



City of Grand Island

Tuesday, November 9, 2021

Council Session

Item E-1

Public Hearing on Comprehensive Plan to Consider Proposed Changes to the Future Land Use Map for Property located West of Prairieview Street and North of Husker Highway

Council action will take place under Resolutions item I-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 9, 2021

Subject: Amend the Future Land Use Map of the Grand Island Comprehensive Plan for 200 Acres located West of Prairieview Street and North of Husker Highway

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

Background

Innate Development 2 LLC is proposing to purchase property northwest of the new hospital development of a mixed use subdivision. They are requesting that future land use be modified to allow the development of mixed use commercial along Husker Highway, low to medium density residential in the center of the property and low to medium density residential and mixed use manufacturing in the northwest corner of the property. The current map designates the south 160 acres as low to medium density residential and the north 40 as manufacturing. Their intent is to develop a combination of neighborhood commercial, apartments, townhomes, single family homes and light warehousing or storage on the property.

The memo and recommendation sent to the Planning Commission is attached.

Discussion

At the regular meeting of the Regional Planning Commission, held October 6, 2021 the above item was considered following a public hearing. Hearing for both the future land use map change and a recommendation on the redevelopment plan were held at the same time.

O'Neill opened the public hearings for items 6 and 7 together:

Nabity explained the proposal is a change to the Comprehensive Plan and Future Land Use Map for the property located north of Husker Highway and west of Prairieview Street. The request is to change the south 80 acres from low to medium residential to mixed use commercial to leave the middle 80 acres as low to medium density residential and to change the south half of the north 40 acres from manufacturing to low to medium residential and the north half of that 40 acres from manufacturing to mixed use manufacturing.

The redevelopment plan as proposed covers the whole 200 acres and is if the changes are made to the future land use map as proposed it is consistent with the amended future land use map. The proposed plan only provides for Tax Increment Financing for the first phase of this development that will begin with apartment buildings, town houses and some mixed use commercial space. It is anticipated that amendments will be required for TIF approvals for future phases of the development.

Ron Depue testified that the redevelopment plan is consistent with the proposed future land use map and encouraged the planning commission to recommend approval of both the comprehensive plan amendment and the redevelopment plan.

O'Neill closed the public hearings:

A motion was made by Rainforth and second by Ruge to recommend approval of the Comprehensive Plan Amendment concerning future land use element.

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

A motion was made by Robb and second by Randone to recommend approval of the Redevelopment Plan for CRA Area No. 33 contingent upon the City amending the Comprehensive Plan and approve Resolution 2022-02.

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

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the comprehensive plan amendment as presented
2. Modify the comprehensive plan amendment to meet the wishes of the Council
3. Deny the comprehensive plan amendment
4. Postpone the issue

Recommendation

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

Sample Motion

Move to approve the resolution as presented.

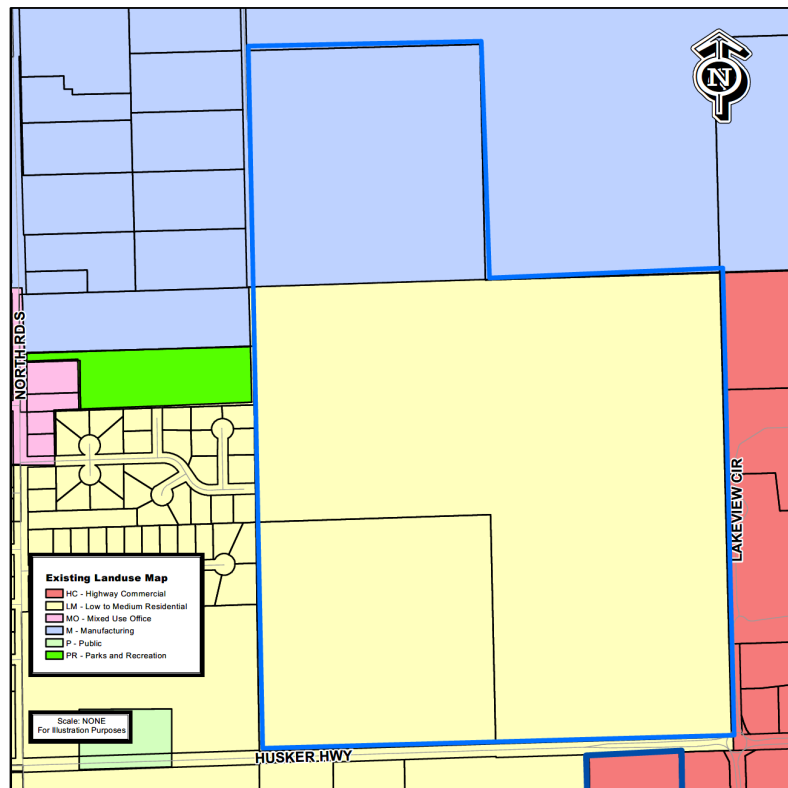
Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 27, 2021

SUBJECT: *Future Land Use Map Change (C-04-2022GI)*

PROPOSAL: This application includes approximately 200 acres of land north of Husker Highway and west of Prairieview Street. Innate Development LLC has an option to purchase and develop this property. A redevelopment plan requesting Tax Increment Financing is also being considered. If the redevelopment plan and this amendment are approved Innate Development LLC will forward a request to rezone the property in a manner consistent with the proposed development. As shown on the map below the southern 160 acres is planned for low to medium density residential and the 40 acres at the northwest corner is shown as manufacturing. The property is located within the Grand Island municipal limits.

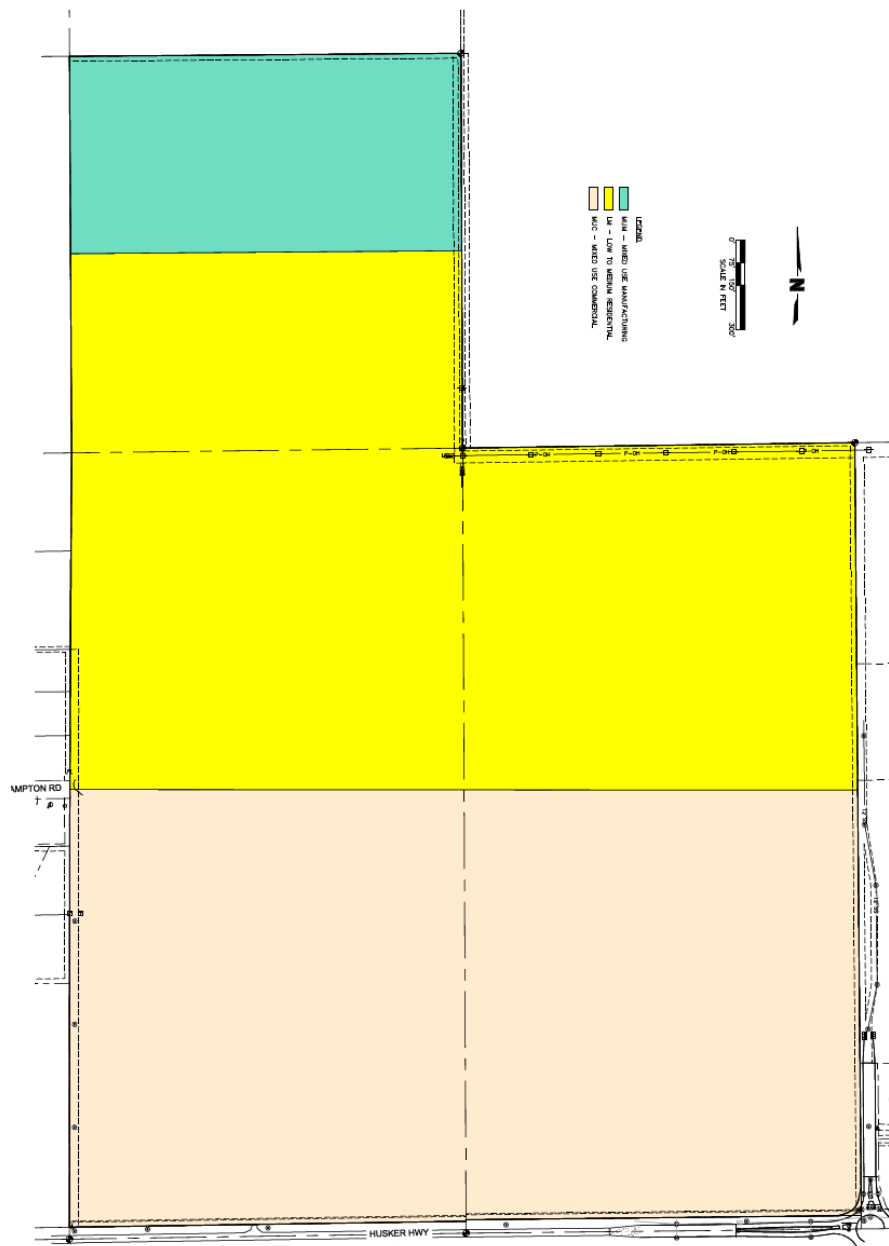


OVERVIEW

The applicant is requesting two amendments to the Grand Island Comprehensive Plan and Future Land Use map on this property. The first would extend the possibility of

commercial and residential development along Husker Highway from Prairieview Street to west edge of the property on the south 80 acres. The second is to change the proposed future use of the northern portion of this property from manufacturing to mixed use manufacturing and low to medium density residential as part of this application. These changes as proposed will allow for some flexibility in the development across the property. Along the southern side the extension of commercial development along Husker Highway and into the planned neighborhood for the creation of a neighborhood commercial node and a transition from the existing commercial development on the east side of Prairieview Street. On the north 40 acres this will allow the developer to plan the transition between the planned residential development on the south and the more industrial nature of the property to the north and east.

A map of the requested changes is shown below.



EVALUATION:

The Grand Island Comprehensive Plan and this Future Land Use Map were approved in 2004. The development anticipated at the corner of Husker Highway and U.S. Highway 281 was Highway Commercial extending ¼ mile to the west from that intersection. With the development of the hospital and the surrounding area we are seeing support for that development.

This property was not in the Grand Island City Limits at the time of the plan and was largely shown as low to medium density residential with more low to medium density residential to the west. The nature of the area has changed with the development of the hospital and will continue to change over the next several years. Based on the existing development in the area it is appropriate to consider changes to the future land use map that would allow for more of a transition between the 281 corridor on the east and Heartland Lutheran High School, the residential development in the Mary Lane subdivision and Cedar Hills Park.

The proposed changes facilitate that transition and will allow for the creation of a mixed use neighborhood between the Highway 281 and North Road.

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.

_____ Chad Nabity AICP, Planning Director