



City of Grand Island

Tuesday, October 27, 2020

Council Session - Updated

Item E-3

Public Hearing on Zoning Change for property located at 4141 Montana Avenue from LLR Large Lot Residential Zone and RO Residential Office to Residential Office (FAMOS Construction Inc.)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: October 27, 2020
Subject: Rezone from LLR Zone and RO Zone-2 Zone to RO Zone
Presenter(s): Chad Nabity, AICP Director

Background

An application has been made to rezone a tract of land consisting of a portion of Lot 13 of Northwest Gateway Subdivision, 4141 Montana Avenue in Grand Island, Hall County, Nebraska from LLR Large Lot Residential Zone and RO Residential Office to RO Residential Office. This property is south of Montana Avenue and west of Idaho Avenue.

Discussion

This property is zoned both LLR and RO the line between these was drawn prior to the subdivision of this property. The RO zoning included all of the property north of the northern property line of the lots on Utah west of Independence Avenue in the Capital Heights Eighth Subdivision. At the time of adoption this was the logical place to draw the boundary as this property was entirely unsubdivided. This rezoning will make the zoning on this lot consistent with the lot boundaries.

At the regular meeting of the Regional Planning Commission, held October 7, 2020 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity explained the request is to amend the zoning of one lot on 4141 Montana Avenue. The lot is currently almost 50% LLR and RO this would confirm the RO zoning across the whole lot. The owner/developer of the lot Amos Anson is requesting the zone change for the south portion of lot 13. Nabity stated the RO zone does allow for more density of housing. The comprehensive plan does call for this area to call for the area to be mixed use commercial.

Bruce Bluhm, 3009 Colorado – Mr. Bluhm stated he was against the zone change. The area surrounding been established for years. Making the change will allow the developer to fill the area up with different style of housing. Mr. Bluhm also mentioned the area has a history of water problems. With the development and construction in the area will possibly cause more water problems.

Amos Anson, 4234 Arizona Ave - Mr. Anson stated he is the owner of the 5 and half acres of land. Mr. Anson showed an overview of his plans. He explained his plan is not to build an apartment building. The homes are bigger in square footage than the surrounding homes.

Joe Ferris, 3024 Idaho Ave – Mr. Ferris stated he was against the zone change. His concerns were high traffic, more activity, water issues and the change of atmosphere.

Travis Ericson, 3020 Idaho Ave – Mr. Ericson explained his concerns with the zone change are water issues, traffic and change in their neighborhood. Would like the homes to look similar to the surrounding homes in the area.

Barb Klein, 3030 Idaho Ave – Ms. Klein stated her concerns with the zoning change are water issues and added traffic to the area.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Randone to recommend approval for the rezoning of 4141 Montana Avenue Lot 13 from LLR Large Lot Residential and RO Residential Office to RO Residential Office finding that the proposed changes are consistent with the comprehensive development plan and future land use map for the City of Grand Island and that this change will eliminate confusion regarding the zoning of this property.

The motion carried with eight members voting in favor (Ruge, Nelson, Monter, Hendricksen, Robb, Rainforth, Rubio and Randone) and one 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

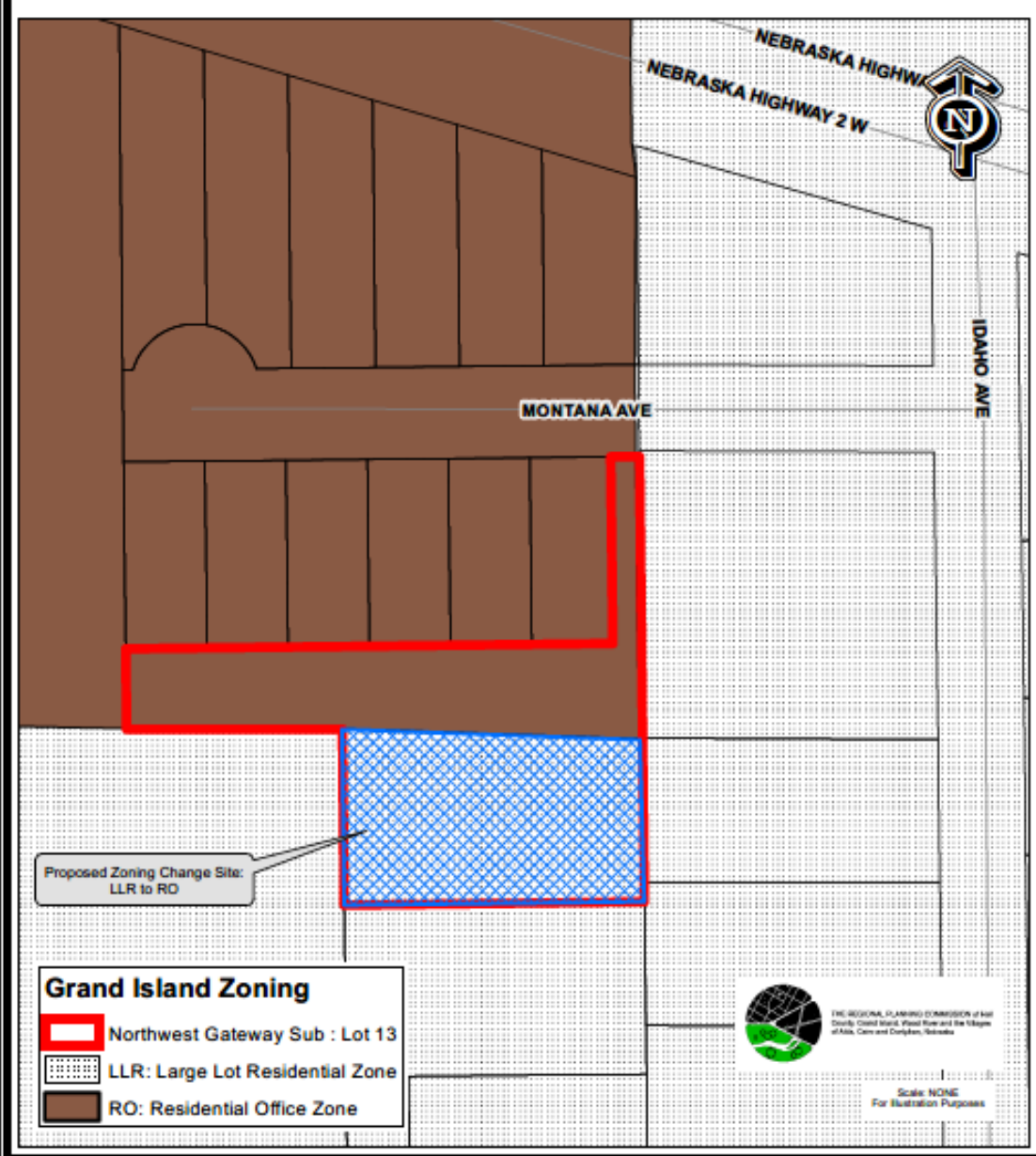
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance.

Proposed Zoning Change Location Map

A TRACT OF LAND CONSISTING OF A PORTION OF LOT 13 (4141 MONTANA AVE)
IN THE NORTHWEST GATEWAY SUBDIVISION, GRAND ISLAND NEBRASKA



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 28, 2020

SUBJECT: *Zoning Change*(C-01-2021GI)

PROPOSAL: To rezone tract of land consisting of 1.17 acres. This property is located at 4141 Montana Avenue Lot 13 of Northwest Gateway Subdivision in Grand Island, Hall County, Nebraska from LLR Large Lot Residential and RO Residential Office to RO Residential Office. This property is located south of Montana Avenue and east of Idaho Avenue. This rezoning will make the zoning on this lot consistent with the lot boundaries.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR: Large Lot Residential Zone (24,660 sqft.±)

RO: Residential Office Zone (23,960 sqft ±)

Intent of District:

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

RO: To provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

Permitted and conditional uses:

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

Comprehensive Plan Designation:

Designated for mixed use commercial.

Existing land uses:

Vacant

Proposed Zoning Designation:

RO: Residential Office Zone

Permitted and conditional uses: **RO:** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

Adjacent Properties Analysis

Current zoning designations:

North: RO: Residential Office Zone

South, East and West: LLR: Large Lot Residential Zone

Permitted and conditional uses:

RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

Comprehensive Plan Designation:

North and West: Mixed Use Commercial

South and East: Designated for low to medium density residential and public uses

Existing land uses:

North: Vacant Lots

South and East: Single family residential

West: Church

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for mixed use commercial development generally including medium to high density residential and general business uses. This piece does back onto existing residential so residential uses are most appropriate.*
- *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. This would allow multiple housing units to be constructed on this lot.*

Negative Implications:

- *None Foreseen.*

Other Considerations:

This property is zoned both LLR and RO the line between these was drawn prior the subdivision of this property. The RO zoning included all of the property north of the northern property line of the lots on Utah west of Independence Avenue in the Capital

Heights Eighth Subdivision. At the time of adoption this was the logical place to draw the boundary as this property was entirely unsubdivided.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from from LLR Large Lot Residential and RO Residential Office to RO Residential Office.

_____ Chad Nability AICP, Planning Director

Proposed Zoning Change Location Map

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IN THE NORTHWEST GATEWAY SUBDIVISION, GRAND ISLAND NEBRASKA

