

City of Grand Island

Tuesday, November 9, 2021 Council Session

Item F-2

#9856 - Consideration of Approving Zoning Change for Property located West of North Road and South of Old Potash Highway from LLR-Large Lot Residential to RD-Residential Development (Rhoads Enterprises, Inc.) (Second and Final Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 9, 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:

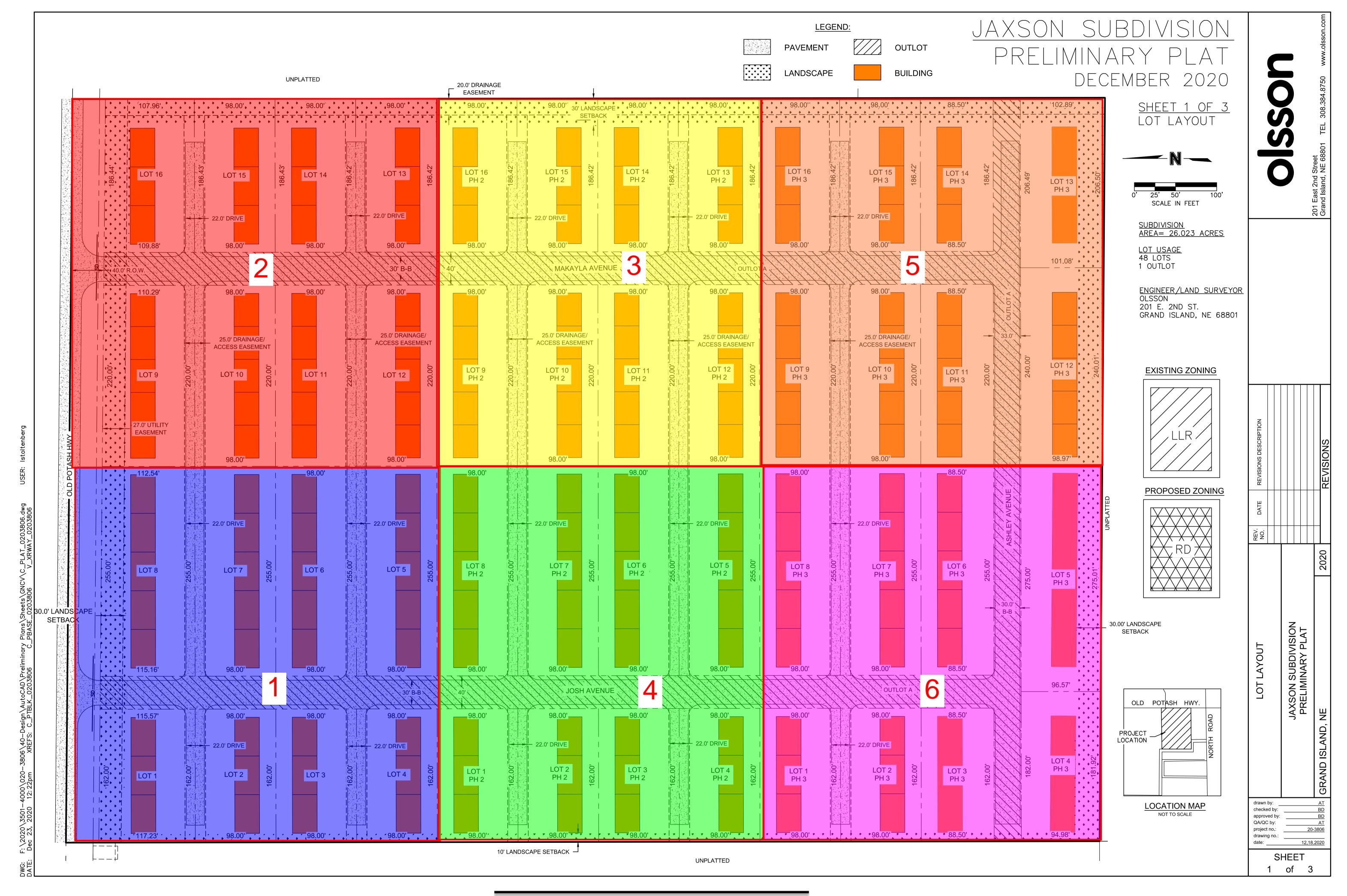
- 1. Approve the rezoning request as presented
- 2. Modify the rezoning request to meet the wishes of the Council
- 3. Postpone the issue
- 4. Deny the application

Recommendation

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

Sample Motion

Move to approve the ordinance as presented.



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:

Existing land uses.

Low to Medium Density Residential Use

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:

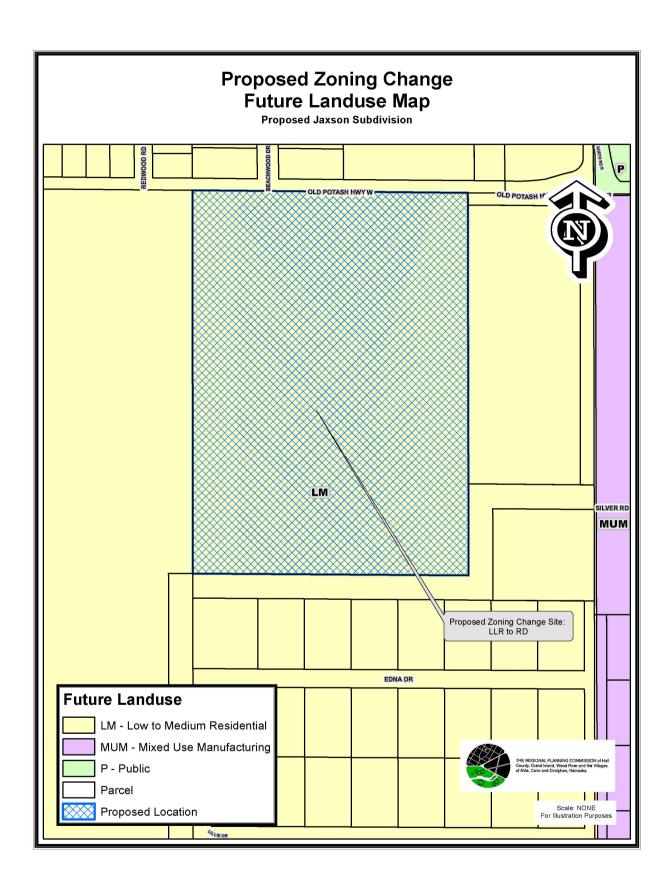
Additional Traffic on Old Potash Highway. The proposed subdivision would have two drives onto
Old Potash Highway and all traffic produced by the development will enter and exit onto this
street. The street is a section line road and an arterial street intended for this type and level of
traffic.

Other

RECOMMENDATION:

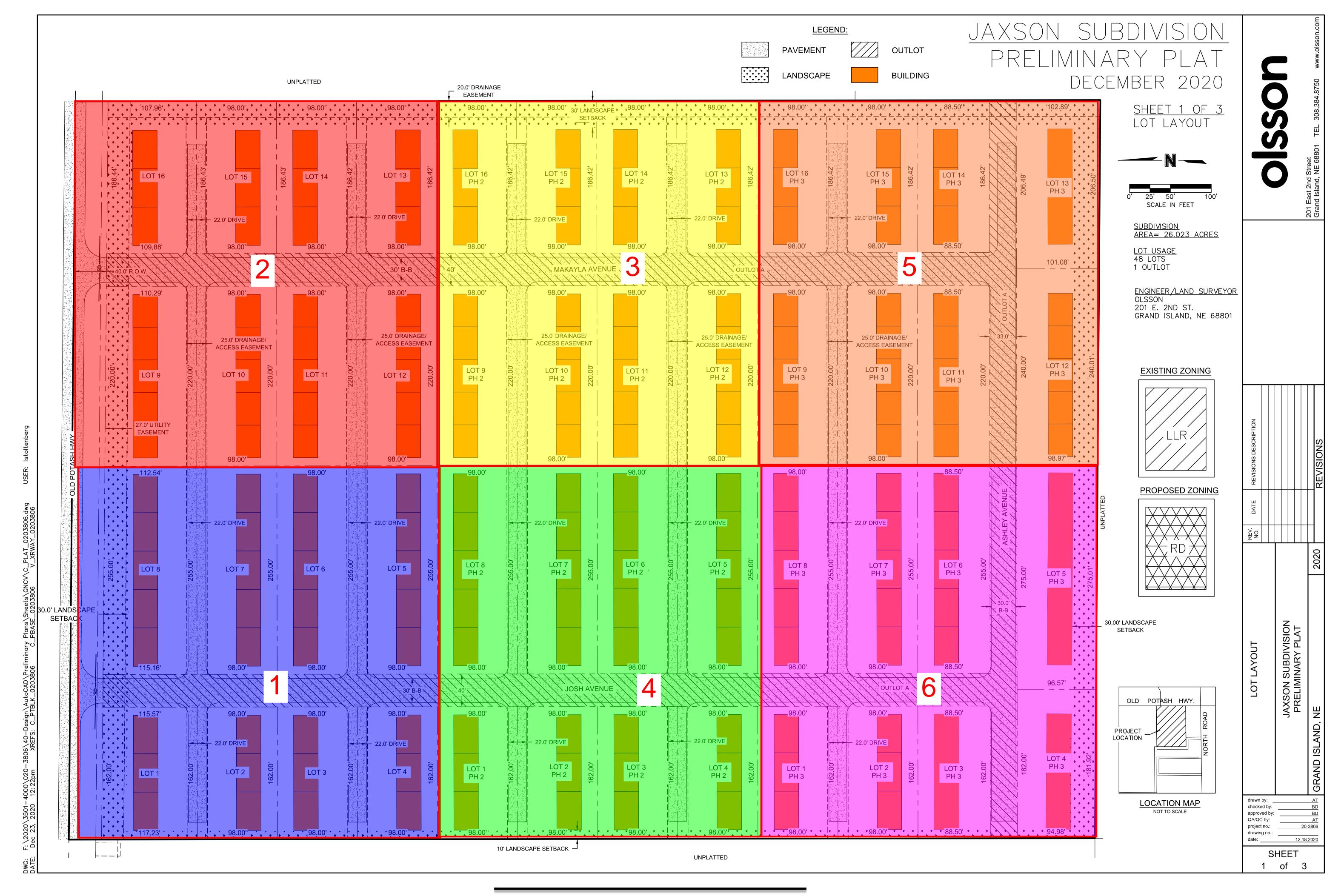
That the Regional Planning Commission recommend that the Grand Island City approve the
change of zoning from LLR Large Lot Residential Zone to RD Residential Development Zone as
presented along with the Preliminary and Final Plats for Jaxson Subdivision.

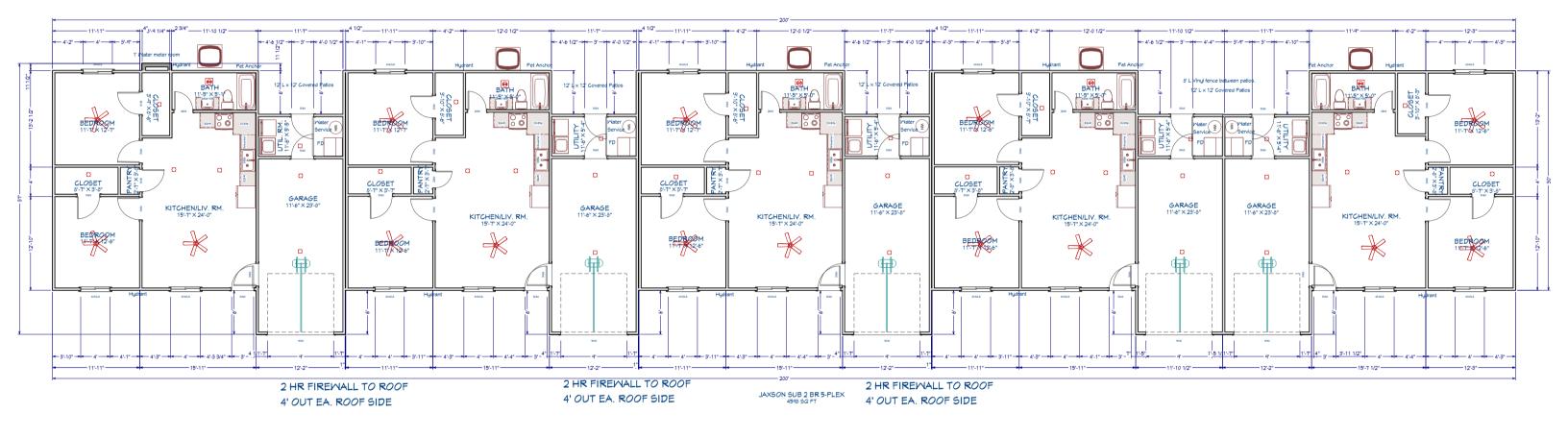
Chad Nabit	v AICP	Planning	Director
 Orida Habit	<i>y</i> , ,		D 11 00t01





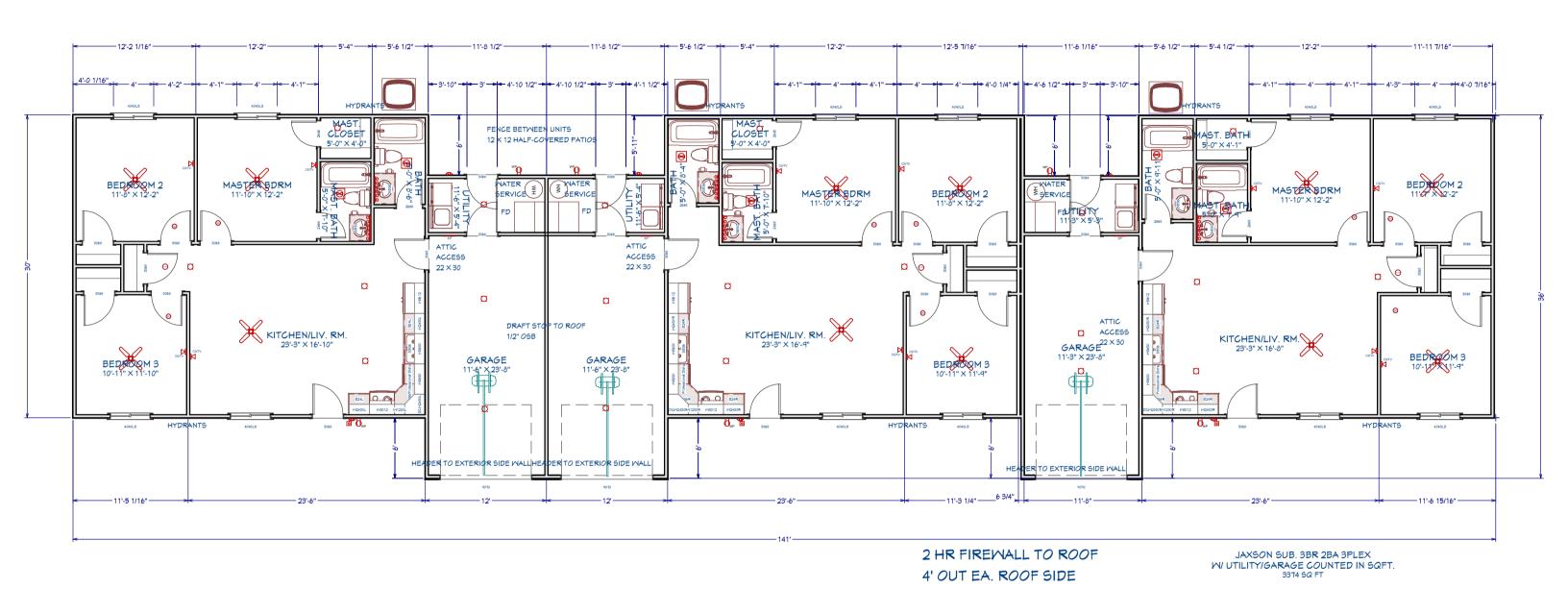








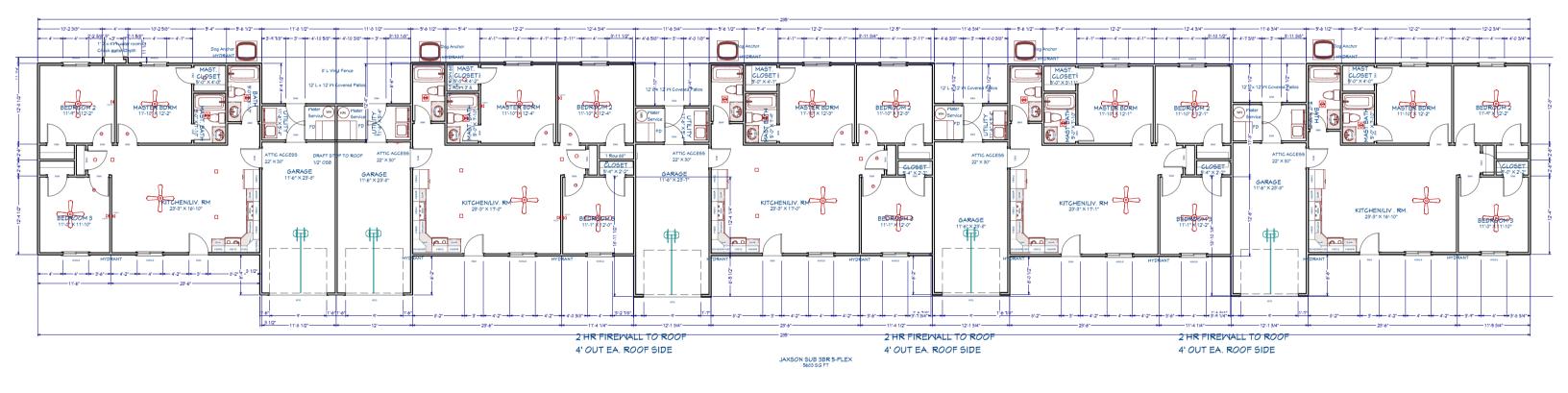














ORDINANCE NO. 9856

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising part of the Northeast Quarter (NE ¼, NE ¼) 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. from LLR Large Lot Residential Zone to RD Residential Development Zone in Grand Island, Hall County, Nebraska as more particularly described below, and directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on October 6, 2021, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on October 26, 2021, 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 and reclassified and changed from LLR Large Lot Residential Zone to amended RD Residential Development Zone:

A TRACT OF LAND CONSISTING OF 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., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved as to Form

November 6, 2021

City Attorney

ORDINANCE NO. 9856 (Cont.)

COMMENCING AT THE NORTHEAST CORNER OF SEC 23-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N89°29'35"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 412.90 FEET TO THE POINT OF BEGINNING; THENCE S00°04'49"E A DISTANCE OF 1254.36 FEET TO A CORNER ON MOORE'S CREEK DRAINWAY, INST. NO. 201400286, FILED 1/15/2014; THENCE N89°34'44"W, ALONG A NORTH LINE OF SAID MOORE'S CREEK DRAINWAY, A DISTANCE OF 903.44 FEET TO A NORTHWEST CORNER OF SAID MOORE'S CREEK DRAINWAY, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4); THENCE N00°04'52"W, ALONG SAID WEST LINE, A DISTANCE OF 1255.71 FEET TO A POINT ON SAID NORTH LINE OF NE1/4; THENCE S89°29'35"E, ALONG SAID NORTH LINE, A DISTANCE OF 903.47 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1133813.10 SQUARE FEET OR 26.0288 ACRES MORE OR LESS OF WHICH 0.829 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SECTION 2. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request is approved.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance and that the approved development plan be kept in the records of the Hall County Regional Planning Department.

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.

Enacted: November 9, 2021.	
	Roger G. Steele, Mayor
Attest:	
RaNae Edwards, City Clerk	