



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

Item E-6

Public Hearing on Request to Rezone a Portion of Lot 2 Hanover Second Subdivision and a Portion of Lot 4 Hanover Third Subdivision located West of North Road and South of 13th Street from R1-Suburban Density Residential to R-3 Medium Density Residential (Trent Huff & Andy Eiler)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 14, 2019

Subject: Rezone Part of Lot 2 of Hanover Second Subdivision and part of Lot 4 of Hanover Third Subdivision from R1 Suburban Density Residential to R3 Medium Density Residential

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

Background

Trent Huff has purchased all of Lot 4 of Hanover Third Subdivision and Lot 2 of Hanover Second Subdivision for residential development and has requested a zoning change on the property. He is requesting that the zoning on the north and west portion be changed to R3 Medium Density Residential. He will be submitting a preliminary plat for the development for the June planning commission meeting.

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 meeting

Nabity explained the proposal is to rezone the center section of the property from R1 to R-3. It will leave a strip of R1 along the large lot residential immediately to the south.

It will also leave the lots immediately against North Road as R1 and will allow them to build some duplexes and townhome units in the center portion of the property. A preliminary and final plat will be coming forward for the June meeting. The area is planned Low to Medium Density Residential and this change is consistent with the Comprehensive Plan. Nabity recommends approval.

Karen Bredthauer, 940 S. North Road, Grand Island, NE; Item # 7, Karen asked why the south part was not being rezoned. Nabity explained that it was not being rezoned so that larger lots would back onto the existing lots on Driftwood and houses similar to those on Driftwood could be built there.

O'Neill closed the public meeting

A motion was made by Ruge and second by Nelson to approve the request to rezone a portion of lot 1 Hanover Second Subdivision and portion of lot 4 Hanover Third Subdivision.

The motion was 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 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 as presented.

Agenda Item 7

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 23, 2019

SUBJECT: *Zoning Change R-1 to R3 part of Lot 4 Hanover Fourth Subdivision and Lot 2 of Hanover Second Subdivision.(C-22-2019G1)*

PROPOSAL: To rezone approximately 7.389 acres of land south of 13th Street and west of North Road, from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to allow for the development lots for duplex properties south and west of the new fire station and 911 Center.

OVERVIEW:

Site Analysis

Current zoning designation:

R-1: Suburban Residential Zone

Intent of zoning district

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Proposed zoning district

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.

Comprehensive Plan Designation:

Designated for Low to Medium Density Residential Development.

Existing land uses:

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North: R-1: Suburban Density Residential Zone

South: R-1: Suburban Residential Zone

East: R-1 and R2: Suburban Residential Zone and Low Density Residential Zone

West: R-1: Suburban Density Residential Zone

Intent of zoning district:

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

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: **R-1:** Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

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 for Low to Medium Density Residential Development.

Existing land uses: **North:** Vacant Property
South: Vacant Property and Single Family Residential
East: Suburban residential lot with Single Family Homes and farm ground
West: Middle School and vacant property.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R1, R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area and this will extend sewer to the properties to the south on Driftwood that cannot otherwise be served with sewer in an affordable manner.
- *Consistent with the existing residential development:* This property is adjacent to an existing low density single-family residential development. This proposal separates that single family development from the proposed duplex units with a row of single family homes along the south edge of the property by maintaining the R1 zoning south of the area to be rezoned.

Negative Implications:

No Negative Consequences Foreseen

Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

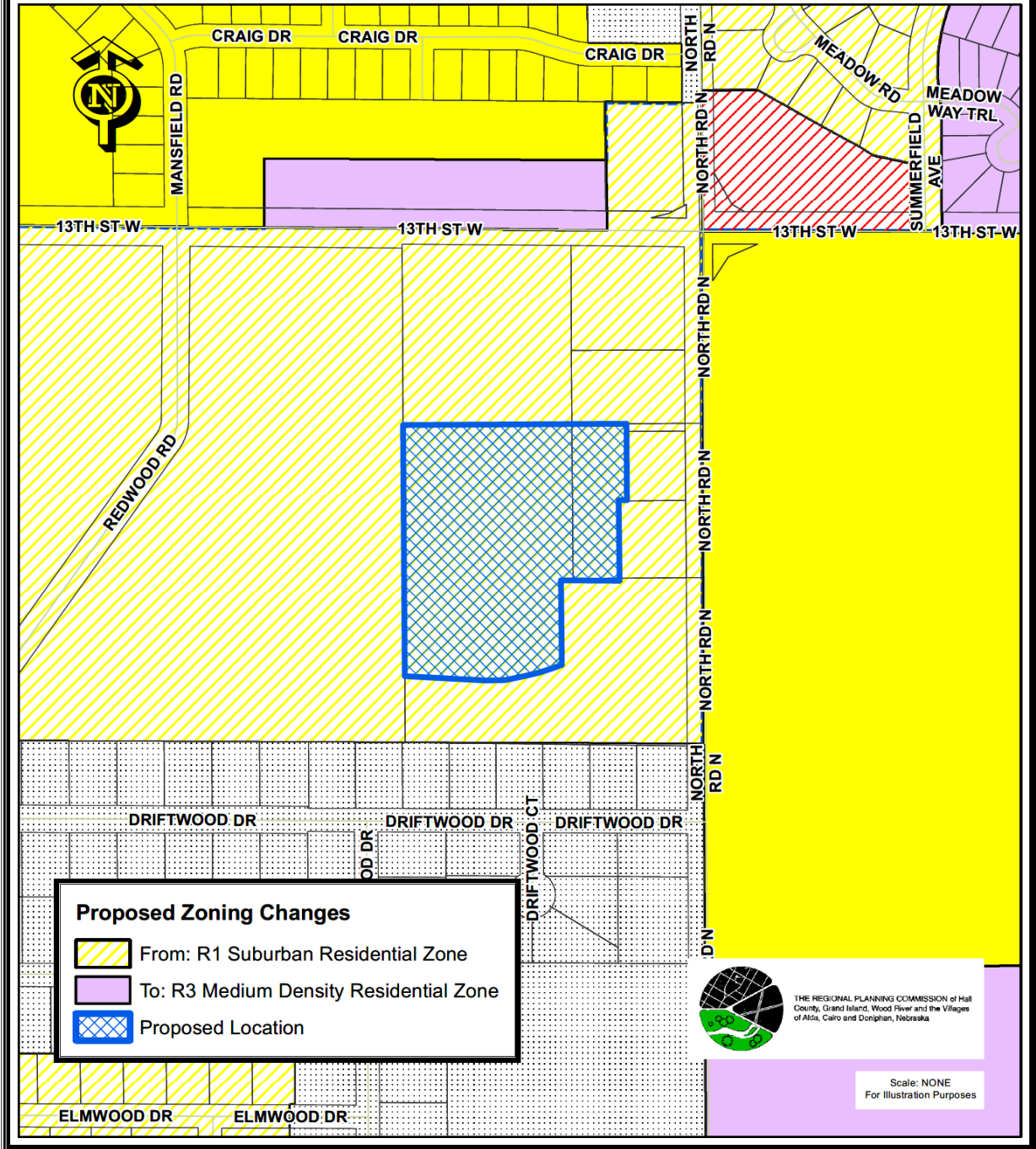
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone as requested and shown on the attached map.

_____ Chad Nabity AICP, Director

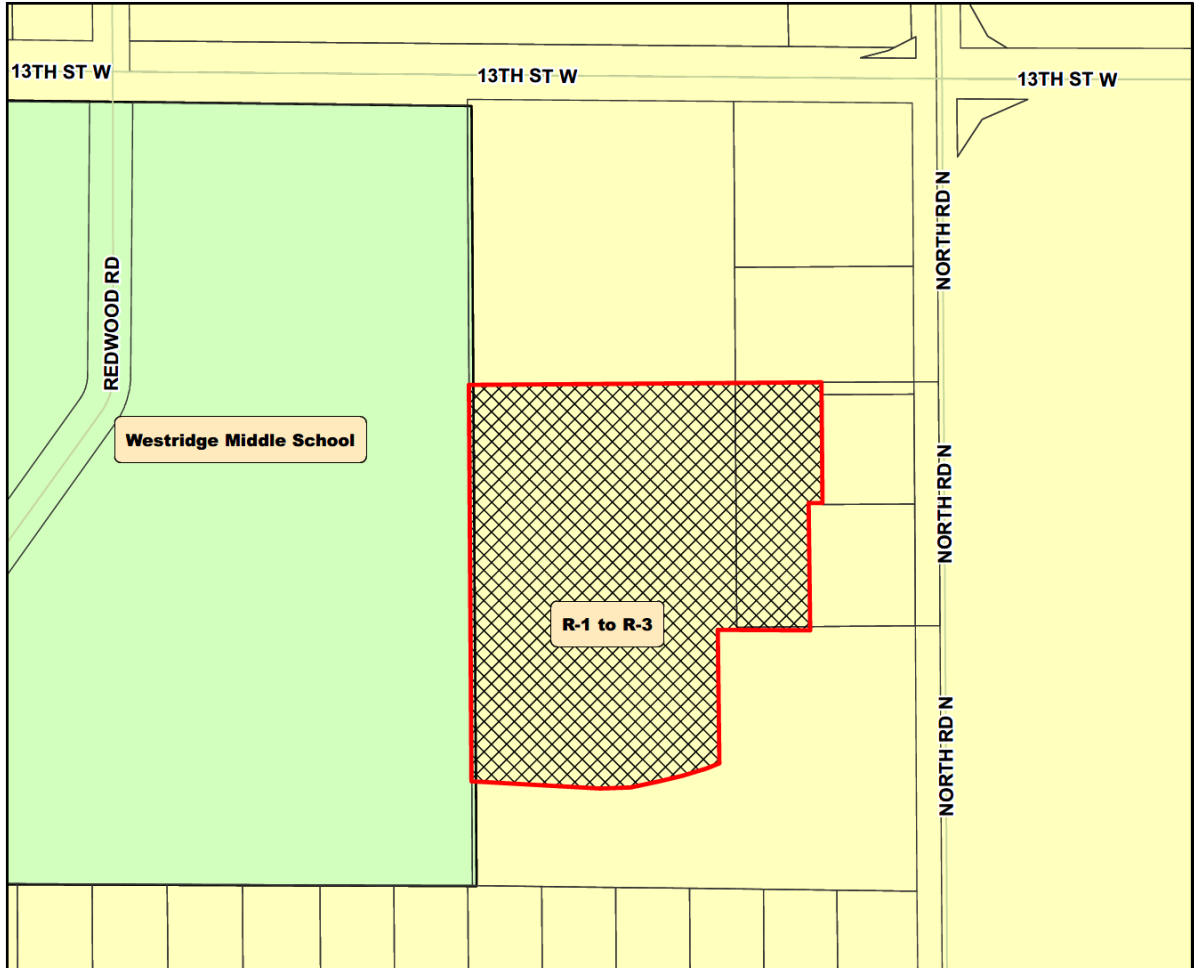
Propozed Zoning Change Location Map

Part of lot two (2) Hanover Second Subdivision and a part of lot four (4) Hanover Third Subdivision, in the City of Grand Island

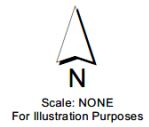


2018 Existing Zoning Map

PROPOSED REZONING FUTURE LAND USE MAP



Proposed Zoning Changes	
	TA - Transitional Agriculture
	DC - Down Town Commercial
	GC - General Commercial
	HC - Highway Commercial
	MUC - Mixed Use Commercial
	LM - Low to Medium Residential
	MHR - Mobile Home
	MO - Mixed Use Office
	M - Manufacturing
	MUM - Mixed Use Manufacturing
	P - Public
	PR - Parks and Recreation



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

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan