



City of Grand Island

Tuesday, September 22, 2020

Council Session

Item E-2

Public Hearing on Zoning Change for property located east of Engleman Road and south of Indian Grass Road (part of Copper Creek Subdivision) from R2 Low Density Residential to R-3SL Medium Density Residential Small Lot Zone (Guarantee Group LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: September 22, 2020
Subject: Rezone from R-2 Zone to R3-SL Zone
Presenter(s): Chad Naby, AICP Director

Background

An application has been made to rezone a tract of land consisting of 26.767 acres located in the NW ¼ of Section 23 Township 11 range 10 West of the 6th Principal Meridian Hall County, Nebraska from R2-Low Density Residential to R3-SL Medium Density Residential Small Lot Zone. This property is in the southwest corner of the Copper Creek Subdivision excluding property owned by the Grand Island Utilities Department.

Discussion

At and after the Planning Commission meeting questions have arisen regarding the mix of townhome and detached single family residential in Grand Island and the impact on property values. Most subdivision since the 1970's in Grand Island have included a mix of townhome/duplex development along with detached single family homes. These subdivisions include Brentwood, Ponderosa Estates, Summerfield Estates, Northview, Woodland Park and Westwood Park. Many others could also be named. The proposed 40' wide lots would accommodate both detached single family homes with a width of 30 feet or townhomes with a shared center property line and a width of up to 35 feet. Mr. O'Connor's current floor and plot plans for these lots show these as single family detached homes. The plans he presented at the Planning Commission meeting are attached.

Another concern was the lack of access from the subdivision onto Engleman Road. One of the next phases of the proposed development will include a street intersecting Engleman Road. This is proposed for development just south of the Dawn Circle one of the newest streets on the west side of the subdivision. A proposed preliminary plat for the remainder of the development is attached. This will be submitted for approval if the rezoning is approved. Most of the smaller townhome lots are located in the southwest corner of the subdivision near the water tower property. The lots proposed for the southeast part of the development would be the same size as the lots in the rest of Copper Creek and intended for detached single family homes.

At the regular meeting of the Regional Planning Commission, held September 2, 2020 the above item was considered following a public hearing.

O'Neill opened the public hearing

Nabity explained the property is located at the southwest corner of Copper Creek Subdivision consisting of 26 acres to be considered to be rezoned from R2: Low Density Residential to R3-SL: Medium Density-Small Lot Residential Zone. The property is planned for low to medium residential according to the comprehensive plan and future land use map. The R2 zone requires 6,000 square foot lot for 7 lots per acre. A proposed preliminary plat will be submitted if/when the area is rezoned. Based on the comprehensive plan and plan for the area approval is recommended.

Sean O'Connor, 1912 W Anna – O'Connor stated the concept of Copper Creek was to bring affordable housing. The 900 square foot main level homes will be 30 feet wide and stand alone. The cost has not been determined as of yet. Sean O'Connor stated the rezone change will allow a 20 foot front yard setback and will allow for 5 feet more in the backyard. O'Connor also explained that because of the way the TIF works on this subdivision he cannot afford to do anything that lowers the property values and tax value of the original homes built in the subdivision. His profits on this project will be impacted by the value of those homes. Randone asked for the total of number homes left in the project. Sean O'Connor said there are around 250 homes left to build on the project. Ruge asked if a 20 foot setback is still doable on R3SL on a 6000 square foot lot. O'Connor stated that the 20 foot setback will make houses fit better on all of the lots, both the townhome lots and the majority of the lots that will be for detached single family homes.

Alan Pickrel, 4315 Lovegrass Drive - Alan Pickerel explained why he believed this project would not increase land value.

Christina Wemhoff – 112 Little Bluestem Dr. – Christina mentioned her concerns such as the size of the lots being too small and drainage issues.

Gordon Coble – St. Paul, NE - Gordan Coble explained there's a housing shortage and believes that more housing should be added. He went on to say that lots have been decreasing for some time. Mr. Coble explained that smaller lots will make homes more affordable.

Ruge stated adding smaller lots is a way to add affordable housing for the community.

O'Neill asked Nabity if 24 ft is the minimum frontage on these lots. Nabity explained the minimum is 24 feet for row house lots with 3 or more attached units.

Randone stated he believes the project is good for first time home buyers and a good way to add to the community.

O'Neill closed the public hearing.

A motion was made by Randone and second by Ruge to recommend approval for the rezoning from R2: Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone.

The motion carried with seven members voting in favor (Ruge, Nelson, Monter, Maurer, Rainforth, Rubio and Randone) and one member voting no (Allan) and one member abstaining (O'Neill).

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

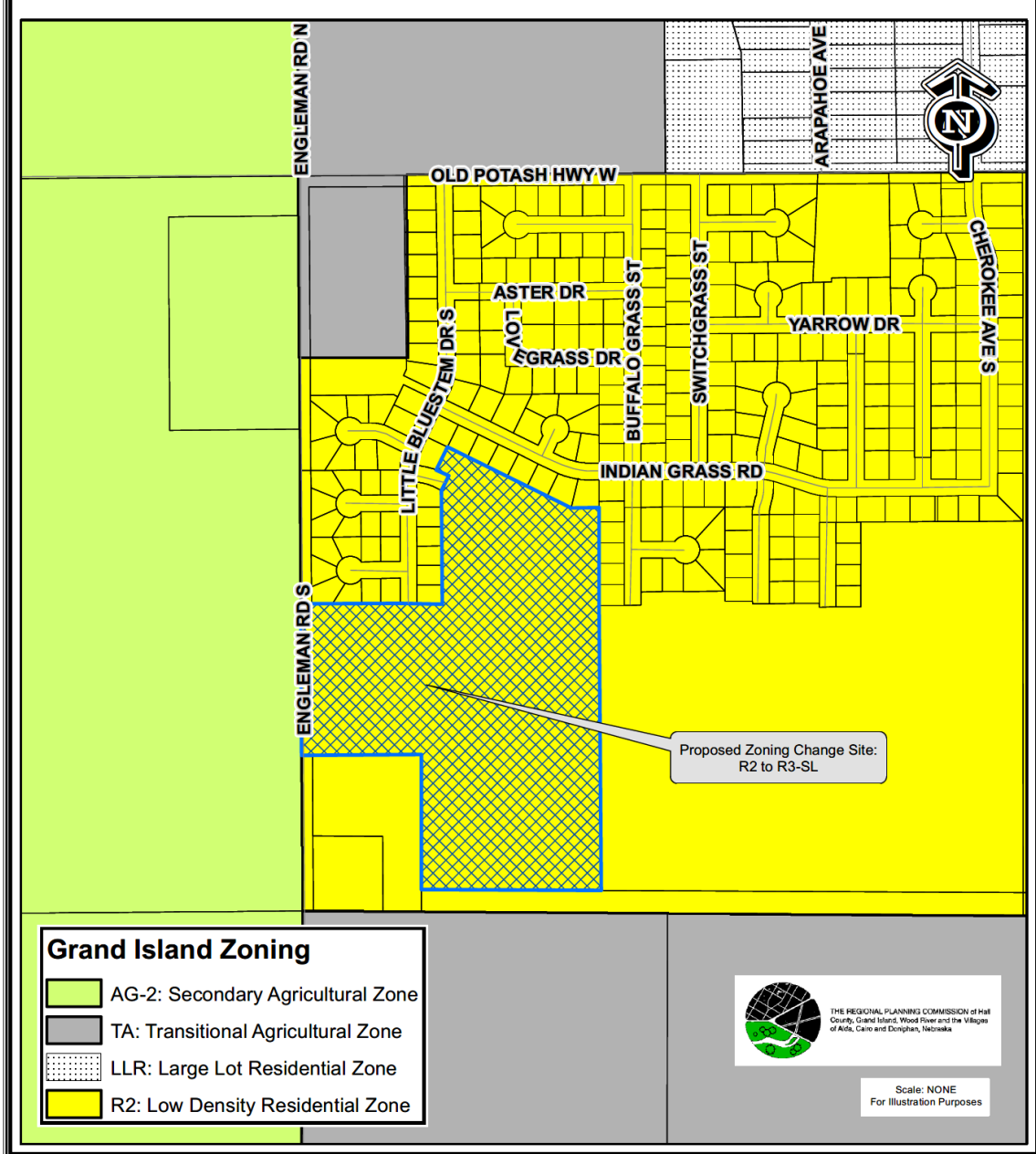
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

Proposed Zoning Change Location Map

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10
WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



Grand Island Zoning	
	AG-2: Secondary Agricultural Zone
	TA: Transitional Agricultural Zone
	LLR: Large Lot Residential Zone
	R2: Low Density Residential Zone



Scale: NONE
For Illustration Purposes

COPPER CREEK ESTATES

SUBDIVISION

PRELIMINARY PLAT

SEPTEMBER 2020

SHEET 1 OF 3
 LOT LAYOUT

SUBDIVISION
 AREA: 75.58 ACRES
 LOT USAGE
 284 LOTS
 1 OUTLOT

ENGINEER/LAND SURVEYOR
 201 E. 2ND ST.
 GRAND ISLAND, NE 68801



LEGEND

- PLANNING BOUNDARY
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EXISTENCE LINE
- EXISTING CURB
- EXISTING SIDEWALK
- MEASURED DISTANCE
- RECORDED DISTANCE
- FIELD PROPERTY CORNER

SCALE IN FEET

0 50 100 200

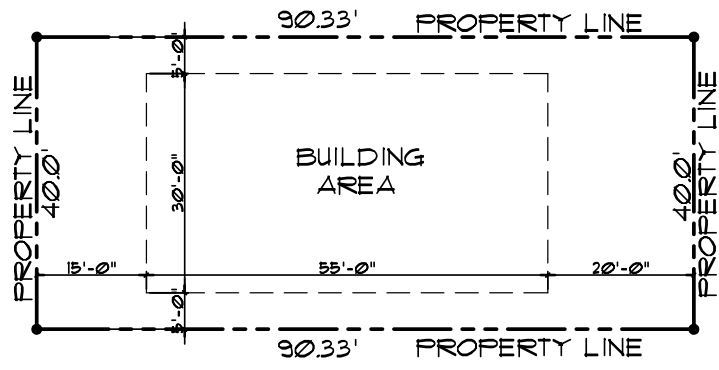
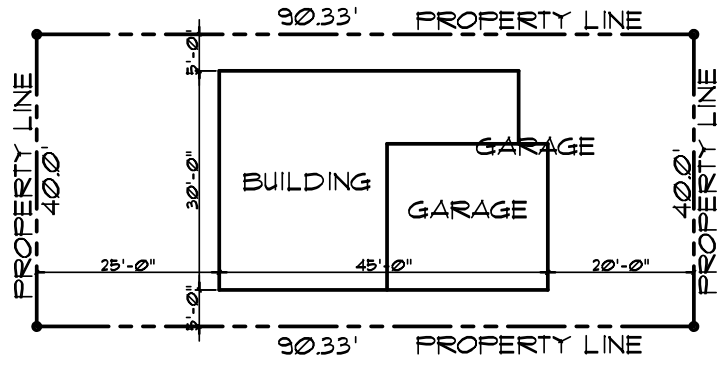
olsson

201 East 2nd Street
 Grand Island, NE 68801 TEL 308.384.8750 www.olsoson.com

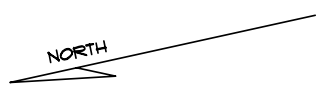
REV.	DATE	REVISIONS DESCRIPTION
1	2020	REVISIONS

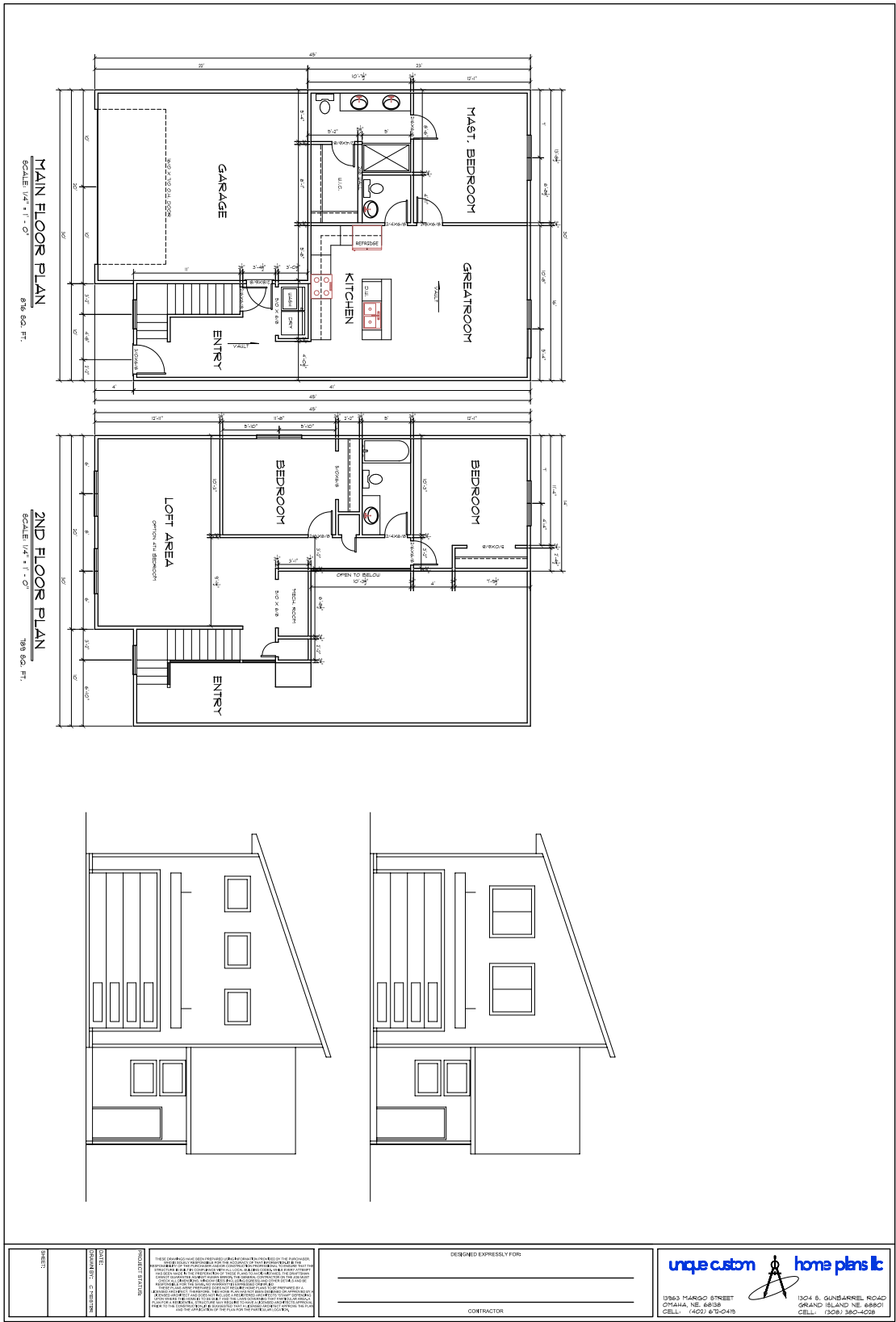
LOT LAYOUT
 COPPER CREEK
 PRELIMINARY PLAT
 GRAND ISLAND, NEBRASKA

1 OF 3 SHEET




SITE PLAN
 SCALE: 1" = 20'-0"

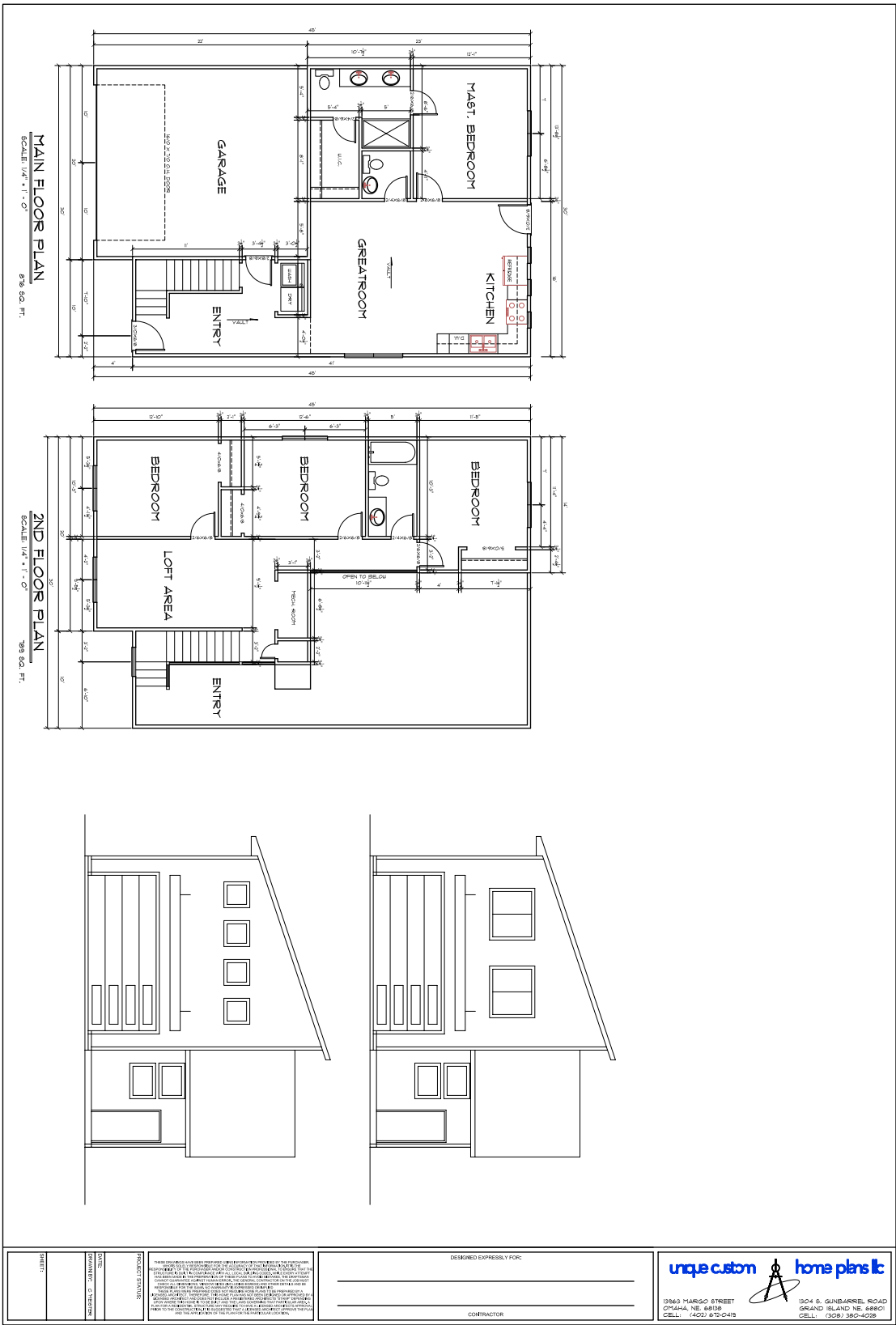




MAIN FLOOR PLAN
SCALE: 1/4" = 1' - 0"
878 SQ. FT.

2ND FLOOR PLAN
SCALE: 1/4" = 1' - 0"
788 SQ. FT.

<p>PROJECT:</p> <p>DATE:</p> <p>DESIGNER:</p> <p>CONTRACTOR:</p>	<p>PROVIDED BY:</p> <p>NOT TO SCALE:</p> <p>NOT FOR CONSTRUCTION:</p>	<p>DESIGNED EXPRESSLY FOR:</p> <p>CONTRACTOR:</p>	<p>uniqu custom  home plans llc</p> <p>1563 MARGO STREET OMAHA, NE 68138 CELL: (402) 678-0418</p> <p>1304 E. GUNBARREL ROAD GRAND ISLAND, NE 68801 CELL: (508) 350-4038</p>
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MAIN FLOOR PLAN
SCALE: 1/4" = 1' - 0"
88 SQ. FT.

2ND FLOOR PLAN
SCALE: 1/4" = 1' - 0"
88 SQ. FT.

<p>PROJECT OWNER:</p> <p>DESIGNER:</p> <p>CONTRACTOR: C. THORNTON</p> <p>DATE:</p> <p>TITLE:</p>	<p>DESIGNED EXPRESSLY FOR:</p> <p>_____</p> <p>CONTRACTOR:</p> <p>_____</p>	<p>unique custom home plans llc</p> <p>15663 MARGO STREET GRAND ISLAND, NE 68801 CELL: (402) 670-0418</p> <p>1504 S. GUNBARREL ROAD GRAND ISLAND, NE 68801 CELL: (308) 380-4028</p>
	<p><small>THIS DOCUMENT IS THE PROPERTY OF UNIQUE CUSTOM HOME PLANS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UNIQUE CUSTOM HOME PLANS, LLC. THE USER OF THIS DOCUMENT AGREES TO HOLD UNIQUE CUSTOM HOME PLANS, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD UNIQUE CUSTOM HOME PLANS, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.</small></p>	

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 24, 2020

SUBJECT: *Zoning Change(C-21-2020GI)*

PROPOSAL: To rezone tract of land consisting of 26.767 acres located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**. This property is located east of Engleman Road and south Indian Grass Road.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R2: Low Density Residential Zone
<i>Permitted and conditional uses:</i>	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
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	R3-SL: Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	R3-SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 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.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: R2: Low Density Residential Zone
	South: TA: Transitional Agricultural Zone
	East: AG-2: Secondary Agricultural Zone
	West: R2: Low Density Residential Zone
<i>Intent of zoning district:</i>	R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.
	TA: for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings

at a maximum density of two dwelling units per acre. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

AG-2: To provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock to specific limits and accessory uses; to prevent encroachment of uses of land that could be mutually incompatible and continue to provide for agricultural uses as a major asset to the economy of the area of the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses..

Permitted and conditional uses:

R2: 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

TA: farm and non-farm dwellings at a maximum density of two dwelling units per acre, churches, schools, and parks.

AG-2: Agricultural operation, residential uses such as single family dwellings, ranch and farm dwellings, recreational camps, parks, playgrounds, churches, and schools.

Comprehensive Plan Designation:

North, South, East: Designated for low to medium density residential

West: Agricultural

Existing land uses:

North: Single family residential

South, West and East: Vacant /Agricultural

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional housing:* This would provide for more modernized housing stock allowing for more housing choices throughout the community

Negative Implications:

- *Non-foreseen*

Other Considerations:

This is a change from the original plan for this property. Changes occur over time with new circumstances. The original plan for Cooper Creek was an entire subdivision of manufactured homes. The second vision included 20 home styles with 3 roof patterns. What have been built to date has essentially been 4 or 5 styles with different roof styles. Market concerns and pricing are a factor in development.

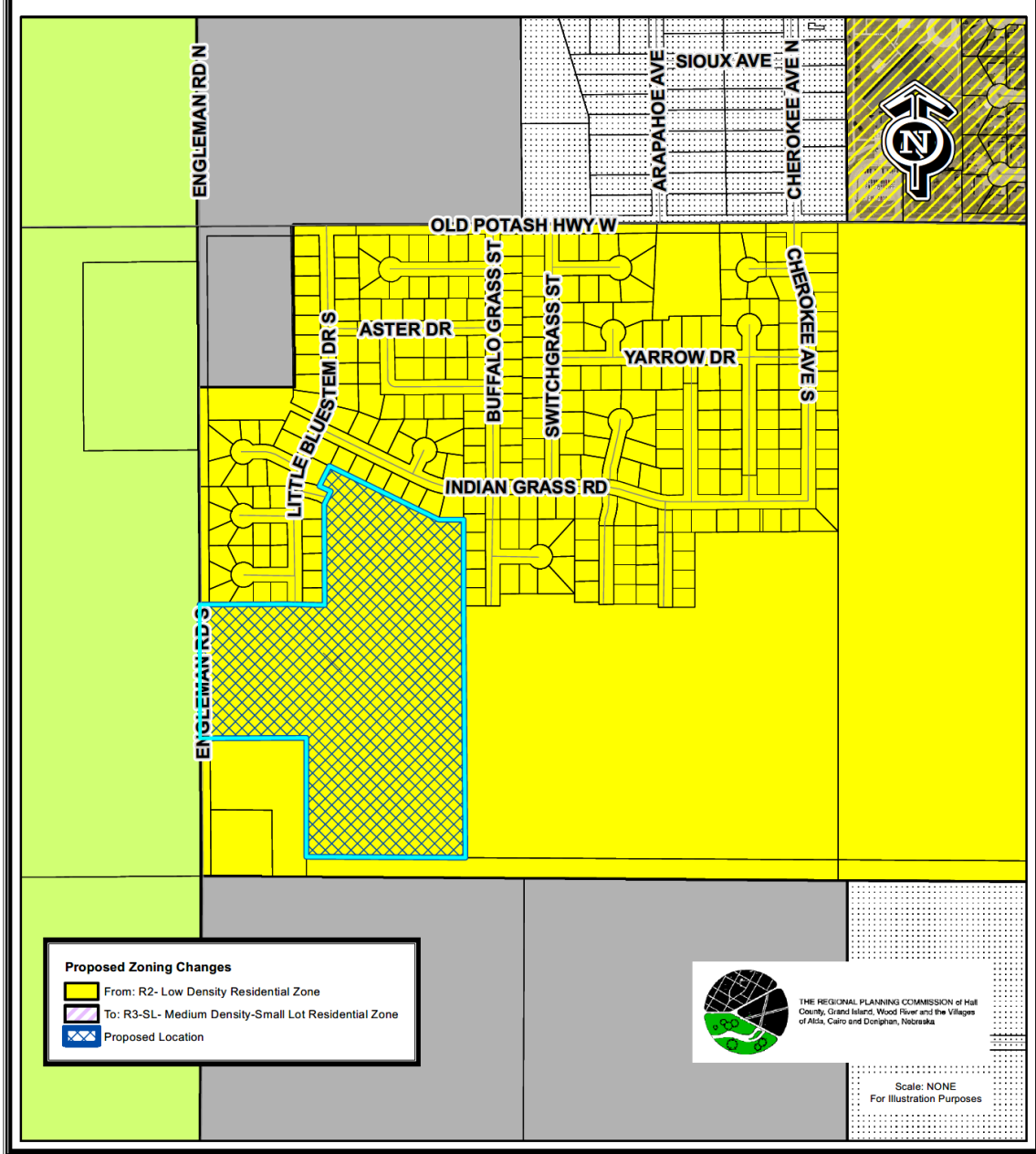
RECOMMENDATION:




That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**.

_____ Chad Nability AICP, Planning Director

Proposed Zoning Change Location Map

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10
WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



Proposed Zoning Changes	
	From: R2- Low Density Residential Zone
	To: R3-SL- Medium Density-Small Lot Residential Zone
	Proposed Location



Scale: NONE
For Illustration Purposes