City of Grand Island

Tuesday, October 26, 2021

Council Session

Item E-2

Public Hearing on Zoning Change to Property located West of North Road and South of Old Potash Highway from LLR-Large Lot Residential to RD-Residential Development (Rhoads Enterprises, Inc.)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 26, 2021

Subject: Change of Zoning from LLR Large Lot Residential Zone to RD Residential Development Zone

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

Background

The proposed owners of 26 acres located south of Old Potash Highway and west of North Road are requesting that the zoning on property be changed from LLR Large Lot Residential to RD Residential Development Zone. The proposal is to build 192 units of single story apartments in three and five unit buildings on this property. A preliminary plat for the whole development is included in with the application along with renderings and elevations of the propose buildings. A final plat for the first phase of the development is also included for approval. Tax Increment Financing has been requested for this project and the redevelopment plan will be considered at the November 9, 2021 meeting.

Discussion

At the regular meeting of the Regional Planning Commission, held October 6, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearings on Items 4 (redevelopment plan) and 5 (rezoning and subdivision) together:

Nabity stated city council approved the CRA Area #32, declared it blighted and substandard and made it eligible for Tax increment financing. The project is consistent with the future land use map and the proposed zoning for this are within the City of Grand Island. The property is planned for low to medium density residential zoning and the 7.38 units per acre fall in the mid-range between 4 and 14 units per acre. The proposed use for age restricted residential development at this location appears to be supported by the plan.

Nabity stated the zoning change is from LLR – Large Lot Residential to RD Residential Development. The proposed development is consistent with the City's Comprehensive Plan. This development will add age restricted housing for 55+

individuals. The 2020 Grand Island Housing Study identified a need for 459 senior housing units to be constructed between 2020 and 2025.

Zack Butz testified that the rezoning is consistent with the comprehensive plan and that this development as proposed for age restricted housing will provide needed housing in Grand Island and have a minimal impact on the school system. He was also available for questions.

Bruce Schreiner testified that this project is not financially feasible without the use of TIF based on the proposed rental and occupancy rates and was available for questions.

Josh Rhoads available was for questions.

O'Neill closed the hearings:

A motion was made by Monter and second by Rubio to recommend approval of Redevelopment Plan CRA Area #32 to allow for redevelopment of property located south of Old Potash Highway and west of North Road in Grand Island, Hall County, Nebraska and approve Resolution 2022-01.

The motion was carried with eight members voting yes (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and no members voting no.

A motion was made by Robb and second by Rainforth to recommend approval of rezoning and subdivision in Northeast Quarter of Northeast Quarter of Section 23, Township 11 North, Range 10 west from LLR-Large Lot Residential to RD Residential Development.

The motion carried with eight members voting yes (Ruge, O'Neill, Olson, Robb, Monter, Rubio, Rainforth, and Randone) and 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
4. Deny the application

Recommendation

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

Sample Motion

Move to approve the ordinance as presented.

JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020

LEGEND:
PAVEMENT · OUTLOT · LANDSCAPE · BUILDING

SHEET 1 OF 3
LOT LAYOUT

N
0' 25' 50' 100'
SCALE IN FEET

SUBDIVISION
AREA= 26.023 ACRES

LOT USAGE
48 LOTS
1 OUTLOT

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

EXISTING ZONING
LLR

PROPOSED ZONING
RD

LOCATION MAP
NOT TO SCALE

UNPLATTED
20.0' DRAINAGE EASEMENT
30' LANDSCAPE SETBACK
OLD POTASH HWY
40.0' R.O.W.
30' B-B
MAKAYLA AVENUE
OUTLOT A
JOSH AVENUE
ASHLEY AVENUE
22.0' DRIVE
25.0' DRAINAGE/ ACCESS EASEMENT
27.0' UTILITY EASEMENT
30.0' LANDSCAPE SETBACK
10' LANDSCAPE SETBACK
UNPLATTED

1 2 3 4 5 6

LOT 1 PH 1 · LOT 2 PH 1 · LOT 3 PH 1 · LOT 4 PH 1 · LOT 5 PH 1 · LOT 6 PH 1 · LOT 7 PH 1 · LOT 8 PH 1 · LOT 9 PH 1 · LOT 10 PH 1 · LOT 11 PH 1 · LOT 12 PH 1 · LOT 13 PH 1 · LOT 14 PH 1 · LOT 15 PH 1 · LOT 16 PH 1
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Grand Island, NE 68801
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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

LOT LAYOUT
JAXSON SUBDIVISION
PRELIMINARY PLAT
GRAND ISLAND, NE
2020

drawn by:	AT
checked by:	BD
approved by:	BD
QA/QC by:	AT
project no.:	20-3806
drawing no.:	
date:	12.18.2020

SHEET 1 of 3

DWG: F:\2020\3501-4000\020-3806\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_0203806.dwg
DATE: Dec 23, 2020 12:22pm XREFS: C_PIBLK_0203806 C_PBASE_0203806 V_XRWAY_0203806
USER: lstoltenberg

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
September 28, 2021

SUBJECT: *Zoning Change* (C-02-2021GI)

PROPOSAL: *Change of Zoning for property, proposed for platting as Jaxson Subdivision, located in Part of the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska. Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (17 lots, 26.029 acres), from LLR Large Lot Residential and RD Residential Development (C-02-2021GI)*

OVERVIEW:

Site Analysis

Current zoning designation:	**LLR** Large Lot Residential Zone
Permitted and conditional uses:	**LLR** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet.
Comprehensive Plan Designation:	Low to Medium Density Residential Use
Existing land uses.	Farm Ground

Adjacent Properties Analysis

Current zoning designations:	**North, South & East**: LLR- Large Lot Residential **West** R2- Low Density Residential
Permitted and conditional uses:	**LLR** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet. **R2** Residential uses at a density of 7 dwelling units per acre.
Comprehensive Plan Designation:	**North, South, East & West:** Low to Medium Density Residential Use
Existing land uses:	**North & South:** Single Family Residential **East:** Vacant Owned the City for Drainage/Detention between this property and North Road. **West**: Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan*: The subject property is designated for Low to Medium Density Residential. The proposed density is 7.38 units per acre.
- *Accessible to Existing Municipal Infrastructure*: Water and sewer services are available to service the area. Sanitary sewer and water are both available along the north side of the property.
- *Provides Additional Housing Opportunities:* This development will add age restricted housing for 55+ individuals. The 2020 Grand Island Housing Study identified a need for 459 senior housing units (222 owner occupied and 237 rental units) to be constructed between 2020 and 2025. This development will result in 192 senior rental units the next 6-12 years.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Monetary Benefit to Applicant*: Would allow the applicant to develop this property.

Negative Implications:

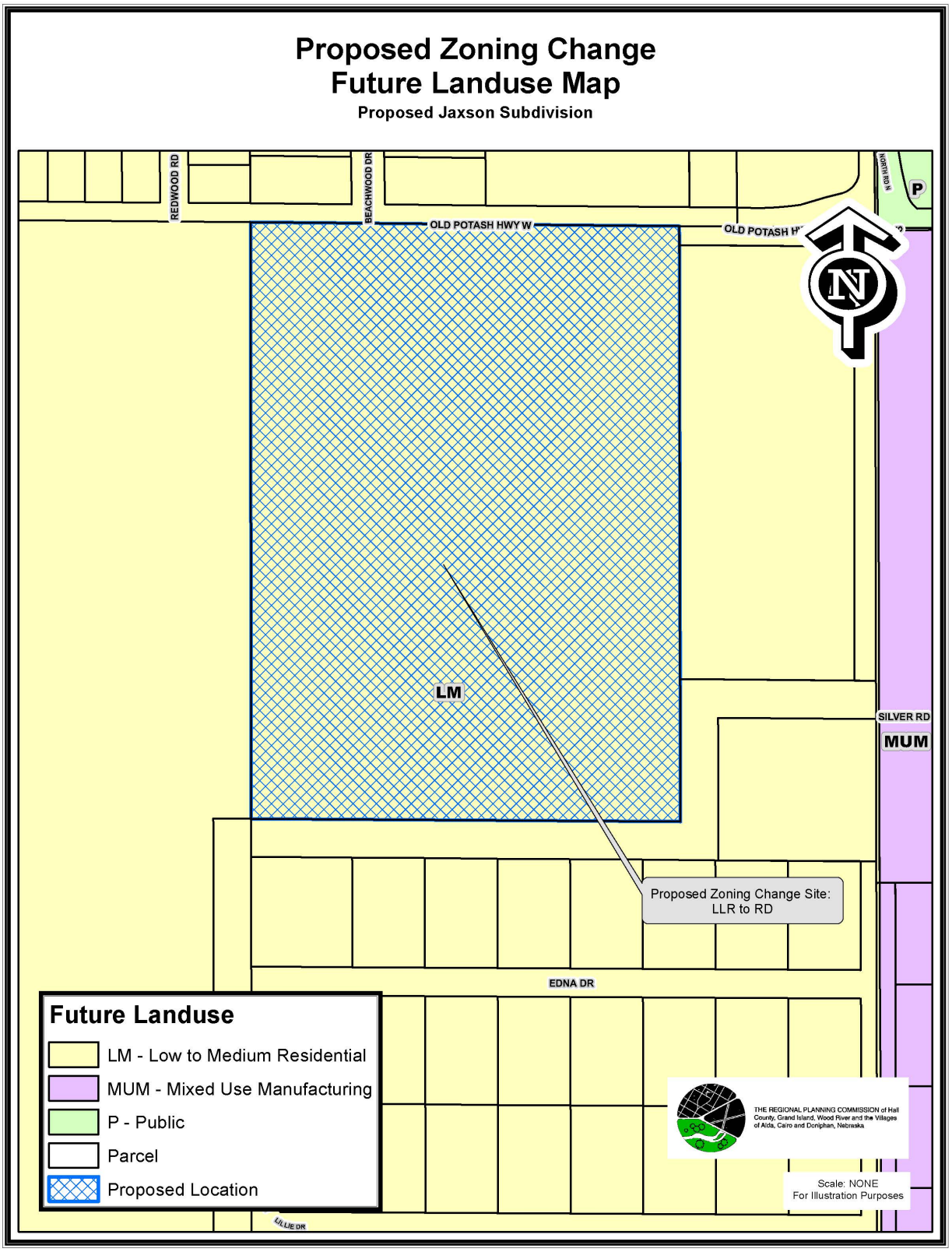
- *Additional Traffic on Old Potash Highway.* The proposed subdivision would have two drives onto Old Potash Highway and all traffic produced by the development will enter and exit onto this street. The street is a section line road and an arterial street intended for this type and level of traffic.

Other

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City approve the change of zoning from **LLR** Large Lot Residential Zone to **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for Jaxson Subdivision.

_____ Chad Nabity AICP, Planning Director


Proposed Zoning Change
Future Landuse Map
Proposed Jaxson Subdivision
REDWOOD RD
BEACHWOOD DR
OLD POTASH HWY W
NORTH RD N
P
LM
SILVER RD
MUM
Proposed Zoning Change Site:
LLR to RD
EDNA DR
Future Landuse
LM - Low to Medium Residential
MUM - Mixed Use Manufacturing
P - Public
Parcel
Proposed Location
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska
Scale: NONE
For Illustration Purposes

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JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020

LEGEND:
PAVEMENT · OUTLOT · LANDSCAPE · BUILDING

SHEET 1 OF 3
LOT LAYOUT

N
0' 25' 50' 100'
SCALE IN FEET

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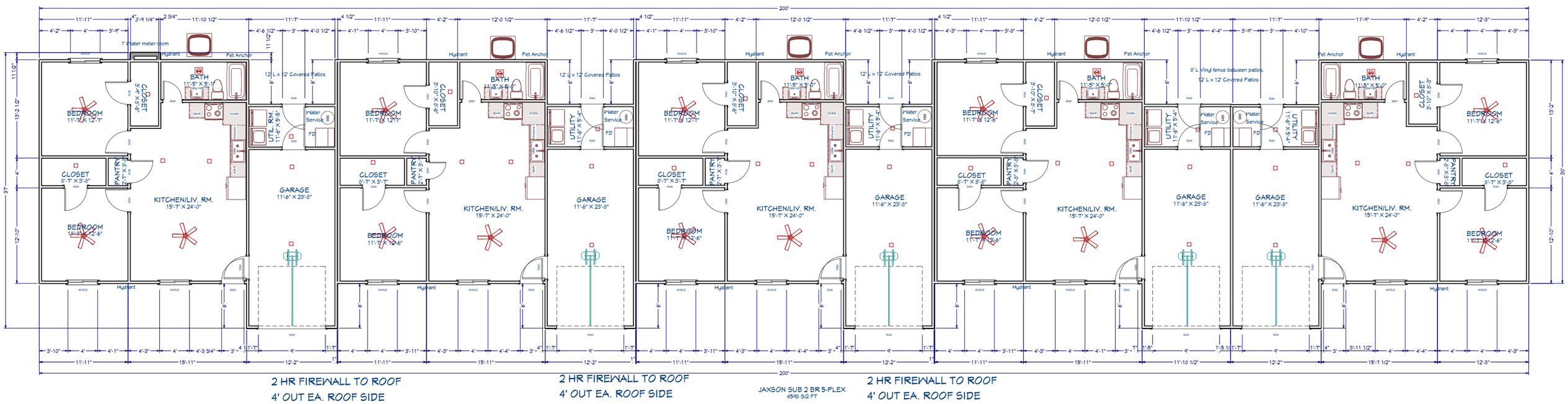
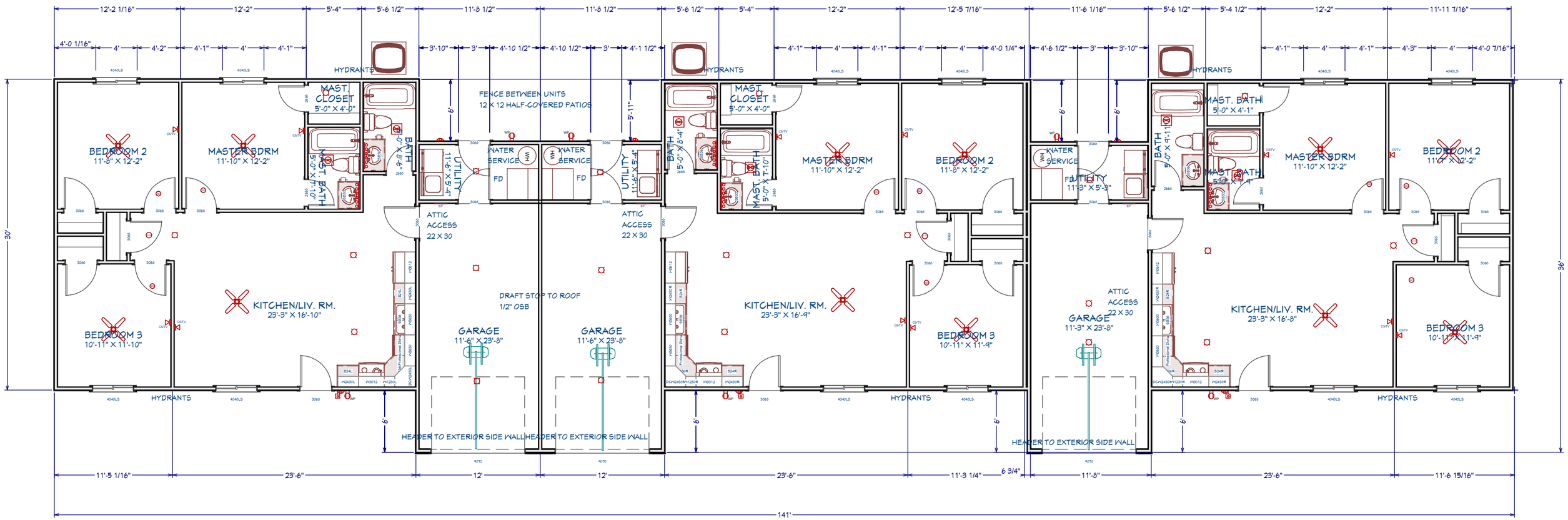
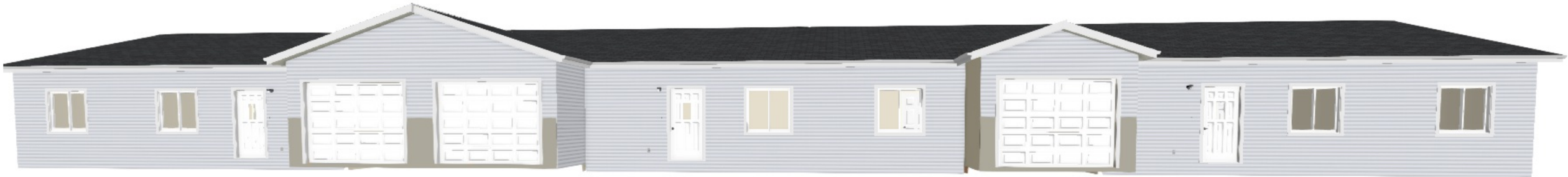
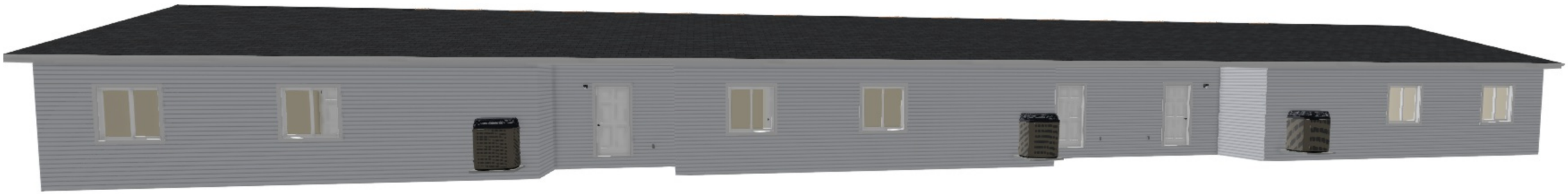

200'
1' Water meter room
Hydrant
Pet Anchor
BATH
11'-5" X 5'-0"
12' L x 12' Covered Patios
6'
CLOSET
9'-10" X 8'-9"
BEDROOM
11'-7" X 12'-1"
UTIL RM.
11'-6" X 5'-5"
Water Service
FD
CLOSET
8'-7" X 3'-8"
PANTRY
2'-7" X 3'-8"
KITCHEN/LIV. RM.
15'-7" X 24'-0"
GARAGE
11'-6" X 23'-8"
BEDROOM
11'-7" X 12'-6"
UTILITY
11'-6" X 5'-4"
CLOSET
9'-1" X 3'-7"
8' L Vinyl fence between patios.
12' L x 12' Covered Patios
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
JAXSON SUB 2 BR 5-PLEX
4548 SQ FT

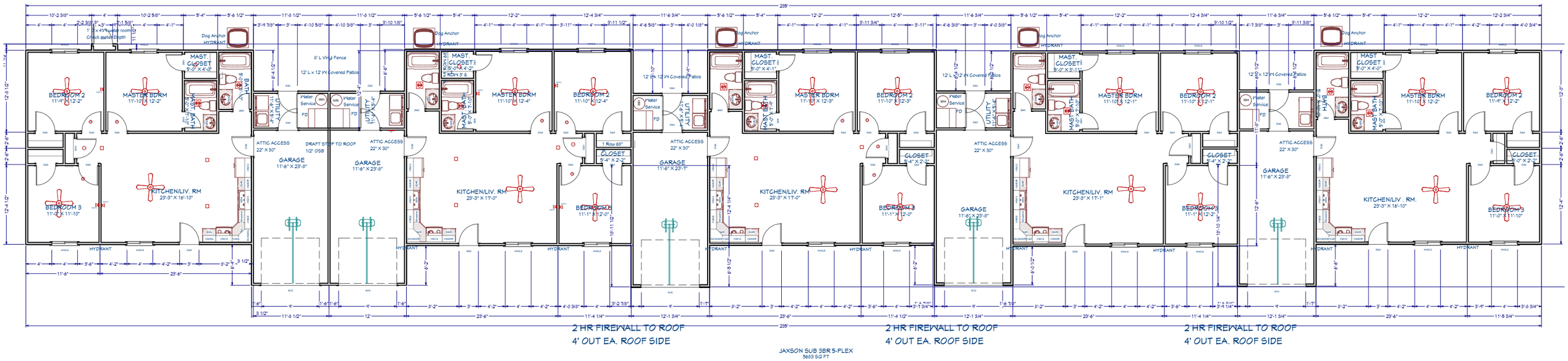


2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE

JAXSON SUB. 3BR 2BA 3PLEX
W/ UTILITY/GARAGE COUNTED IN SQFT.
3374 SQ FT






295'
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
JAXSON SUB 3BR 5-PLEX
5693 SQ FT