



City of Grand Island

Tuesday, March 26, 2019

Council Session

Item E-3

Public Hearing on Request to Rezone Property located at 200 East Hwy 34 from RD – Residential Development to Amended RD Residential Development (Talon Apartments).

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 26, 2019
Subject: Rezone from RD Zone to Amended RD Zone
Presenter(s): Chad Naby AICP, Regional Planning Director

Background

An application has been made to rezone the east side of the Talon Apartments Subdivision from RD Zone to Amended RD Zone and approve a modified development plan.

Discussion

At the regular meeting of the Regional Planning Commission, held March 13, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Naby explained the original layout proposed with 4 (32 unit) apartment buildings. They are now proposing to amend this to 6 (22 unit) buildings instead of 4 buildings. The buildings will contain a mixture of 1 and 2 bedroom apartments with some attached garages. The new layout will include 2 buildings along the north end and clubhouse and pool central and a quad of 4 units where they had 2 units. Naby recommended approval. This plat of this does include a piece of CRA property where the Desert Rose was along the north edge of the CRA property where the drive into the apartments is located. CRA has agreed to sell that property as it is already covered by an access easement.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat finding that the proposed development is consistent with the Comprehensive Development Plan for the City of Grand Island.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members voting no.

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

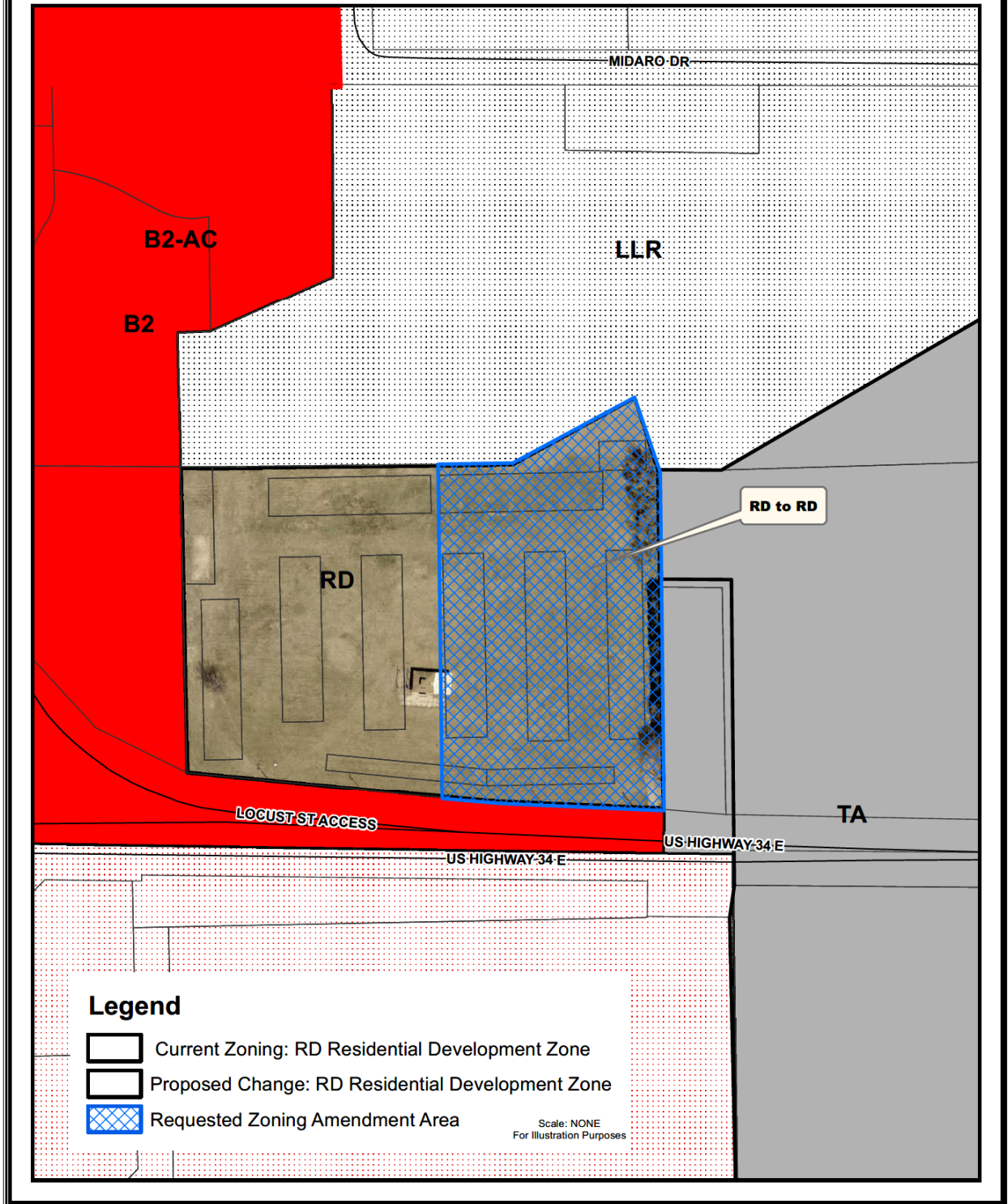
Recommendation

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 AREA LOCATION MAP



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 1, 2019

SUBJECT: *Zoning Change (C-14-2019GI)*

PROPOSAL: An application has been made a portion of Talon Apartments First Subdivision including lots 6-9 and a portion of Lot 10 and Outlot A from RD Residential Development Zone to Amended RD Residential Development Zone. The developers originally proposed to build four 36 unit buildings and detached garage space within this area and are proposing to build 6 twenty two unit buildings with some attached garages, a club house and pool and some detached garage space. The total number of units in this section would drop from 144 units to 132 units and 30 indoor parking spaces would be added.

OVERVIEW:

Site Analysis

Current zoning designation: **RD** Residential Development Zone. This portion of the property as approved for an additional 144 units of apartments in four 36 unit building.

Permitted and conditional uses: **RD** This portion of the property as approved for an additional 144 units of apartments in four 36 unit building.

Comprehensive Plan Designation: Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

Existing land uses. Vacant (this is planned for additional apartment development)

Proposed Zoning Designation **Amended RD.** The developers originally proposed to build four 36 unit buildings and detached garage space within this area and are proposing to build 6 twenty two unit buildings with some attached garages, a club house and pool and some detached garage space. The total number of units in this section would drop from 144 units to 132 units and 30 indoor parking spaces would be added

Adjacent Properties Analysis

Current zoning designations: **North: LLR-** Large Lot Residential
East TA- Transitional Agriculture,

West: B2-AC General Business with an Arterial Commercial Overlay and **RD** Residential Development Zone
South: CD-Commercial Development Zone

Permitted and conditional uses: **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **RD** this is the first 4 buildings in the Talon Apartment development with 144 units. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

Comprehensive Plan Designation: **North:** Designated for Low to Medium Density Residential.
West: Designated for General and Highway Commercial
East: Designated for Medium Density Residential to Office
South: Designated for Highway Commercial

Existing land uses: **North Lake front residential on very large lots**
South: Walmart
East: Residential and Farm Ground
West: The first phase of the Talon Apartment development and vacant property owned by CRA (formerly The Desert Rose)

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses. Apartments are allowed within the commercial districts of Grand Island.
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.

- *New residential development may spur additional commercial development:* Most of the new commercial development has occurred in northwest Grand Island along the U.S. Highway 281 corridor because that is the largest new population center. The lots in front of Wal-Mart just to the south of this project have been available for more than 10 years and there has not been any additional development at that location. One possible reason for this may be that there has not been much new housing developed in southeast Grand Island. This is a chance to change that and potentially encourage additional commercial development in the area as well.
- *New Market Rate Rental Housing:* This is a proposal reduces the number of apartments slightly but includes additional garage space and amenities for the complex including a club house and pool.

Negative Implications:

- *Potential Impact to Schools:* This project is not designed to appeal to families with school age children but if some families live in the apartments it would have an impact on schools, most especially Star elementary. This proposal decreases the total number of units in this development by 12.

Other Considerations

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

As this is an RD zone the rezoning approval includes approval of the enclosed development plan, preliminary and final plat. The proposed plan as amended would swap four 3 story 36 unit buildings each on their own lot, a single lot for garage structures and a lot at the northeast corner of the property for a maintenance building for six 3 story, 22 unit buildings with some attached garages and a lot for existing garage structures.

A copy of the proposed building elevations is attached.

PROPOSED AREA LOCATION MAP

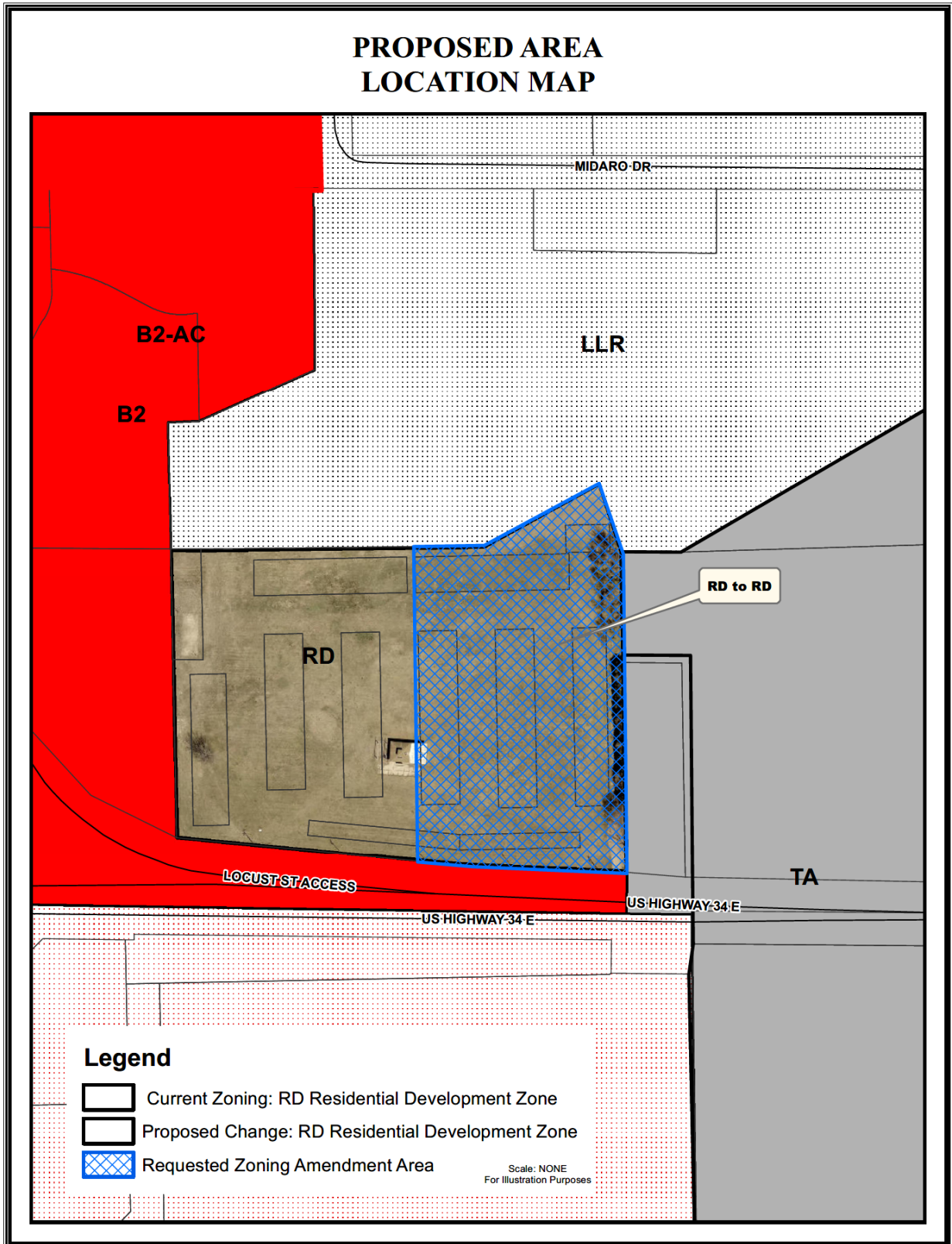


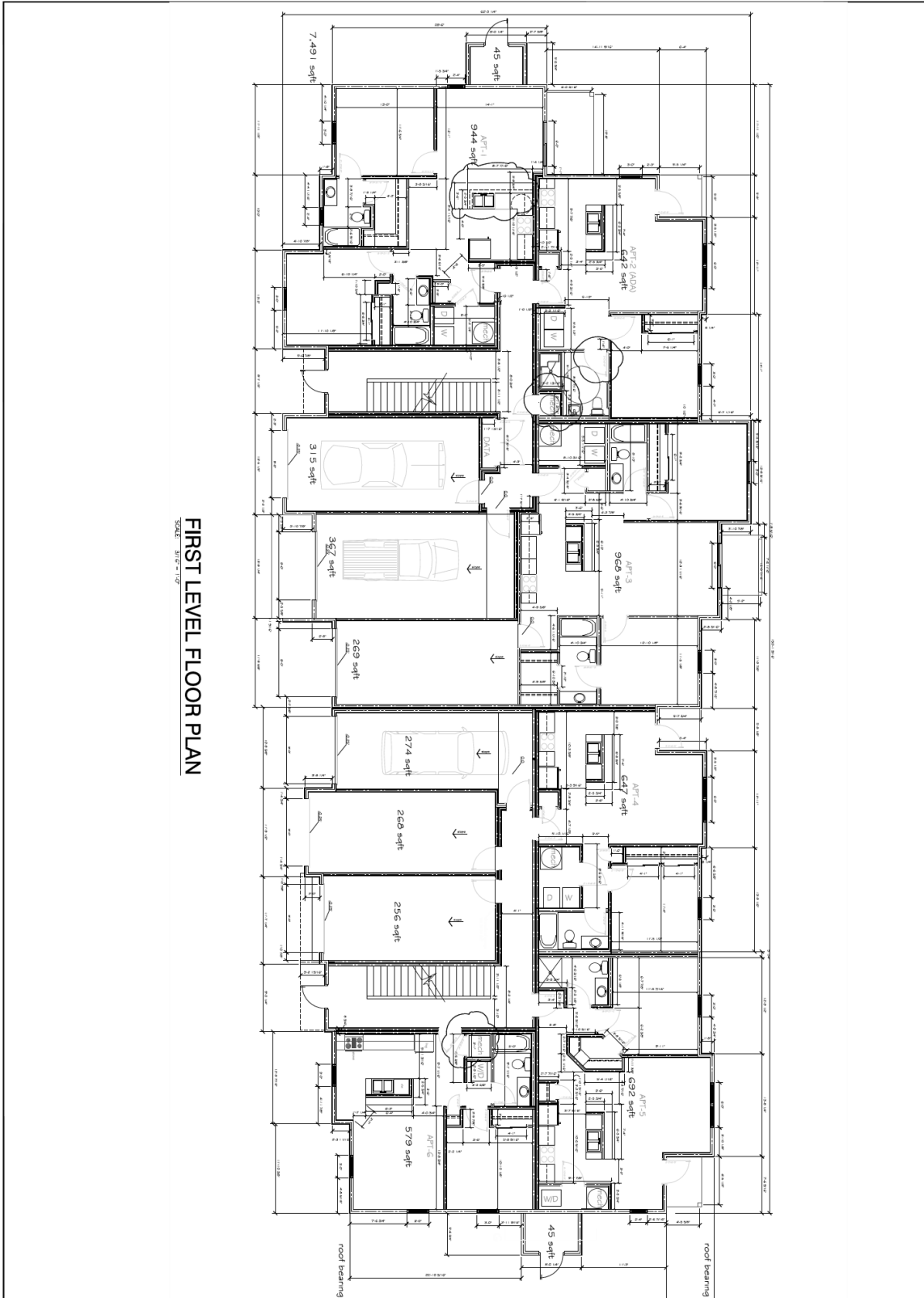
Figure 1 Requested Zoning Change

RECOMMENDATION:


That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to Amended RD Residential Development Zone and approve the proposed development plan as submitted.

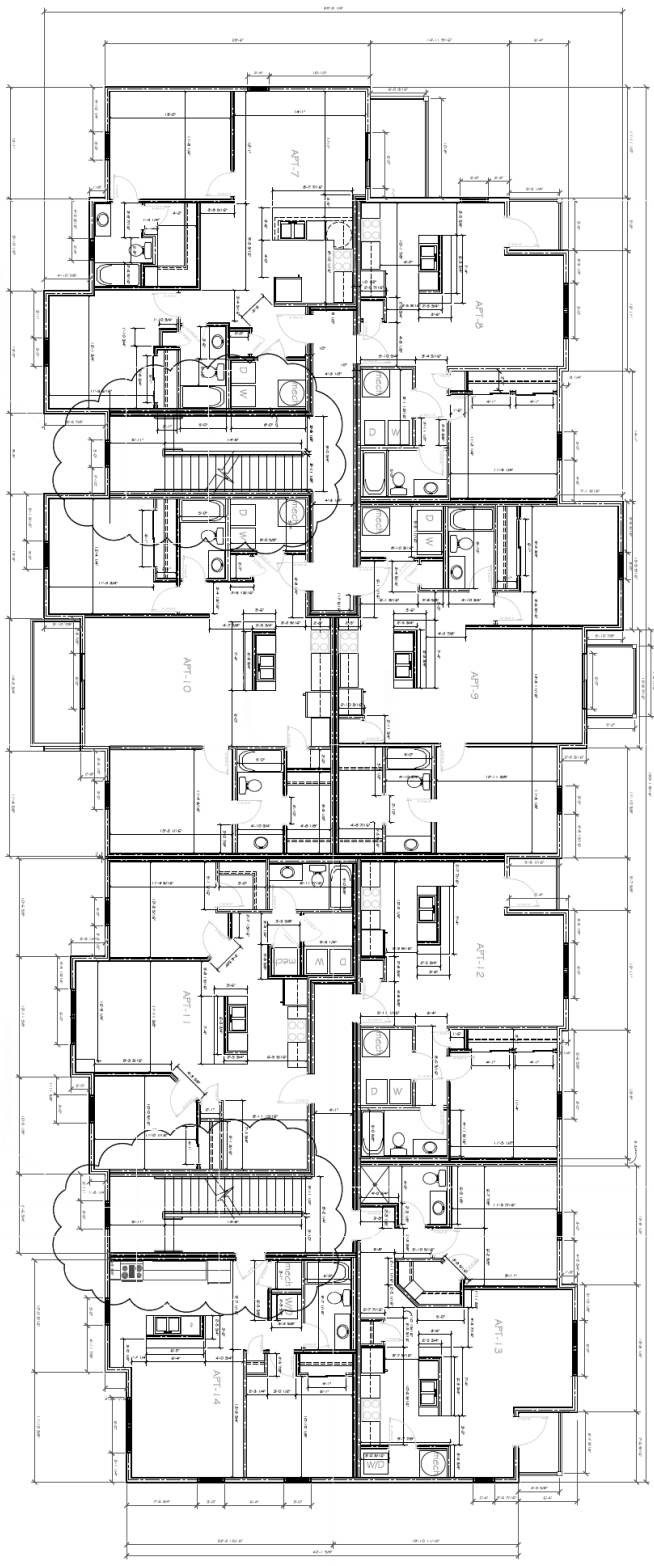
_____ Chad Nabity





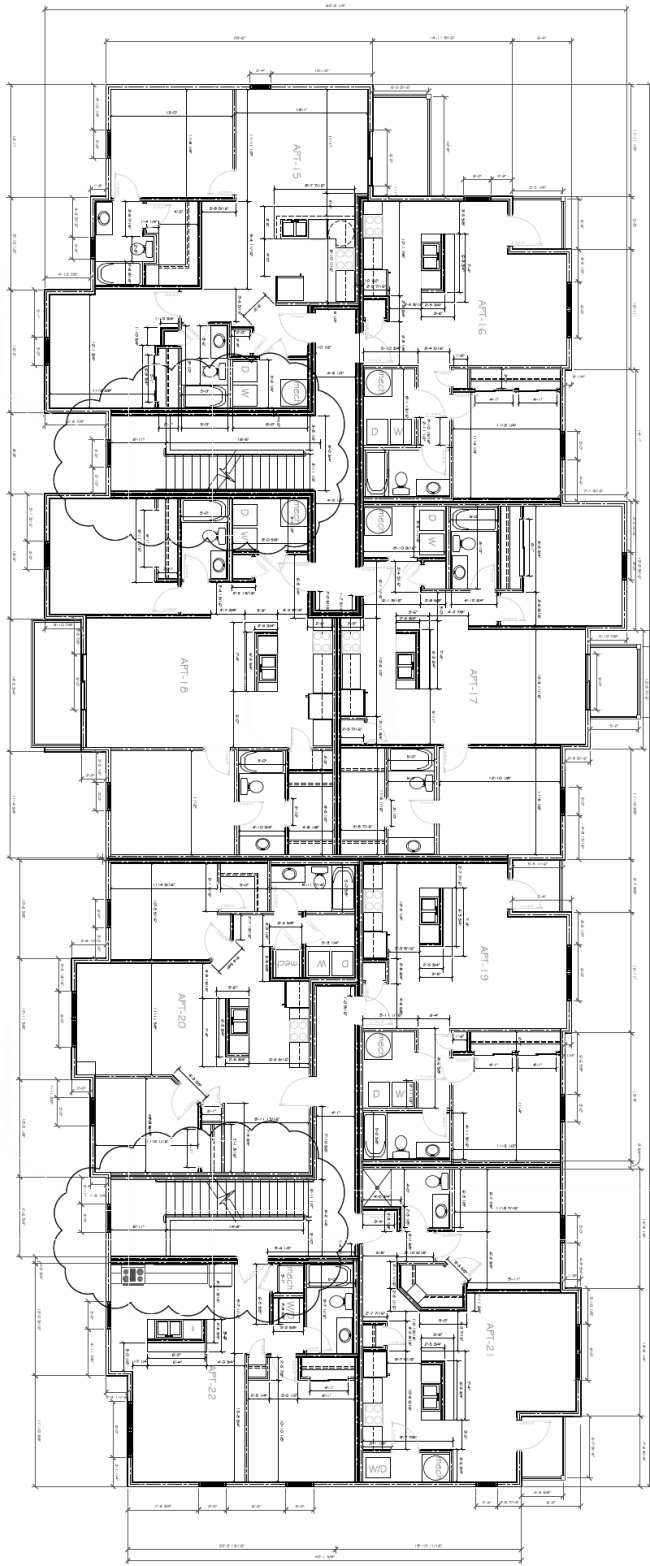
FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

	<p>TITLE 1st Level Plan</p> <p>PROJECT Apartment Floor Plan Norfolk, NE</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS			
NO.	DATE	REVISIONS							
<p>GRANDMARK ARCHITECTURE 1000 W. 11TH STREET, SUITE 100 NORFOLK, NE 68701 PHONE: 402.633.8728</p> <p>PROJECT NUMBER 100000000</p> <p>DRAWN BY SPD</p> <p>CHECKED BY SPD</p> <p>DATE 4-1-18</p> <p>SHEET NUMBER A-100</p>									




2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

 <p>GRAHAM ARCHITECTURE 1035 SUFFOLK AVENUE, SUITE 100 NORFOLK, VA 23502 PHONE: 757.622.9788 PROJECT NUMBER: 18-0390 DRAWN BY: SPG CHECKED BY: SPG DATE: 1-11-19 THUMB NUMBER: A-101</p>	<p>TITLE 2nd Floor Plan</p> <p>PROJECT Legacy Bend Apartments Sunrise Drive Norfolk, NE</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS			
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3RD FLOOR PLAN
SHEET 310 OF 310

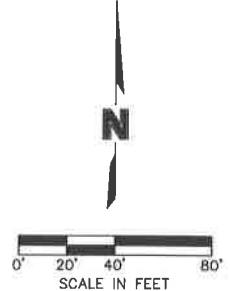
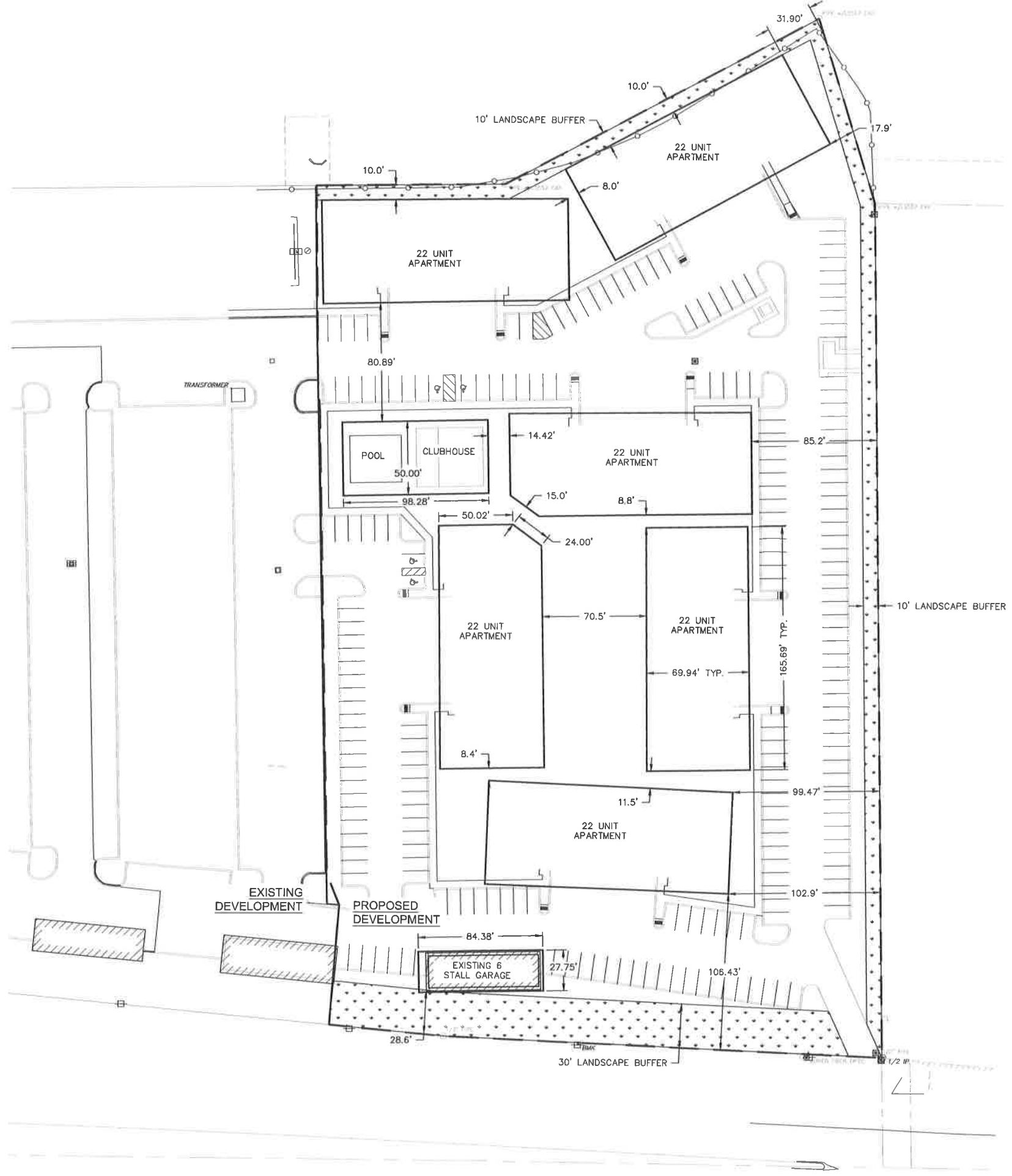
 <p>GRANDIS ARCHITECTURE 100 NORTH PLATEAU, SUITE 100 NORFOLK, VA 23510 PHONE: 804-834-9798 FAX: 804-834-9799</p> <p>PROJECT NUMBER 14-0200</p> <p>ROOM 3FD</p> <p>CHECKED BY SPG</p> <p>DATE 4-1-18</p> <p>SHEET NUMBER A-102</p> <p>PROJECT NUMBER 14-0200</p>	<p>TITLE 3rd Floor Plan</p> <p>PROJECT Apartment Floor Plan Norfolk, NE</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS			
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TALON APARTMENTS 2ND SUBDIVISION DEVELOPMENT PLAN

JANUARY 2019

DEVELOPMENT PLAN
EXHIBIT A

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 USER: sprnggy



olsson

TEL 308.384.8750
FAX 308.384.8752
www.olsson.com
201 East 2nd Street
Grand Island, NE 68802

REV. NO.	DATE	REVISIONS DESCRIPTION

DEVELOPMENT PLAN	2019
TALON APARTMENTS PHASE 3	
GRAND ISLAND, NEBRASKA	

drawn by: _____
 checked by: _____
 approved by: _____
 project no.: 017-0218
 drawing no.: _____
 date: 01.10.19

SHEET
EXHIBIT A

TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 1 OF 3
LOT LAYOUT

SUBDIVISION AREA
5.42 ACRES

ZONING
EXISTING ZONE: RD
PROPOSED ZONE: RD

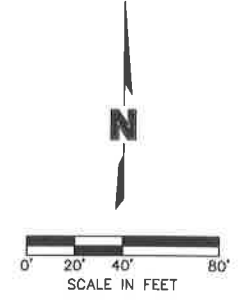
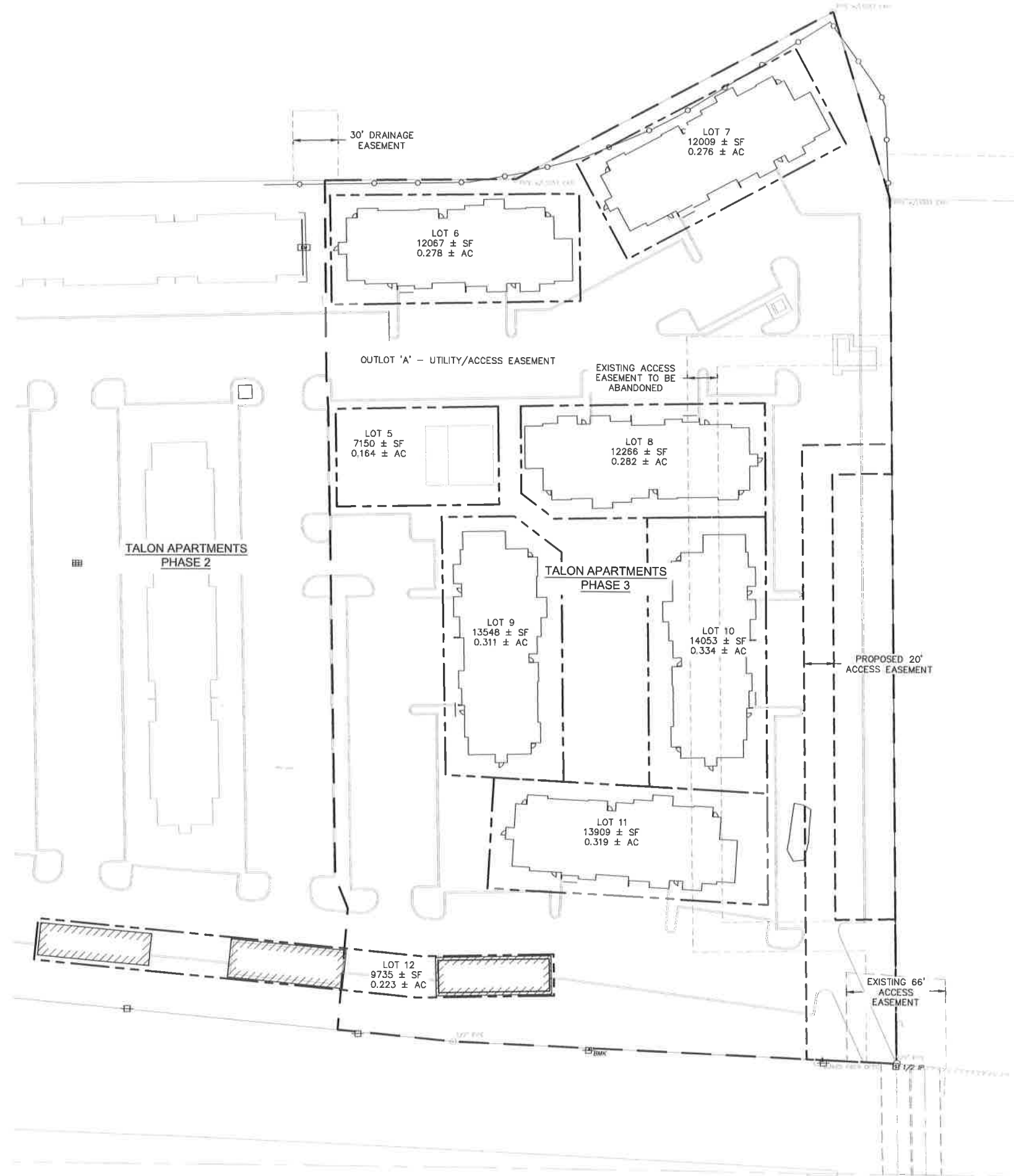
DEVELOPER/OWNER
TALON APARTMENTS
INC.
705 N. WEBB ROAD
GRAND ISLAND, NE
68803

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NE 68802

LEGAL DESCRIPTION

A REPLAT OF TALON APARTMENTS FIRST SUBDIVISION,
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF
236,250.12 SQUARE FEET OR 5.42 ACRES MORE OR
LESS.



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REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT	2019
TALON APARTMENTS PHASE 3	
GRAND ISLAND, NEBRASKA	

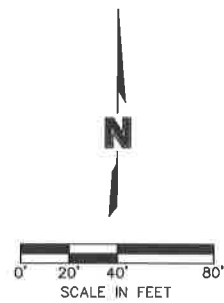
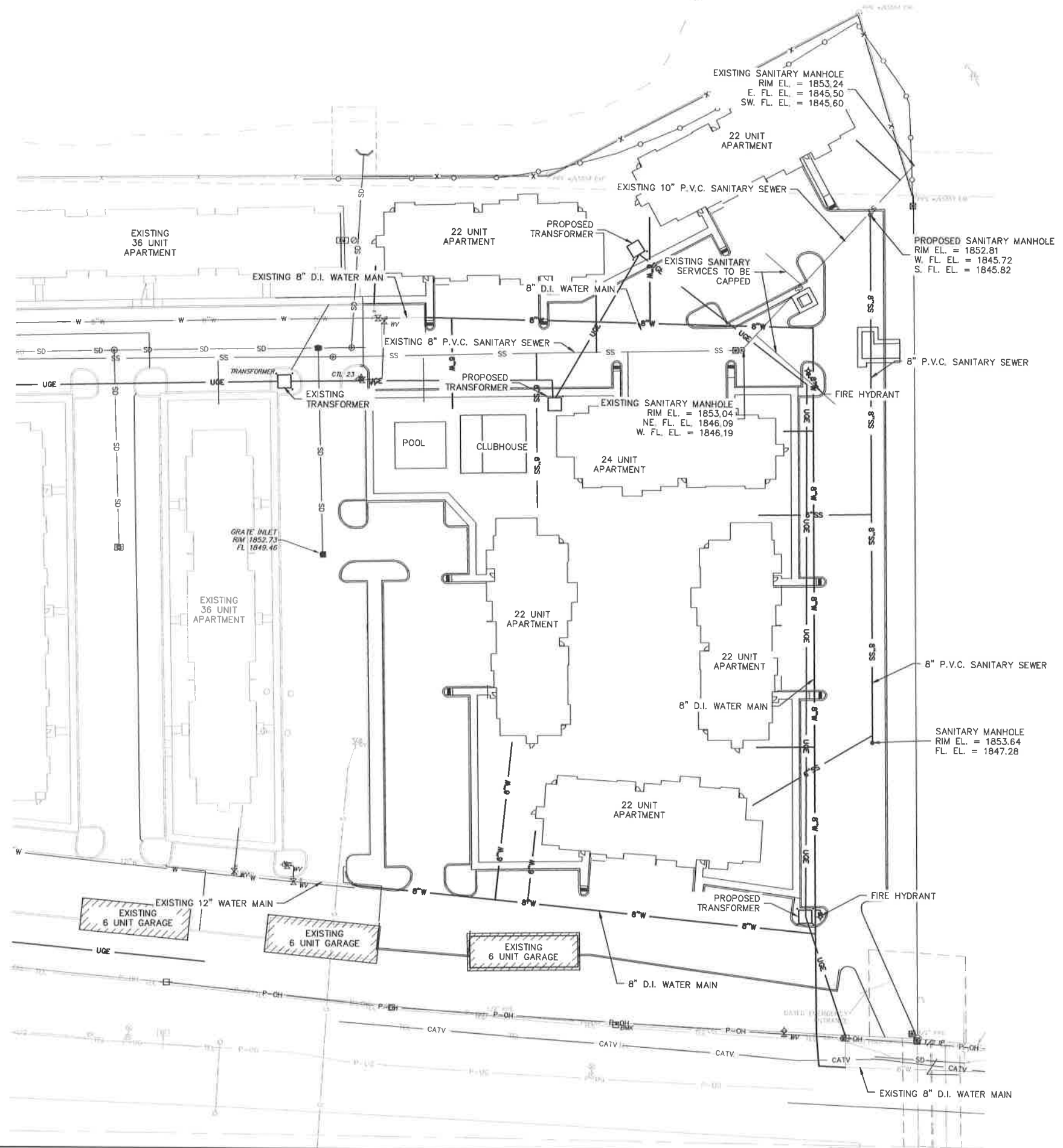
drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 017-0216
 drawing no.: _____
 date: 01.10.19

SHEET
1 of 3

TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 2 OF 3
UTILITY LAYOUT



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 USER: sgnogy
 V_XTPO_019-0094

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REV. NO.	DATE	REVISIONS DESCRIPTION

2019

UTILITY LAYOUT
TALON APARTMENTS
PHASE 3
GRAND ISLAND, NEBRASKA

drawn by: _____
 checked by: _____
 approved by: _____
 GA/GC by: _____
 project no.: 017-0218
 drawing no.: _____
 date: 01.10.19

SHEET
2 of 3

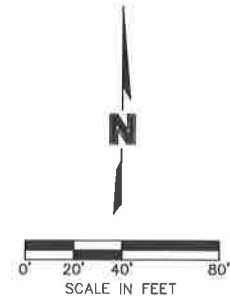
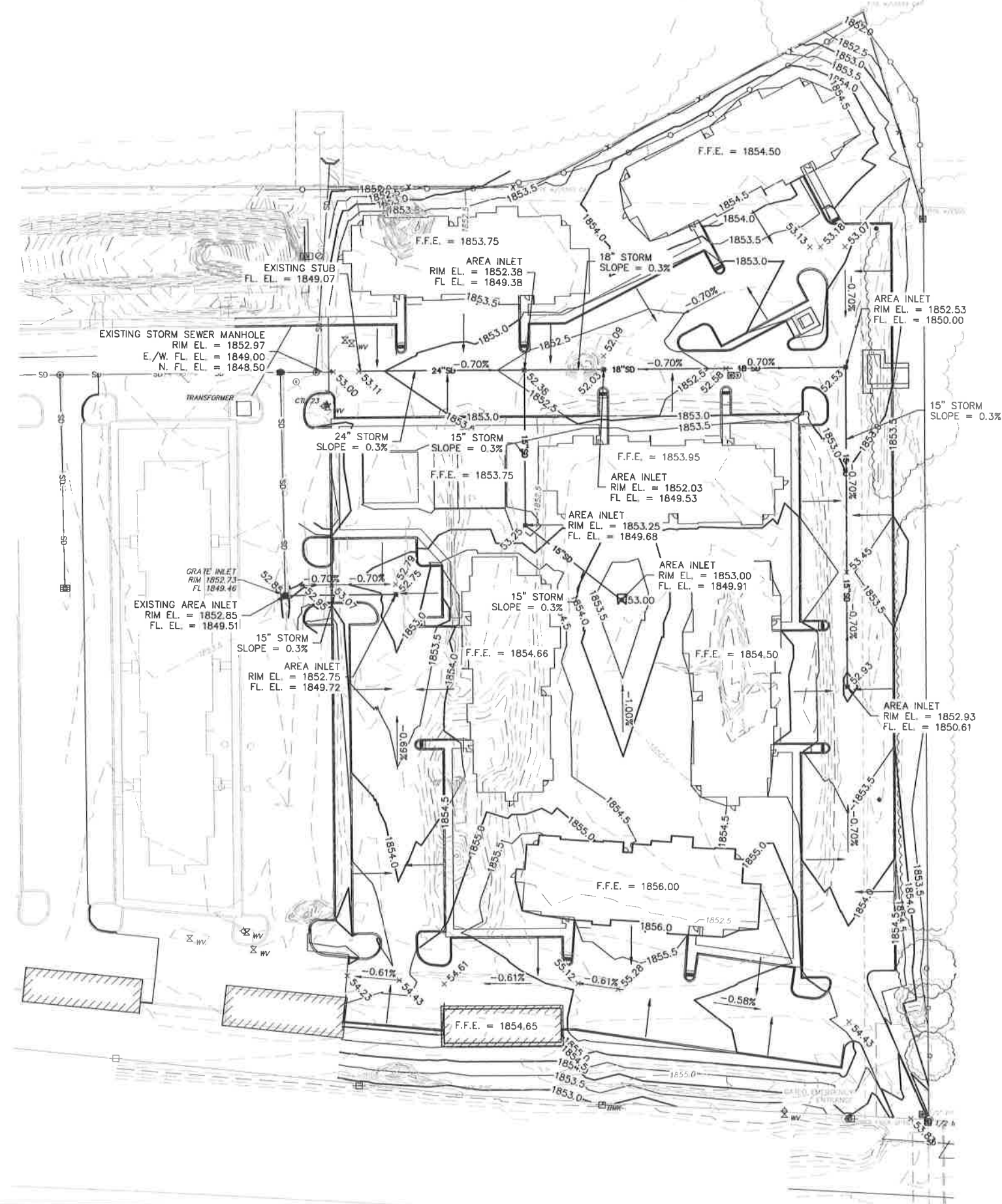
TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT

10 YEAR PRE-DEVELOPMENT RUNOFF
AREA = 5.42 ACRES
C = 0.37
PEAK RUNOFF = 9.22 CFS

10 YEAR POST-DEVELOPMENT RUNOFF
AREA = 5.42 ACRES
C = 0.63
PEAK RUNOFF = 23.21 CFS



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GRADING & DRAINAGE LAYOUT

TALON APARTMENTS
PHASE 3

GRAND ISLAND, NEBRASKA

REV. NO. DATE DESCRIPTION

REV. NO.	DATE	DESCRIPTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

drawn by: _____
checked by: _____
approved by: _____
GAVGC by: _____
project no.: 017-0218
drawing no.: _____
date: 01.10.19

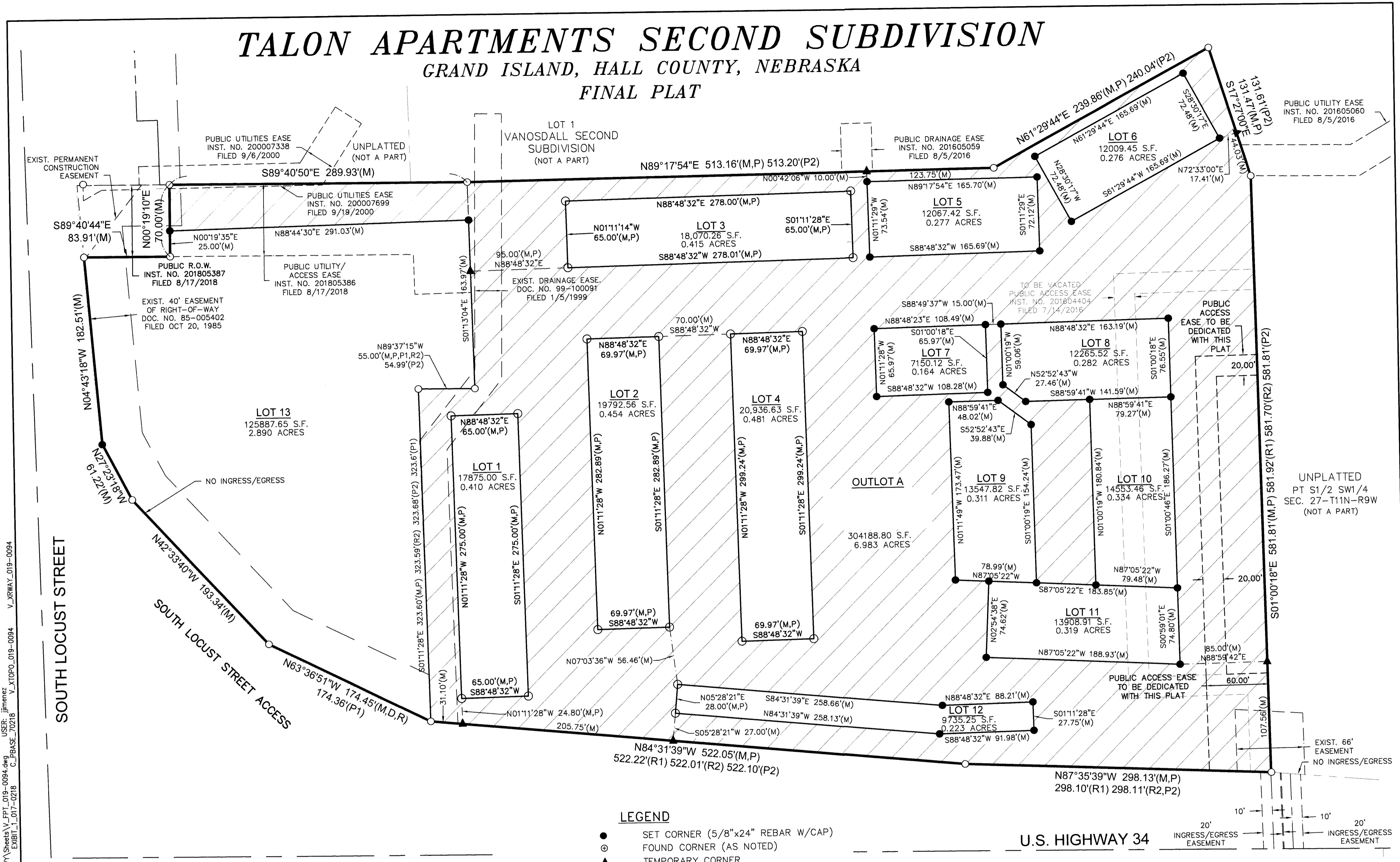
2019

SHEET
3 of 3

TALON APARTMENTS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

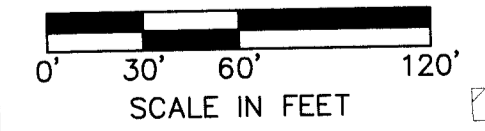
FINAL PLAT



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 V_XREF: 019-0094

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (AS NOTED)
- ▲ TEMPORARY CORNER
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- SECTION LINE
- EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P TALON APARTMENTS FIRST SUBDIVISION
- P1 DESERT ROSE SUB
- P2 VANOSDALL SECOND SUB
- R CHARLES B. BEER LS#192 DATED JAN. 27, 1969
- R1 CHARLES B. BEER LS#192 DATED SEPT. 12, 1984
- R2 LEE D. WAGNER LS#557 DATED SEPT. 21, 2009
- ▨ PROPOSED DRAINAGE/ACCESS EASEMENT (OUTLOT A)



SHEET 1 OF 2

MOLSSON ASSOCIATES
 201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2019-0094
 TALON APARTMENTS SURVEY
 FB # 2016-1

U.S. HIGHWAY 34

LOCATION MAP

