoning is approved.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**R-2:** Low Density Residential

*Intent of zoning district:*

**R-2:** To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

*Permitted and conditional uses:*

**R-2:** Residential uses with at density of one unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district.

*Proposed Zoning Designation:*

**R-3:** Residential uses with at density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

*Comprehensive Plan Designation:*

Medium Density Residential to Office Use.

*Existing land uses:*

Vacant lots, single family residential.

**Adjacent Properties Analysis**

*Current zoning designations:*

**East: R-4** High Density Residential

**North West and South: R2** Low Density Residential

*Intent of zoning district:*

**R-4:** To provide for residential uses at a maximum density of 43 dwelling units per acre with supporting community facilities. This zoning district is also used as a transitional zone between lower density residential zones and office, business, or manufacturing zones.

**R-2:** To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

*Permitted and conditional uses:*

**R-4:** Residential uses with at density of one unit per 1,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks, day

care facilities, non-profit community organizations, boarding houses, public and quasi-public buildings are permitted in this zoning district

**R-2:** Residential uses with at density of one unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

*Comprehensive Plan Designation:* **All Directions:** Medium Density Residential to Office Uses.

*Existing land uses:* **North:** Single family including some on half lots.  
**South:** Single family.  
**West:** Single family and duplex homes.  
**East:** Single family transitioning to commercial east of White Avenue.

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for medium density residential to office uses.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. The neighborhood has a mixture of single-family homes and duplex units.
- *Provides for additional housing in Grand Island:* The proposed change would allow the more scattered site units to be built in this existing neighborhood.

### **Negative Implications:**

- *Could potentially be spot zoning:* This is a small area with benefit to a single property owner - both aspects of spot zoning.

### **Other Considerations**

This property is developed with full services available and the neighborhood is planned for increased residential density. The proposed densities are similar to that found at the north end of this block and across the street to the west. Given the nature of the development in this area it might be appropriate to take a wider look at this neighborhood for rezoning when the Grand Island zoning map is considered for re-adoption.

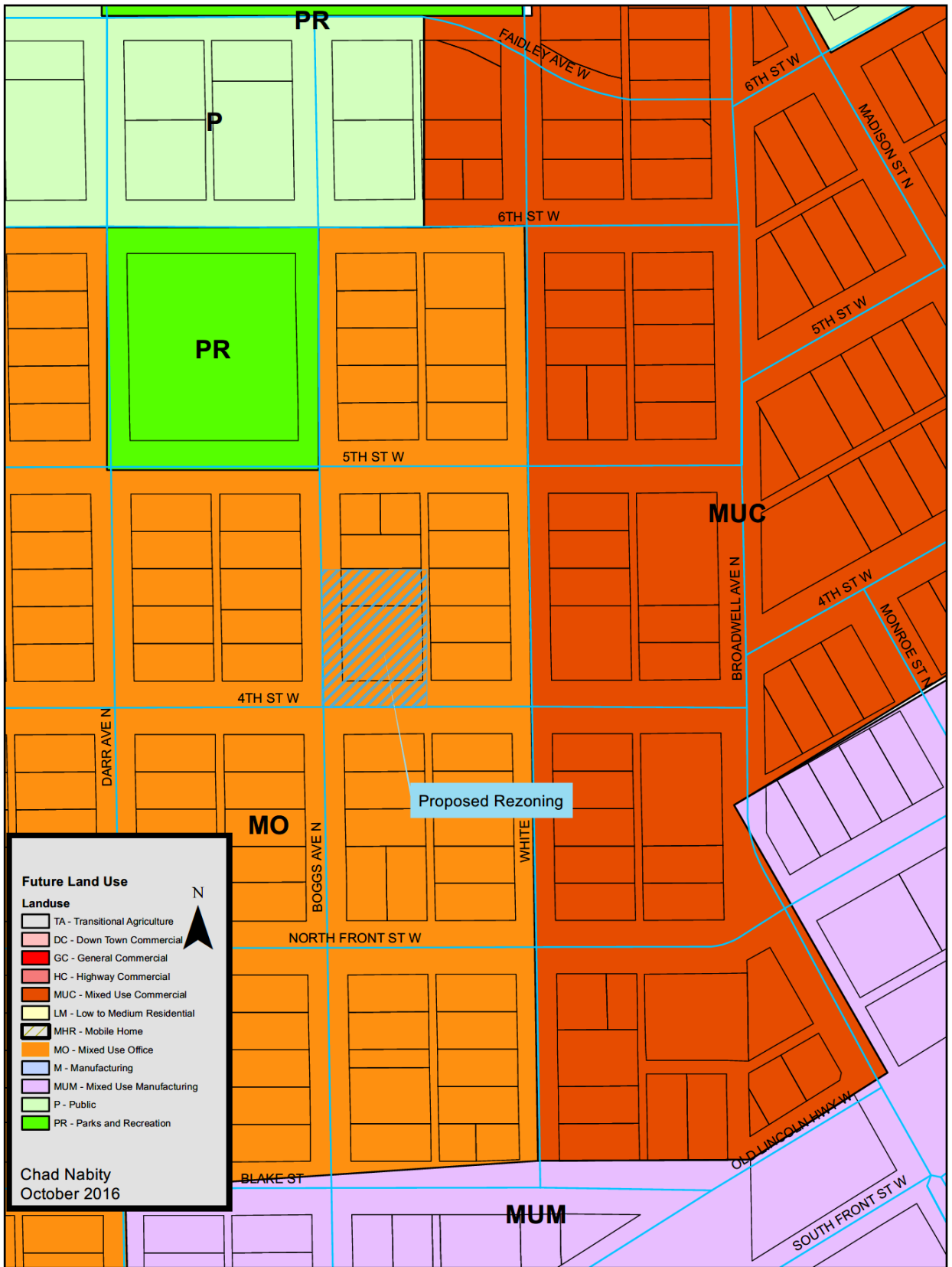


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R-2 Low Density Residential to R-3 Medium Density Zone.

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