



City of Grand Island
Tuesday, May 14, 2019
Council Session/Budget Work Session

Item E-3

Public Hearing on Change to the Future Land Use Map for the City of Grand Island for Lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street North of 4th Street from Manufacturing to Low to Medium Residential

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 14, 2019

Subject: Amend the Future Land Use Map of the Grand Island Comprehensive Plan and Rezone 3.3 acres of land located north of 4th Street between Congdon Avenue and Willow Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential

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

Background

Starostka Contracting LLC is proposing to purchase property from L & P Investments located in northeast Grand Island for the development of residential lots. They are requesting that the zoning on property be changes from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential. Their intent is to develop 20 residential lots on the property, extending 5th Street between Congdon Avenue and Willow Street. Staff has prepared an amendment to the Future Land Use Map of the Grand Island Comprehensive plan to support this proposed change. The change to the Comprehensive Plan needs to be approved prior to changing the zoning. The proposed zoning change will be presented to Council at a later meeting, though the hearing will be held with the future land use map change and redevelopment plan.

The memo and recommendation sent to the Planning Commission is attached.

Discussion

At the regular meeting of the Regional Planning Commission, held May 1, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearings on items 4, 5 and 6.

Nabyt stated the proposal is to amend the future land use map of the City of Grand Island in the Comprehensive Plan. The property that is under consideration a portion of the property is planned for manufacturing and a portion for Low to Medium Residential. It makes sense to change it so that it's all Low to Medium Residential. The north portions of the property are already Low to Medium Residential even though they are zoned Manufacturing. The proposal is to rezone all of it to R3-SL zone. The R3-SL zone allows smaller lot sizes, 1 unit per 3,000 square feet unless it's a townhome. The lots that they are proposing are all in the

4,500 to 9,000 square feet depending on the size and shape of the lot. If the comprehensive plan is amended the property can be rezoned to R3-SL Medium Density Residential Zone, which will allow residential development. Naby stated that the redevelopment plan and TIF would be used for the demolition of the existing structures, for site grading, and to pay for streets and sewer and water.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to approve a change to the Future Land use map for the City of Grand Island for lots 11-14 Lambert's Subdivision.

The motion carried with eleven members in favor (O'Neill, Nelson, Allan, Ruge, Maurer, Monter, Rubio, Rainforth, Hedricksen, Randone and Kjar) and members voting not.

A motion was made by Ruge and second by Rainforth to approve the zone change on lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hedricksen, Randone 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 comprehensive plan amendment and rezoning request as presented
2. Modify the comprehensive plan amendment and 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 resolution as presented.

Agenda Item #4 & #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 23, 2019

SUBJECT: *Future Land Use Map and Zoning Change (C-20-2019GI) (C-21-2019GI)*

PROPOSAL: This application includes approximately 3.3 acres of land north of 4th Street between Congdon Ave. and Willow Street. This property is owned by L & P Investments LLC and has been used as a contractor's storage yard for several years. Starostka Contracting LLC is proposing to purchase and redevelop the property for residential uses. The property is located within the Grand Island municipal limits.

The applicant is asking that the zoning on this property be changed from M2 Heavy Manufacturing to R3-SL Medium Density Small Lot Residential. The stated purpose of this rezoning is to allow the applicant to redevelop this property for residential uses. A map of the proposed changes is attached.

It would be prudent to amend the Grand Island Comprehensive Plan and Future Land Use map to change the proposed future use of this property from manufacturing to low to medium density residential as part of this application. The northerly portion of this property is already planned for low to medium density residential use but the entire piece is not included in that low to medium density residential area. A map of the proposed changes is attached.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	M2 Heavy Manufacturing
<i>Permitted and conditional uses:</i>	M2- Commercial and manufacturing uses, limited residential and recreational uses Minimum lot size of 6,000 square feet. Minimum lot size of 6000 square feet.
<i>Comprehensive Plan Designation:</i>	Designated for Manufacturing and Low to Medium Density Residential.
<i>Existing land uses.</i>	Contractor storage yard and Single family residential.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	South and East: M2-Heavy Manufacturing North and West: R4-High Density Residential
	<i>Permitted and conditional uses:</i> M2- Commercial and manufacturing uses, limited residential and recreational uses Minimum lot size of 6,000 square feet. R4- High Density Residential, Residential uses at a density of 42

dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation: **North and West:** Low to Medium Density Residential
East and South: Designated for Manufacturing
Existing land uses: **East and South:** Commercial buildings and Single family residential.
North and West: Single family residential,

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated both Manufacturing and Low to Medium Density Residential uses. The proposed plan amendment would bring the entire property into compliance.
- *Development of this Property will lower the per property cost of the approved Sanitary Sewer District.* This property is included in a sanitary sewer district that will extend sewer from 7th and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service. This development, at this time should reduce the overall cost to each property owner in the district by at least 30%.
- *Infill Development:* This property has been in the City Limits of Grand Island for more than 100 years and has not developed primarily because of the lack of municipal infrastructure. This change will facilitate the development of that infrastructure.

Negative Implications:

- *None foreseen.*

RECOMMENDATION:

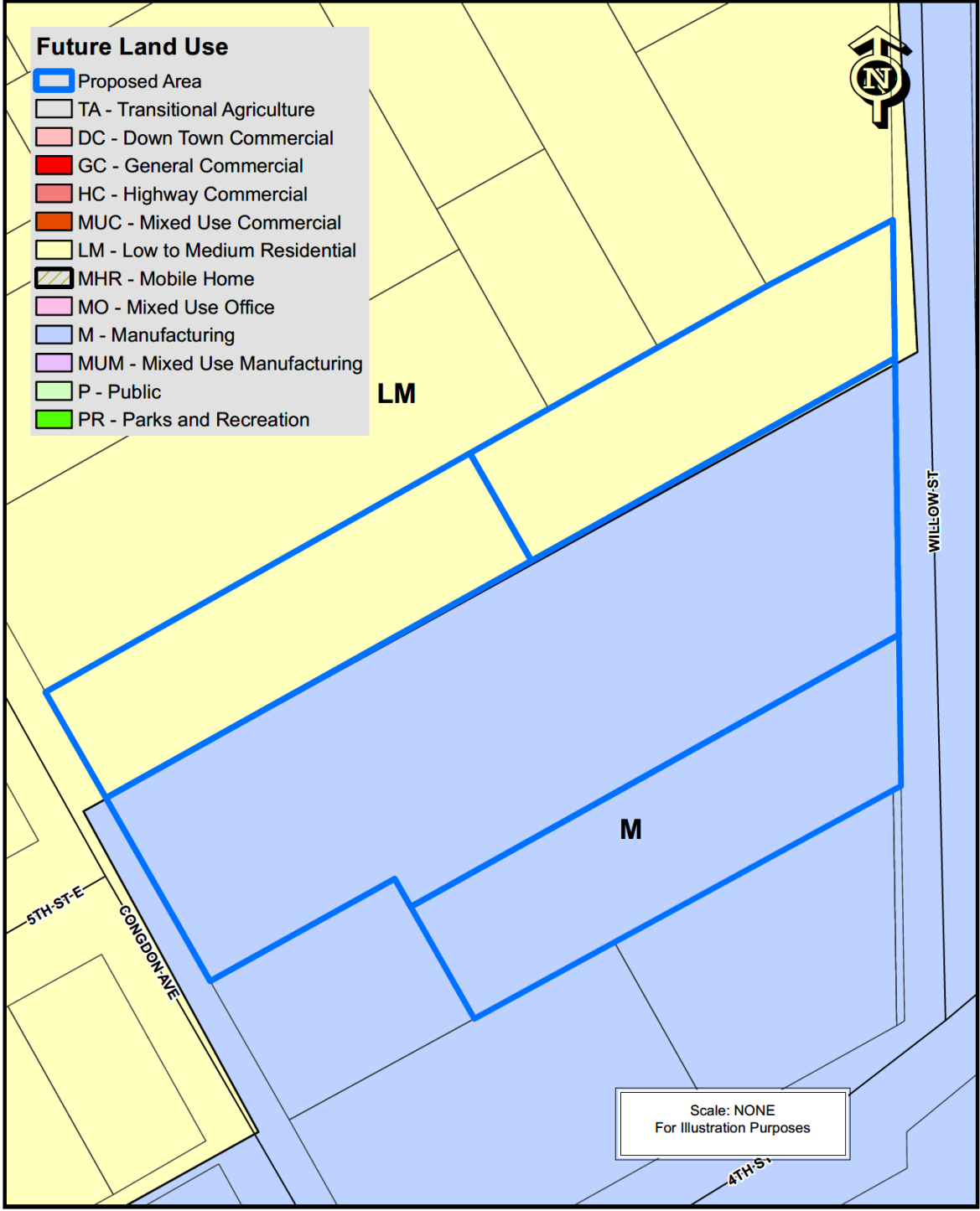
That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan. Part of this property is already planned for low to medium density residential development.

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site as requested.

If the Planning Commission recommends against changing the Future Land Use Map it would be consistent to recommend against the approval of the zoning change.

_____ Chad Nabity AICP, Planning Director

PROPOSED AREA LOCATION MAP



Proposed Zoning Change Location Map

A tract of land consisting of all of lots 11 and 12 and part of lots 13 and 14, all of Lambert's Subdivision,
in the City of Grand Island

