



City of Grand Island

Tuesday, August 28, 2018

Council Session

Item E-2

Public Hearing on Request to Rezone Property located South of Capital Avenue and East of Beal Street and North of the Intersection of 12th Street and Lambert Street from R2-Low Density Residential to R3-SL (The Orchard, LLC.)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 28, 2018

Subject: Rezone from R-2 Low Density Residential and LLR Large Lot Residential to R-3SL Medium Density Residential Small Lot

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

Background

The request is to rezone approximately 25 acres of land south of Capital Avenue and the outfall ditch 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-2-Low Density Residential Zone and LLR Large Lot Residential to R-3SL Medium Density Residential Small Lot. This is an extension of the R-3SL zoning district that was approved on the north side of the outfall ditch last year. A small portion of this property is currently zoned LLR and it is the east end of small farmettes that front onto St. Paul Road almost ¼ mile to the west. The proposed development would allow a combination of townhomes and row houses to be developed on this site and provide for potential development of the property between St. Paul Road and western edge of this development on the south side of the outfall ditch.. The applicant, for this change is Fred Hoppe with Hoppe Homes. He has submitted a preliminary plat for consideration based on the proposed change.

Discussion

At the regular meeting of the Regional Planning Commission, held August 1, 2018, the above item was considered following a public hearing.

O'Neill opened the public hearing

Nabity stated since 1995 there have been 4 applications on this property. The proposal is to rezone the property from an R-2 to an R3-SL Medium Small Lot Residential. This would extend south to the Lincoln Heights subdivision that would allow for additional development on this property and some additional density. The area is planned for low medium density residential district it is consistent with the Future Land use map and Comprehensive Plan to go to the R2, R3-SL. The preliminary plat is set to go to council for the September meeting.

The property in question does include all the property that Mr. Hoppe owns with the Orchard LLC and about 70 foot of a back piece of some property owned by Bill and Julie Ziller. Nabity recommend approval for a zone change.

Nabity went on to go over details on how the preliminary plat lays out and ties into Habitat Subdivision to the north. It would be developed in 3 phases. The first phase is an extension of what is being called 17th Street (not 17th that will be changed), will bring 17th Street in and bring Peach Street down to 14th Street. Second Phase will extend Apple Street down to 14th Street. The third phase will be the southern end connecting Peach Street Apple Street and 13th Street. They are talking 32 foot streets with offsets with driveways so there is parking on both sides. One issue is the townhouse lots were set at the same square footage as the other lots and more depth is needed.

Zach Butz, 308 N. Locust Item #5. Representing Fred Hoppe was available for questions.

Ruge asked if the changes that Nabity talked about would affect the zone change. Nabity clarified that it would not affect the zone change but changes would have to be made on the preliminary plat before being approved. Nabity said he would recommend to amend it.

Christine Musich, 921 E. 14th St. Item #5. Christine stated she lived on 14th street right by the dead end. She asked if the intention is solely for homes or if churches would be allowed. Chad said zoning would allow churches in the area. No commercial businesses. He also said they are looking at a park for the residence and a community center for the residence. Christine wanted to know what the projected time frame would be. Nabity said they would like to get started on building homes within the next year. Christine also had concerns with traffic and asked if they would widen the street. Nabity explained it would stay the same and the street would continue on and have access to Capital Avenue.

William Marshalek, 922 E. 14th, Mr. Marshalek stated his property is at the dead end up to 17th Street. He wanted to know if his property would be affected. Mr. Marshalek did not know if for sure if this on his property or not. Nabity explained if he did not own the property, then he needed to talk to Mr. Hoppe to settle.

Christine Musich, 921 E. 14th St. Christine asked with this development is there a plan to connect the Hike and Bike trail to that side of the city. Nabity pointed out not with this development but the Master Hike and Bike plans will be considering in a couple of weeks will help identify those opportunities. This subdivision is planning a sidewalk between the southern end of the subdivision and Lambert Street that will serve children attending Lincoln School. O'Neill advised for Christine to watch the news because they have struggled to get people to comment on the master plan.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to approve the rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential.

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

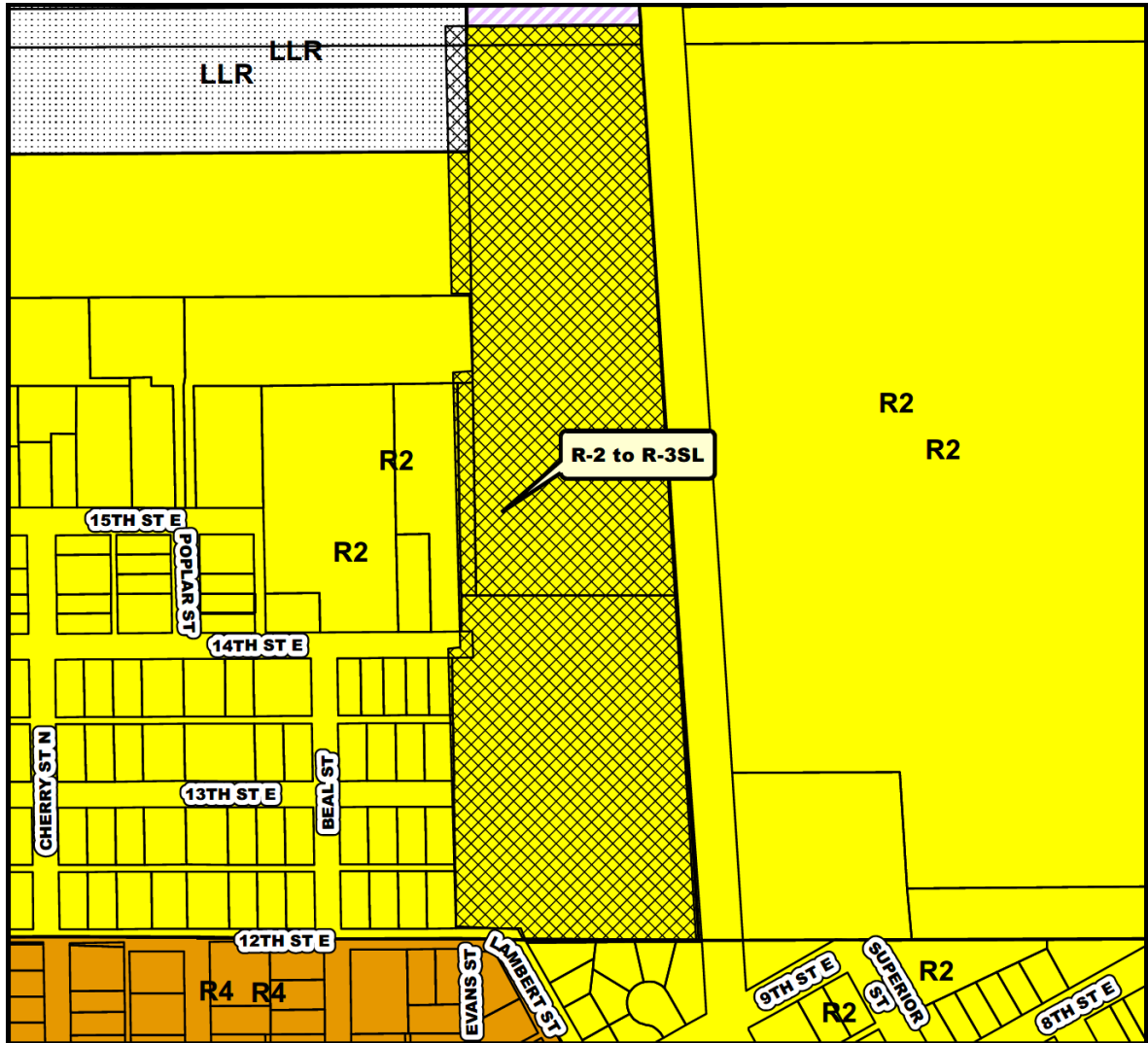
Recommendation

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 Rezoning Map



Legend

-  Location of Requested Zoning Change
-  From: R2 Low Density Residential Zone
-  To: R3-SL

Scale: NONE
C-24-2018 GI



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doris, Nebraska

Agenda Item #6,

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 25, 2018

SUBJECT: *Change of Zoning for property, proposed for platting as The Orchard Subdivision, located in the E ½ NW ¼ of 10-11-9 located South of Capital Avenue, and East of Saint Paul Road north of the intersection of 12th and Lambert Streets, from LLR Large Lot Residential and R2 Low Density Residential to R3-SL Medium Density- Small Lot Residential (C-25-2018GI)*

PROPOSAL: This proposed development would create 160 lots for single-family attached dwellings (duplexes or townhomes) in Northeast Grand Island. The developer is proposing a residential development with lots designed for the construction of more affordable housing. The project would be developed in multiple phases.

This property was rezoned to RD Residential Development Zone in 2003 with 115 lots and duplexes proposed on each lot. The current proposal would take advantage of the R3-SL zoning district to allow smaller lot sizes (minimum 3000 square feet and 24' wide for townhouse lots). The subdivision was approved by Council provided that the developer build 37' wide streets. No action was ever taken on the subdivision and RD zoning district was removed and changed to an R2 Low Density Residential.

The internal streets will be 32' wide back of curb to back of curb and are proposed as public streets. All of the lots will be served by public sewer and water. Due to the development of the sewer trunk line to the along the north side a portion of the drainage way has been filled in and the streets can connect through the Lassonde Subdiivison to Capital Avenue.

OVERVIEW:

Site Analysis

Current zoning designation:

R-2-Low Density Residential and **LLR** Large Lot Residential.

Permitted and conditional uses:

R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities. **LLR**-Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet.

Comprehensive Plan Designation:

Designated for future low to medium residential development.

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

North: R3-SL-Medium Density Small Lot Residential,

South, R2 Low Density Residential and **R4** High Density Residential

East, R2- Low Density Residential

<i>Permitted and conditional uses:</i>	<p>and West: LLR-Large Lot Residential and R2 Low Density Residential</p> <p>LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet. R2 residential uses at a density of 7 units per acre. Minimum lot size 6,000 square feet. 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. R4 residential uses at a density of 43 units per acre. Minimum Lot size 6,000 square feet.</p>
<i>Comprehensive Plan Designation:</i>	<p>North, South, East and West: Designated for future low to medium density residential development and or medium density residential to to office uses.</p>
<i>Existing land uses:</i>	<p>North,: Drainage ROW and vacant property recently resubdivided and rezoned for residential development.</p> <p>East, Agricultural land, Railroad ROW</p> <p>West: Some acreage development along St. Paul Road. Typical urban scale residential along the south and west.</p> <p>South: Typical urban scale residential</p>

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment. This development would allow 160 dwellings on a 23.813 acre parcel. This is an average of 6.71 units an acre or slightly less than the 7 units per acre permitted in the current R2 zoning district the R3-SL does allow for smaller lot sizes though. The proposed development would be considered between low and suburban density development.
- *Provides additional housing opportunities in Northeast Grand Island.* This would be the largest residential subdivision in this area in more than 50 years. Most of the new development and housing in this part of the community has been done by Habitat for Humanity.
- *Provides for new construction housing in a lower price range than is available across most of Grand Island.* This development will provide for new construction housing in a price range that is very hard to meet with the current costs of development. The smaller lot sizes, attached single-family construction, and standardized floor plans all make this project a more efficient (less costly) development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

- *Narrower Streets lower development and maintenance costs:* Narrower streets do not cost as much as wider streets. These lower costs can be passed on to the homeowner. With this development, the narrower streets also increase the amount of greenspace available in this subdivision.

Negative Implications:

- *Additional development in this part of town will likely increase the school age population:* Grand Island public schools will have to deal with additional students at Lincoln elementary school. This development will be phased so not all of the units will come online at the same time.

Other Considerations

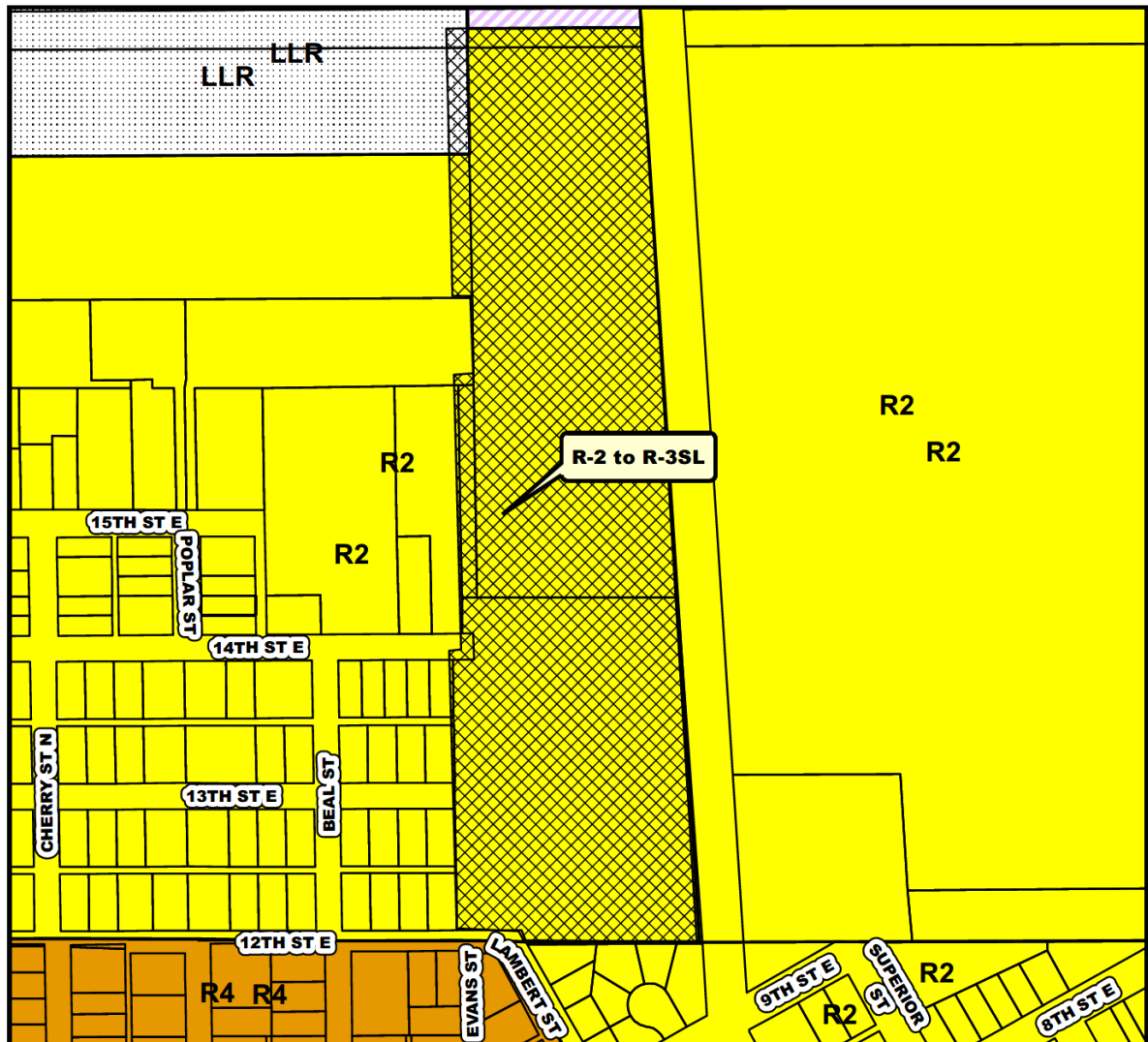
This particular property has been the subject of three RD zones since 1995. The first RD was approved for apartments on the entire tract with 120 units on the smaller southern tract (south of 14th Street) additional units were expected in the northern portion. Nothing happened within the 18 month time frame after approval of the RD zone. The applicant requested that the time frame be extended for the southern portion of the project and this was approved. In January of 2000, that extension was reversed due to the passage of another 18 months without any development. In 2003 an RD zone was approved for 115 duplex units contingent on the developer building 37' public streets to serve the subdivision. After 18 months without any development the RD zoning was reversed. No action has been taken on the property between 2003 and 2018.




RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the preliminary plat for The Orchard Subdivision and approve the change of zoning from R2-Low Density Residential to R3-SL – Medium Density Small Lot Residential.

_____ Chad Nabity AICP, Planning Director

Proposed Rezoning Map



- Legend**
-  **Location of Requested Zoning Change**
 -  **From: R2 Low Density Residential Zone**
 -  **To: R3-SL**

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