



# City of Grand Island

Tuesday, September 11, 2018

Council Session

## Item E-2

**Public Hearing on Request to Rezone Property located East of Ebony Lane between The Sterling Apartments and Sterling Estates Park from R-4 – High Density Residential to R-2 – Low Density Residential (Starostka Group Unlimited)**

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

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** September 11, 2018

**Subject:** Rezone from R4 High Density Residential to R2 Low Density Residential Amended CD Zone

**Item #'s:**

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

## **Background**

Staff is requesting that the property proposed for platting as Sterling Estates 10<sup>th</sup> Subdivision be rezoned from R4 High Density Residential to R2 Low Density Residential. This property is located north and south of Monarch Avenue a street that has been built with a width of 32 foot with parking on one side. The proposed change will help insure that the density of units along this stretch of street remains the same as has been proposed by the developers. They intend to build units like the ones to the east and south of this property and the R2 zoning does not impact that plan but will limit any future changes.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held September 5, 2018 the above item was considered following a public hearing.

Ruge opened the Public Hearing.

Nabity explained that this request is based on the concerns from staff that the current zoning district would allow substantially more units on each lot, up to 6 units potentially and that the number of units possible and the existing 32 foot street would likely create parking and congestion issues. The reduction in density to the R2 zone is consistent with the developers' plan for the area and consistent with what they have already built in the area

No members of the public spoke regarding the request.

Ruge closed the Public Hearing.

A motion was made by Hendricksen and seconded by Rubio to recommend approval of the request to rezone as presented.

The motion carried with 7 members present voting in favor (Ruge, Robb, Kjar, Rainforth, Allan, Rubio, Hendricksen) and 1 abstaining Randone.

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

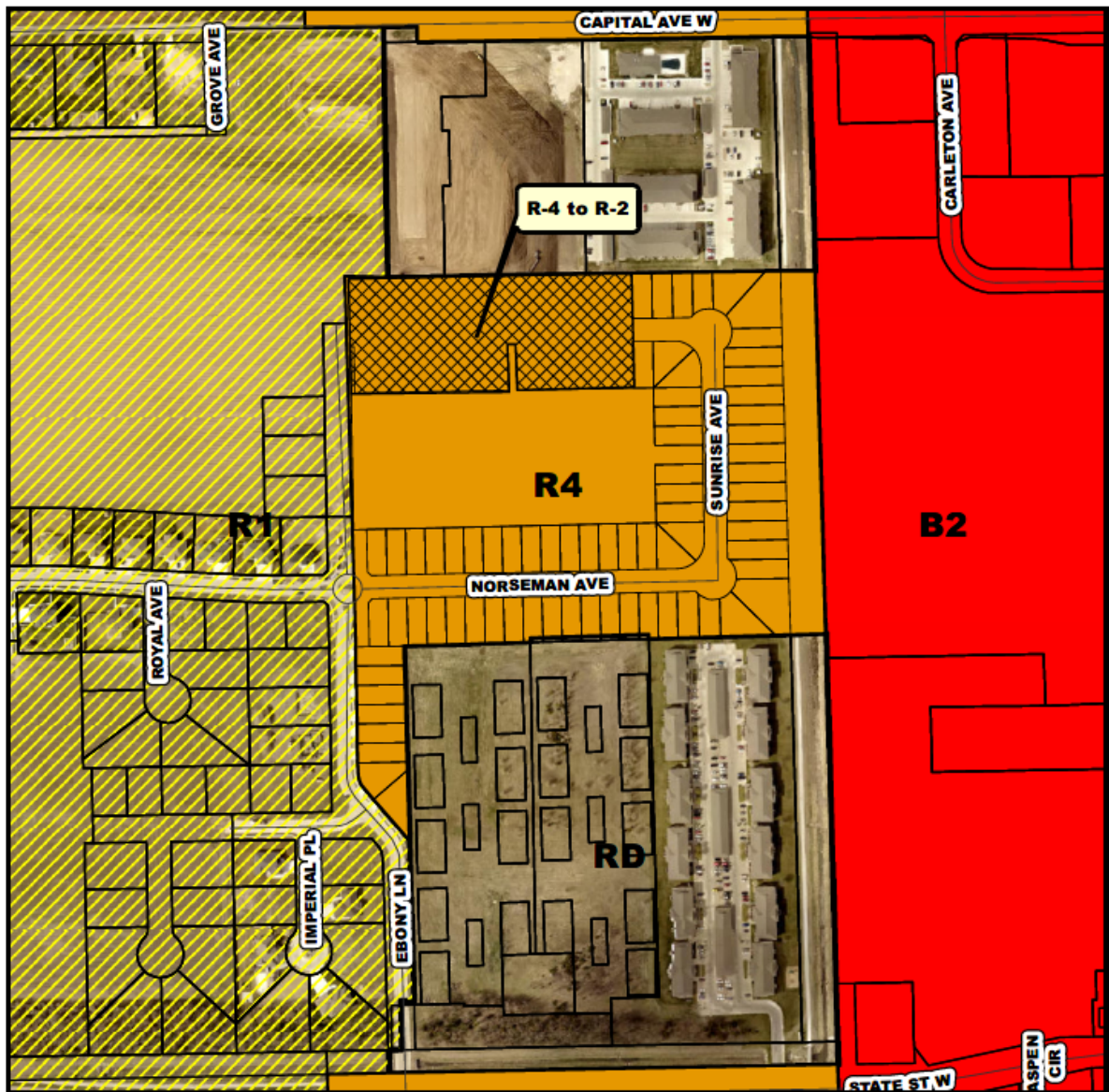
### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance and development plan as presented.

# Subdivision Location Map



## Legend

- From: R4 High Density Residential Zone
- To: R2 Low Density Residential Zone

Scale: NONE  
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Village  
of Ash, Kane and Elgin, Nebraska

## Agenda Item 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 5, 2018

**SUBJECT:** *Zoning Change (C-29-2018GI)*

**PROPOSAL:** The Regional Planning Department staff is recommending that a change of zoning be considered for property being platted as Sterling Estates Tenth Subdivision. This is An application has been made to rezone 4.919 acres south of Capital Avenue, north of Sterling Estates Park between Ebony and Sunrise north from **R4** High Density Residential to **R2** Low Density Residential.. The developers have built 64 town homes around the south and west side of Sterling Estates Park and are planning to build an additional 28 units on the north side on either side of Monarch Avenue. Monarch Avenue was built as a 32 foot wide street with parking allowed on the north side of the street and restricted from the south side.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**R4-** High Density Residential

*Permitted and conditional uses:*

**R4-**

Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural use

*Comprehensive Plan Designation:*

Low to Medium Density Residential and Medium Density Residential to Office

*Existing land uses.*

Vacant Undeveloped Property

##### Adjacent Properties Analysis

*Current zoning designations:*

**West: R1-** Suburban Density Residential

**East and South: R4-**High Density Residential

**North: RD** Residential Development Zone

*Permitted and conditional uses:*

**R1-** Agricultural uses, recreational uses and

residential uses at a density of 4 dwelling units per

acre **R4-** Residential uses at a density of 43

dwelling units per acre with 60% coverage,

recreational uses, non-profit and institutional uses

along with agricultural uses. **RD** - Residential uses

at a density of 43 dwelling units per acre with 50%

coverage. This is a planned development and must be approved by Council.

*Comprehensive Plan Designation:*

**East South and North:** Medium Density Residential to Office Use

**West:** Low to Medium Density Residential

*Existing land uses:*

**North:** Farm Ground

**East:** Townhouse development similar to the proposed development here with 37, streets,

**West:** Farm house and farm ground

**South:** City Park, Townhouse development similar to the proposed development here with 37, streets,

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated both Low to Medium Density Residential and Medium Density Residential to Office uses within the plan lower densities to the west and higher densities to the east.
- *Will limit the density of dwelling along the narrower street:* As planned the proposed development will be the same as the other units built around the park. Each unit has a 2 car garage and 2 parking spaces off street in front of the garage. Because the street is narrower here, and there is less on street parking allowed, this will help insure that in the future densities do not increase without consideration of the impact of higher density on the parking area available?
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

### **Negative Implications:**

- *None foreseen*

### **Other**

The reason that staff is suggesting this change is to avoid problems with parking availability in the future. It is likely that the current developer will finish this out with townhomes as planned and rezoning would not be necessary. It is also possible that one or more of these lots could be developed with apartment buildings containing up to 6 dwelling units based on the current zoning. That would most likely result in an issue with parking especially with the limited street parking.

This particular site will serve as a good test for narrower streets with similar housing on both the north and south sides of the park and different size streets on the north and south side of the park.

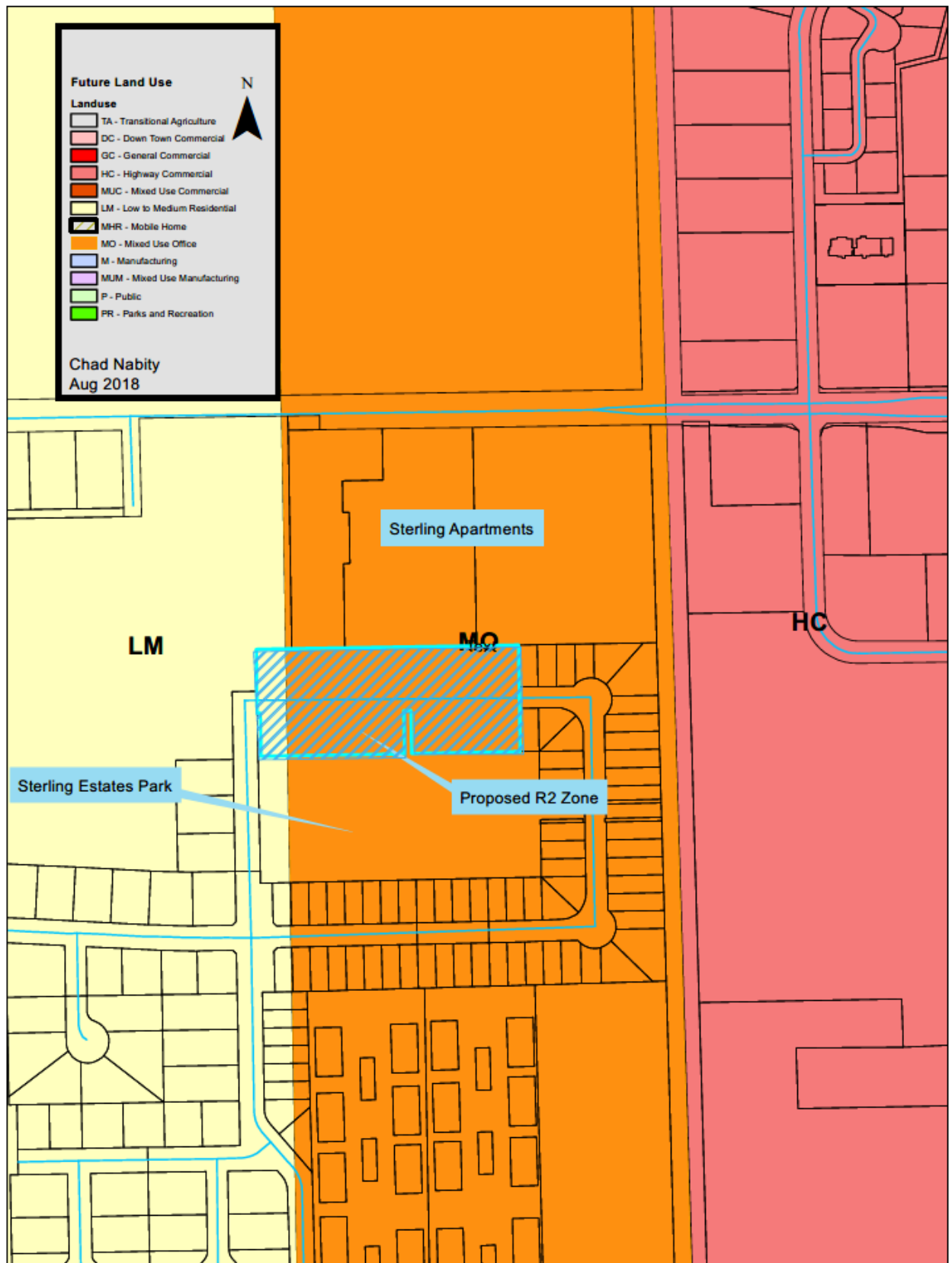


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R4-High Density Residential to R2- Low Density Residential.

\_\_\_\_\_ Chad Nabity AICP, Planning Director