



City of Grand Island

Tuesday, June 11, 2019

Council Session

Item F-2

#9737 - Consideration of Approving Request to Rezone Lots 11-14 of Lambert's Subdivision located at 417 Congdon Avenue from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential (Starostka Group Unlimited, Inc.)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 11, 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 Nabity 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 lot on the property, extending 5th Street between Congdon Avenue and Willow Street.

The Grand Island City Council held a public hearing on this item at their meeting on May 14, 2019. The changes to the Future Land Use Map were approved on May 14 by resolution #2019-170.

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.

Nabity 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. Nabity 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 zoning 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, Hendricksen, 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 ordinance 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 contractors 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

Current zoning designation:

M2 Heavy Manufacturing

Permitted and conditional uses:

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.

Comprehensive Plan Designation:

Designated for Manufacturing and Low to Medium Density Residential.

Existing land uses.

Contractor storage yard and Single family residential.

Adjacent Properties Analysis

Current zoning designations:

South and East: M2-Heavy Manufacturing

North and West: R4-High Density Residential

Permitted and conditional uses: 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

Existing land uses:

East and South: Designated for Manufacturing
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:

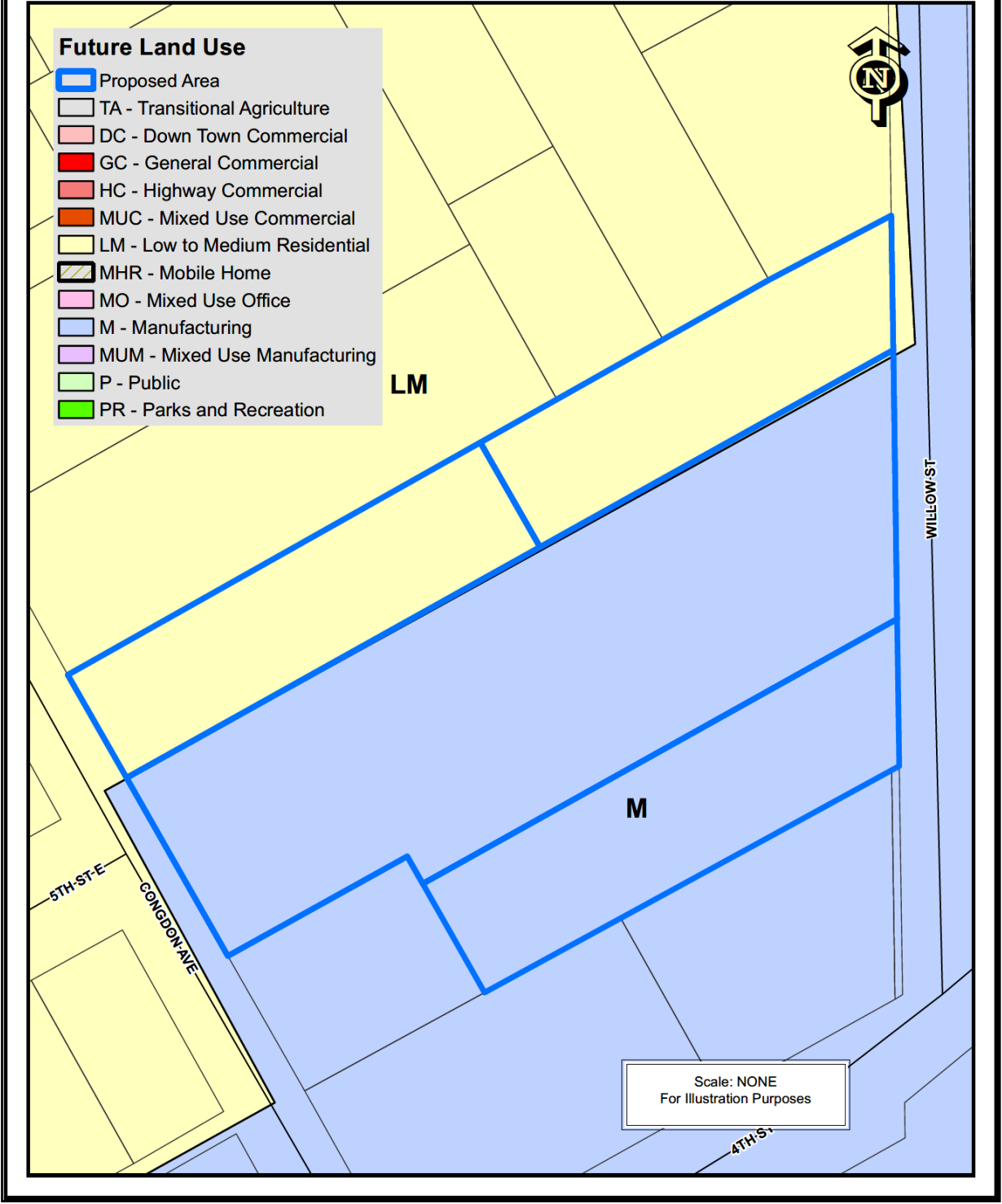
That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan. Part of this property is already planned for low to medium density residential development.

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.

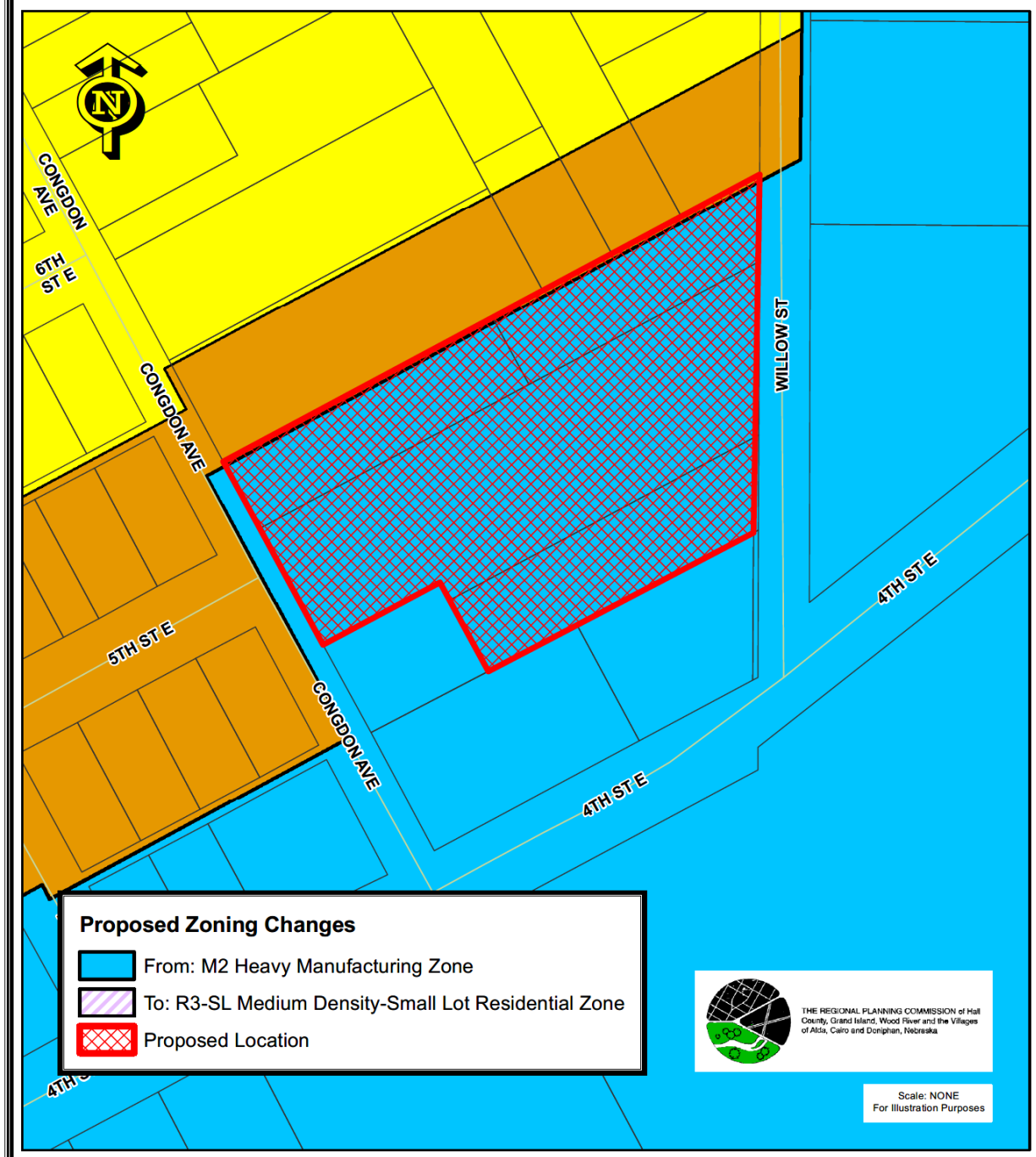
_____ Chad Nabity AICP, Planning Director

**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



ORDINANCE NO.9737

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of lots all of lots 11 and 12 and a portion of lots 13 and 14 of Lambert's Subdivision in the City of Grand Island, Hall County, Nebraska, from M-2 Heavy Manufacturing to R-3 Medium Density Residential as more particularly described below; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on May 1, 2019, held a public hearing on the proposed zoning of such area; and

WHEREAS, The Grand Island City Council following a public hearing, amended the Future Land Use Component of the Comprehensive Plan to show this property as intended for low to medium density residential uses on May 14, 2019; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing held on May 14, 2019, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from M-2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential Zone;

Approved as to Form	▣ _____
June 11, 2019	▣ City Attorney

ORDINANCE NO.9737 (Cont.)

A TRACT OF LAND CONSISTING OF ALL OF LOTS 11 AND 12 AND PART OF LOTS 13 AND 14, ALL IN LAMBERT'S SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11, LAMBERT'S SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°56'46"E, ALONG THE NORTHEASTERLY LINE OF LAMBERT'S SUBDIVISION AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WILLOW STREET, A DISTANCE OF 85.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE S00°55'57"E, ALONG SAID NORTHEASTERLY LINE AND SAID WEST R.O.W. LINE, A DISTANCE OF 262.71 FEET TO THE SOUTHEASTERLY LINE OF LOT 14, SAID LAMBERT'S SUBDIVISION; THENCE S61°00'53"W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 5.71 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID WILLOW STREET; THENCE S61°06'34"W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 195.43 FEET; THENCE S61°08'12"W A DISTANCE OF 98.37 FEET; THENCE N29°05'16"W A DISTANCE OF 100.05 FEET; THENCE S61°09'57"W A DISTANCE OF 129.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LAMBERT'S SUBDIVISION AND ALSO BEING THE NORTHEASTERLY R.O.W. LINE OF CONGDON AVENUE; THENCE N30°07'54"W, ALONG SAID SOUTHWESTERLY LINE AND SAID NORTHEASTERLY R.O.W. LINE, A DISTANCE OF 129.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11; THENCE N29°42'13"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 75.41 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE N60°48'19"E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 355.34 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, LAMBERT'S SUBDIVISION; THENCE N60°54'59"E, ALONG SAID NORTHWESTERLY LINE OF LOT 11, A DISTANCE OF 153.89 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, SAID LAMBERT'S SUBDIVISION; THENCE N60°43'31"E A DISTANCE OF 87.74 FEET TO THE POINT OF BEGINNING.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

ORDINANCE NO.9737 (Cont.)

Enacted: June 11, 2019

Roger G. Steele, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem