



City of Grand Island

Tuesday, January 25, 2022

Council Session

Item E-4

Public Hearing on Zoning Change to Property located North of State Street and West of Wheeler Avenue from B2 General Business, R3 Medium Density Residential and R2 Low Density Residential to R3-SL Medium Density Small Lot Residential (Mesner Development Co.)

Council action will take place under Ordinances item F-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Naby AICP, Regional Planning Director

Meeting: January 25 2022

Subject: Change of Zoning from B2 General Business, R2 Low Density Residential and R3 Medium Density Residential to R3-SL Medium Density Small Lot Residential

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

Background

The owners of property east of the Five Points Super Saver and north of Blessed Sacrament Church (Ray O'Connor and the Grand Island Catholic Diocese) have requested that their property be rezoned pending a sale to Mesner Development. They are requesting that the property be changed from B2 General Business, R2 Low Density Residential and R3 Medium Density Residential to R3-SL Medium Density Small Lot Residential to accommodate a planned townhouse development at this location.

Discussion

At the regular meeting of the Regional Planning Commission, held January 5, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Naby stated the plan is a request to rezone for property located north of Blessed Sacrament Church and east of Super Saver. The current zoning on the properties is B-2 General Business, R2 Low Density Residential and R3 Medium Density Residential. The developers, Mesner Development, has submitted plans to build between 64 and 72 townhome style units on the property. The area is planned for either commercial or residential use. The proposal is consistent with the comprehensive plan.

Anita Graf, 2404 N. Locust, Grand Island, NE – Anita Graf stated she was present on behalf of Blessed Sacrament Church and was in favor with the zoning change and project.

Margaret Pickering, 312 W. 18th Street, Grand Island, NE – Margaret Pickering is against the project. Margaret stated her concerns. She said this would basically be in her back yard. Some of the concerns mentioned were safety, amount of traffic and she stated that they have already had property vandalized/stolen at their home south of this project.

Cliff Mesner, 1415 16th Street, Central City, NE – Mr. Mesner stated the townhomes are designed for first time or last time buyers. He explained you will end up with young couples that are starting a family but you will not have a lot of kids in the neighborhood. They have seen very few children in the other communities they have done.

O’Neill closed the public hearing.

A motion was made by Hendrickson and second by Robb to approve a change of zoning for property located north of State and west of Wheeler Avenue from B2 General Business, R3-Medium Density Residential and R-2 Low Density Residential to R3-SL Medium Density Small Lot Residential.

The motion carried with nine members voting in favor (O’Neill, Ruge, Olson, Robb, Monter, Rainforth, Randone, Doane and Hendricksen) 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 comprehensive plan amendment and rezoning request as presented
2. Modify the comprehensive plan amendment and 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 as presented.

Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 24, 2021

SUBJECT: *Zoning Change (C-14-22GI)*

PROPOSAL: The Regional Planning Department staff is recommending a change of zoning be considered for property located north of State Street and west of Wheeler Avenue including 620 W. State Street (located east of 5 Point Super Saver and north of Blessed Sacrament Church. An application has been made to rezone these properties to R3-SL Medium Density Small Lot Residential zone. The current zoning on the properties is B2 General Business, R2 Low Density Residential and R3 Medium Density Residential. The developers, Mesner Development, has submitted plans to build between 64 and 72 townhome style units on the property. The properties are owned by the Catholic Diocese and Ken Ray LLC and under contract for sale to Mesner Development subject to approval of TIF financing and rezoning and subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

R2- Low Density Residential
R3- Medium Density Residential
B2- General Business

Permitted and conditional uses:

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping,.

Comprehensive Plan Designation:

General Commercial (east of Super Saver to the church)
Low to Medium Density Residential (north of the church)

Existing land uses.

Vacant Property

Proposed Zoning Designation

R3-SL Medium Density Small Lot Residential Zone

Intent of zoning district:

R3-SL: The intent of this zoning district is to provide for residential uses at a maximum density of fourteen to fifteen

dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zoning is intended to provide market flexibility regarding lot size and housing configuration.

Permitted and conditional uses: R3-SL: Residential uses at a density of 14 to 15 units per acre on smaller lots than otherwise allowed dwelling units (Row houses if planned for with the plat may exceed the 15 units per acre) with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: RD- Residential Development Zone

B2- General Business

East: R2- Low Density Residential Zone,

South: R2- Low Density Residential Zone,

R3- Medium Density Residential Zone

West: B2- General Business

Intent of zoning district:

RD- The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use

R2: The intent of this zoning district is to provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

R3: The intent of this zoning district is to provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

B2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

Permitted and conditional uses:

RD- Any uses found in the regular residential zoning districts at densities of up to 43 units per acre except those uses that are specifically excluded (rail right of way, truck bush farming, boarding and lodging houses, non-profit community buildings and social welfare establishments providing living accommodations). Up to 30% of the area of the RD zone may be covered with buildings as approved with the development plan.

R2- Residential uses at a density of 7 dwelling units per acre with 35% coverage, recreational uses, religious uses and limited non-profit and institutional uses along with agricultural uses.

R3- Residential uses at a density of 14 dwelling units per acre with 50% coverage, recreational uses, religious uses non-profit and institutional uses along with agricultural uses.

B2- Commercial and office uses, institutional, non-profit and religious uses, along with residential uses at a density of 42 dwelling units per acre with up to 100% coverage less required landscaping.

Existing land uses:

North: Residential (Holiday Garden Apartments)

South: Blessed Sacrament Church and parking lot and residential single family homes

East: Residential single family homes

West: Commercial Super Saver and Five Points Bank

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for General Commercial near the Super Saver at the west side of the property and low to medium density residential north of Blessed Sacrament. All standard commercial districts in Grand Island allow residential uses by right.
- *Consistent with the existing development in the neighborhood:* The proposed changes allow for a transition between the commercial on the west and the apartments to the north. property is near a high volume corridor; the proposal will act as traffic barrier for residential neighborhoods.
- *Walkable Communities:* The proposal will create residential uses in a mixed-use neighborhood across from a city park, next to a grocery store with a deli and pharmacy and next to a church. There are other churches, shopping and personal services within a 10 minute walk from this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

This proposal is consistent with the 2004 comprehensive plan. The proposed property has been designated possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site to R3-Medium Density Small Lot Residential.

_____ Chad Nabity

Proposed Zoning Change Future Landuse Map

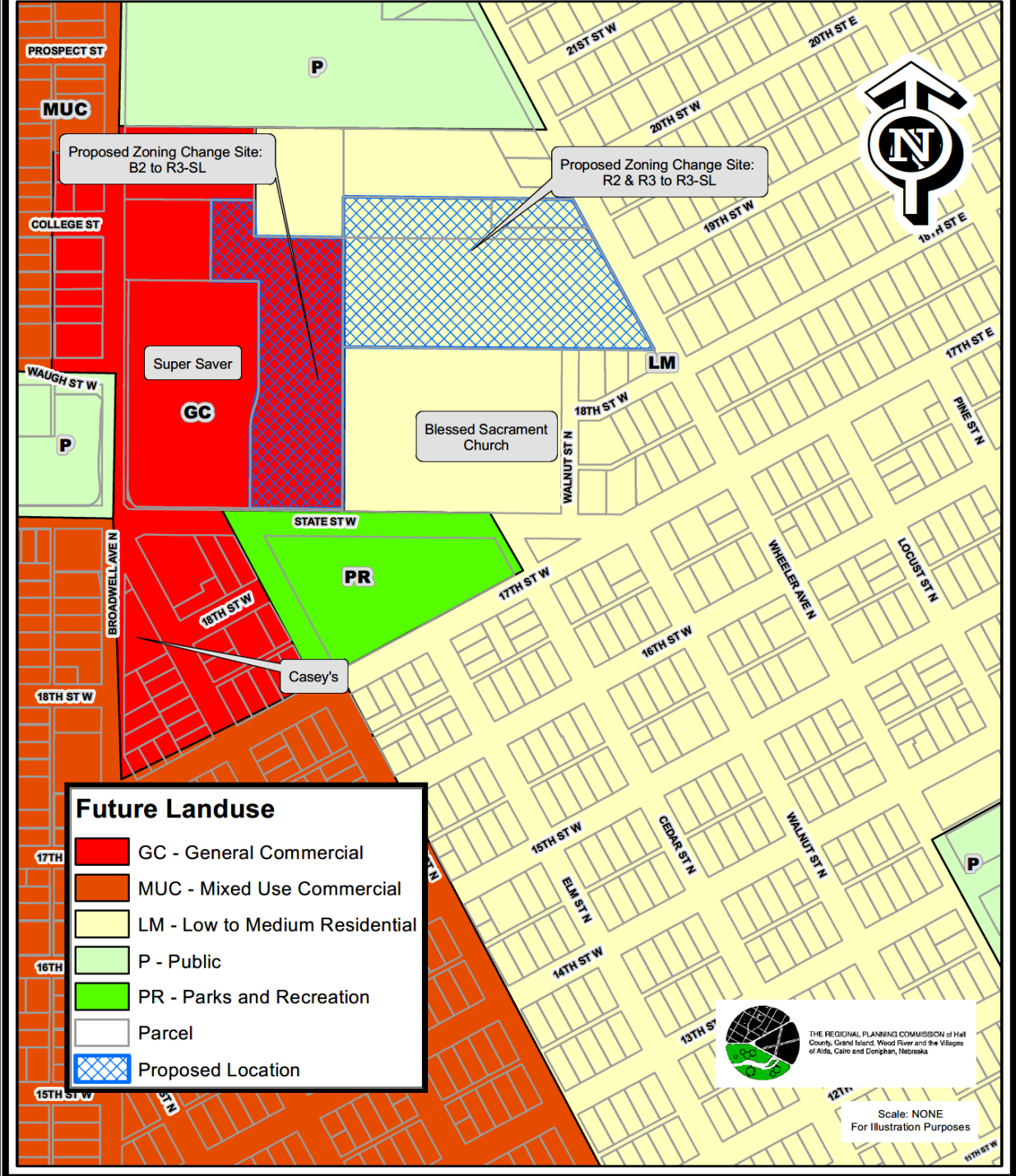


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan