



City of Grand Island

Tuesday, November 14, 2017

Council Session

Item E-6

Public Hearing on Request to Rezone Property Located South of Capital Avenue and West of the Union Pacific Railroad Tracks from R-3 Medium Density Residential to R-3 SL Medium Density Residential Small Lot (Habitat for Humanity)

Council action will take place under Ordinances item F-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 14, 2017

Subject: Rezone from R-3 Medium Density Residential to R-3SL Medium Density Residential Small Lot

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

Background

The request is to rezone approximately 4.0 acres of land south of Capital Avenue and west of the Ord Line Railroad operated by Central Nebraska Railroad. The property is located in the City of Grand Island. The applicant is asking that the zoning on this property be changed from R-3-Medium Density Residential Zone to R-3SL Medium Density Residential Small Lot, a new zoning classification that was approved by the city council last month. The proposed change does not increase the density of housing, but does allow for smaller lot sizes. The applicant, Grand Island Area Habitat for Humanity, would be able to fit 25 percent more homes on the land parcel with this change.

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 this rezoning does not change the density of development, but only the lot size. R-3 and R-3SL both allow one dwelling unit for 3,000 square feet of property. The R-3SL was approved by city council in October and would allow for a 35-foot-wide lot. He said Habitat for Humanity would like to use the zoning to get 22 lots on land it owns rather than 17 lots.

Dana Jelinek, 616 Swan Lane, spoke in favor of the rezoning. She is the executive director of the Grand Island Habitat for Humanity. Jelinek said the rezoning doesn't mean Habitat will build smaller homes. They will still build homes at just under 1,100 square feet per home, but the R-3SL zoning will allow them to shave off part of the yard and fit more home lots onto the L-shaped parcel of land they own. Kjar asked if utilities extend to the land now. Jelinek said no. Nabity said city sewer and water is available in Capital Avenue and can be extended into the new development.

Jeremy Trotter, 1024 E. Capital Avenue, said the previous owner of this parcel talked of putting trailer homes there. Trotter said that would be a concern. He asked what types of homes and how many were planned for the parcel. Nabity said Habitat builds stick-built homes on site and 22 homes are planned. Ruge said this will be a very good-looking neighborhood with homes in which property taxes are being paid. Ruge said the R-3SL seems to be a fantastic idea for this parcel.

O'Neill closed the public hearing.

A motion was made by Maurer and seconded by Rubio to recommend approval of the rezoning from R-3 to R-3SL.

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:

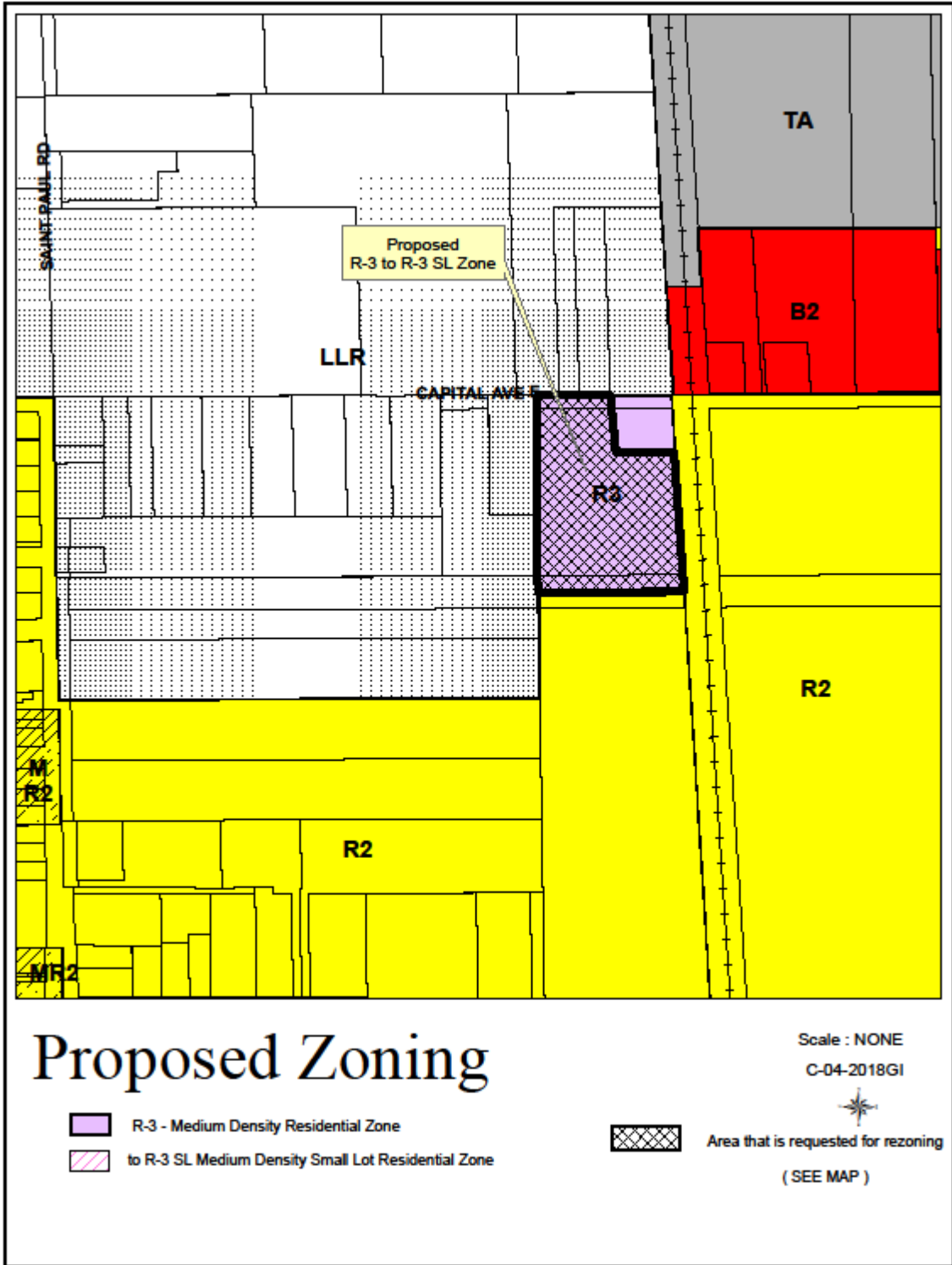
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

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.



Proposed Zoning

Scale : NONE
C-04-2018GI

- R-3 - Medium Density Residential Zone
- to R-3 SL Medium Density Small Lot Residential Zone

Area that is requested for rezoning
(SEE MAP)

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 1, 2017

SUBJECT: *Zoning Change (C-04-2018GI)*

PROPOSAL: An application has been made to rezone Lot 2 of Lassonde Second Subdivision in the City of Grand Island from R-3 Medium Density Residential Zone to R-3SL Medium Density-Small Lot Residential Zone. This property is south of Capital Avenue and west of the Ord Line Railroad operated by Central Nebraska Railroad. The proposed change will not increase the density of housing permitted at this location, but will allow, if approved, single-family homes to be built on smaller lots.

OVERVIEW:

Site Analysis

Current zoning designation:

R-3: Medium Density Residential

Intent of zoning district:

R-3: 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.

Permitted and conditional uses:

R-3: Residential uses with a 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.

Proposed Zoning Designation

R-3SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 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:

Low to Medium Density Residential

Existing land uses.

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North and West: LLR: Large Lot Residential
East and South: R2 Low Density Residential

Intent of zoning district:

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling

units per acre, as well as other open space and recreational activities.

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:

LLR: Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of one unit per 20,000 square feet.

R-2: Residential uses with a density of 1 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: Designated Low to Medium Density Residential Uses

Existing land uses:

North: Capital Avenue, acreage development

South: Outfall Ditch, vacant property

West: Single-family homes

East: Apartment building, railroad tracks

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Maintains current density of dwelling units:* The proposed change does not increase or decrease the expected housing unit density on the property.
- *Provides for affordable housing in Grand Island:* The proposed change would allow the Grand Island Area Habitat for Humanity to increase the number of lots that will fit on this property.

Negative Implications:

- *None foreseen.*

Other Considerations

The property is already intended for residential uses at the proposed density as shown below on the Future Land Use Map for the City of Grand Island.

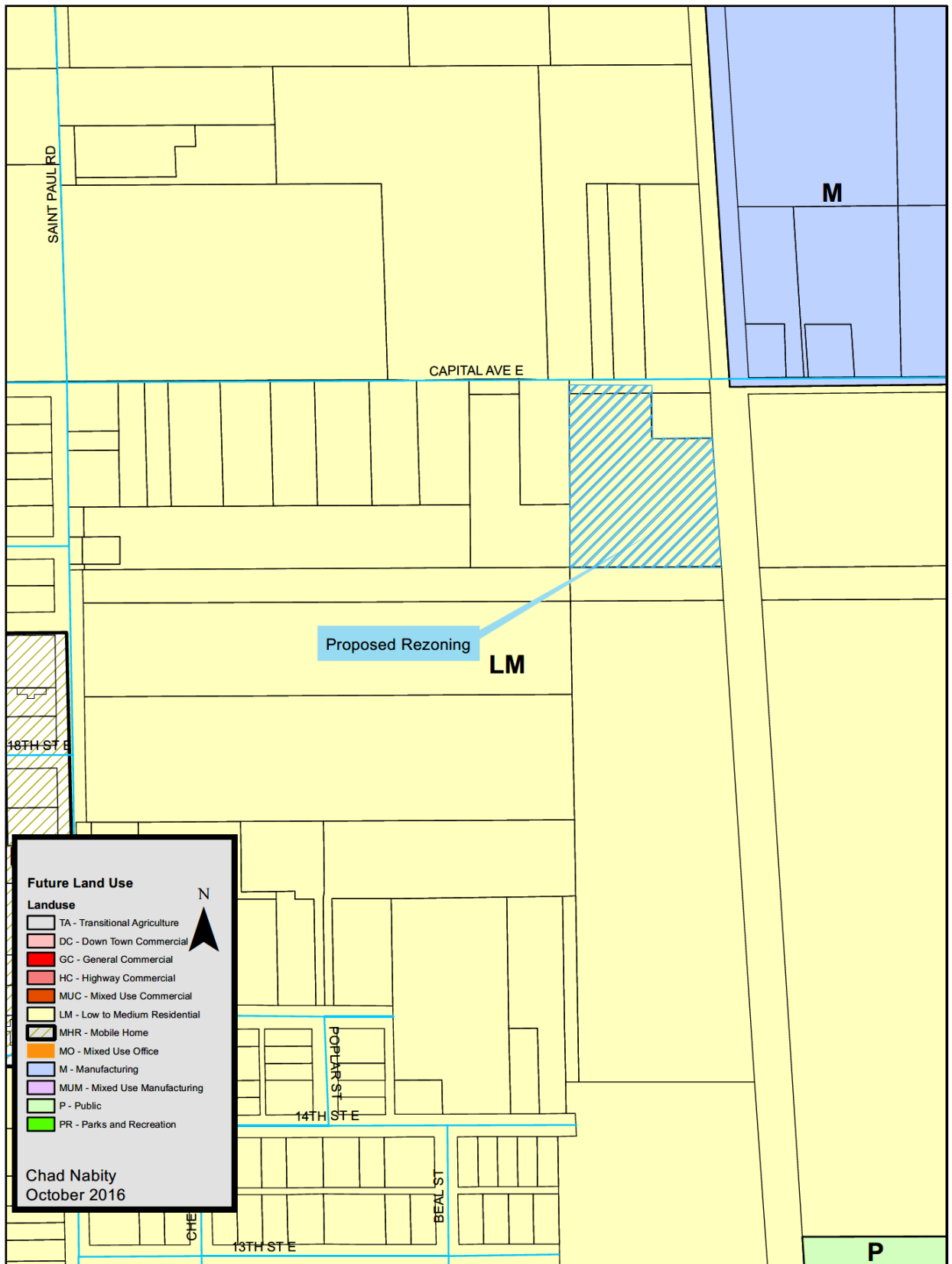


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from R3 – Medium Density Residential to R-3SL Medium Density-Small Lot Residential Zone.

_____ Chad Nabity