



City of Grand Island

Tuesday, August 23, 2022

Council Session

Item E-3

Public Hearing on Zoning Change to Property located at 3015 and 3019 Colorado Avenue from LLR Large Lot Residential to R1 Suburban Density Residential (FAmos Construction, Inc.)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 23, 2022

Subject: Change of Zoning from LLR Large Lot Residential to R1 Suburban Density Residential

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

Background

Amos Anson platted lots in the Northwest Gateway Subdivision in August of 2020. He extended sewer and water and paved the cul-de-sac at the end of Colorado Avenue after that approval and has been marketing the two LLR lots at the end of Colorado since that time. They have not sold. He would like to be able to split those two lots into four lots. This property is slightly more than one acre and a change of zoning is required to before this can be done. He is requesting that the property be changed from LLR Large Lot Residential to R1 Suburban Density Residential.

Discussion

At the regular meeting of the Regional Planning Commission, held August 10, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Naby stated the property is located at the end of the cul-de-sac on Colorado Avenue. The request is to rezone the property from LLR Large Lot Residential to R-1 Suburban Density Residential. All properties have access to City water and sewer. Rezoning this property is consistent with the City's Comprehensive Plan and the Future Land Use map. The property is designated for low to medium density residential development. Naby stated staff is recommending approval.

Amos Anson – 4234 Arizona Ave. Grand Island, NE.-Was available for questions. Mr. Anson mentioned the drainage has been engineered with the subdivision and that is was approved by the City.

Bruce M. Bluhm – 3009 Colorado Ave. Grand Island, NE - Mr. Bluhm is against the request to rezone. Some of his concerns were drainage issues,

the increase of traffic, narrow streets, and the safety of the neighborhood kids with the increased traffic.

O'Neill closed the public hearing.

A motion was made by Robb and second by Monter to approve the proposed rezoning of a tract of land including on Lots 14 and 15 Northwest Gateway Subdivision (3015 and 3019 Colorado Avenue).

The motion was carried with nine members voting in favor (Nelson, Allan, Ruge, Olson, Robb, Monter, Rainforth, Hendricksen and Randone) and one member abstaining (O'Neill) and one member voting no (Doane).

The memo sent to the planning commission with staff recommendation is attached for review by Council along with an email supporting the change from a surrounding property owner.

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 # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 26, 2022

SUBJECT: *Zoning Change(C-33-22GI)*

PROPOSAL: To rezone tract of land consisting of 1.17 acres. This property is located at 3015 and 3019 Colorado Avenue Lots 14 and 15 of Northwest Gateway Subdivision in Grand Island, Hall County, Nebraska from LLR Large Lot Residential and R1 Suburban Density Residential. This property is located north of Nevada Avenue at the north end of Colorado Avenue.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR: Large Lot Residential Zone

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.

Permitted and conditional uses:

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

Comprehensive Plan Designation:

Designated for mixed use commercial.

Existing land uses:

Vacant

Proposed Zoning Designation:

R1: Suburban Density Residential Zone

Permitted and conditional uses:

R1: Residential uses with a maximum density of 4 units per acre and a minimum lot size of 9,000 square feet per dwelling unit. Churches, parks and schools are also permitted in this district.

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 Lot

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 low to medium density residential development.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area. All properties have access to sewer and water which facilitates higher density development.*
- *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:

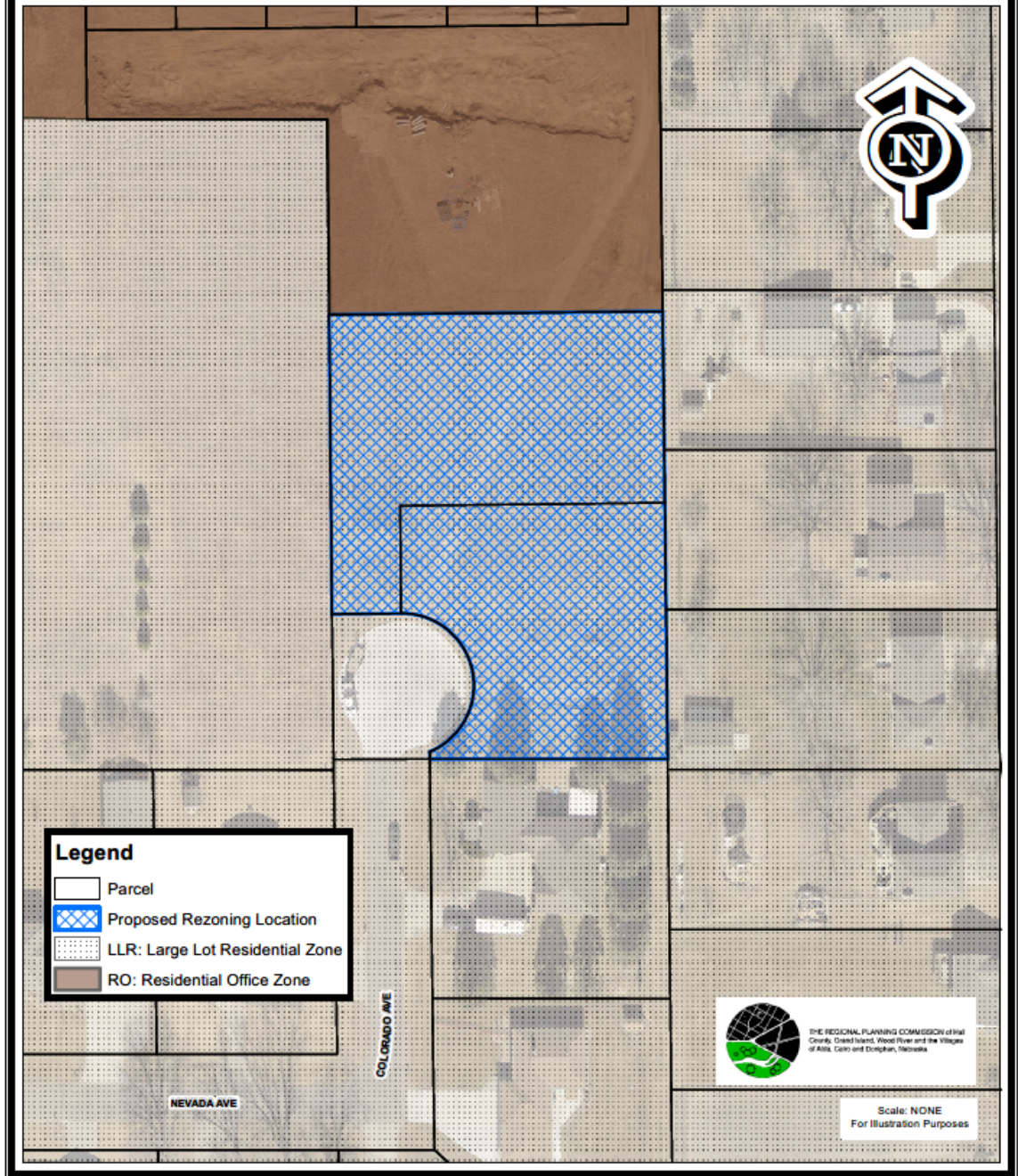
The LLR properties were around these lots were developed with lots that needed both on site wells and septic systems. The larger lots were required for those on site improvement. Sewer and water infrastructure adds to the cost of the lots as they are developed and smaller lots are likely to be more affordable.

RECOMMENDATION:

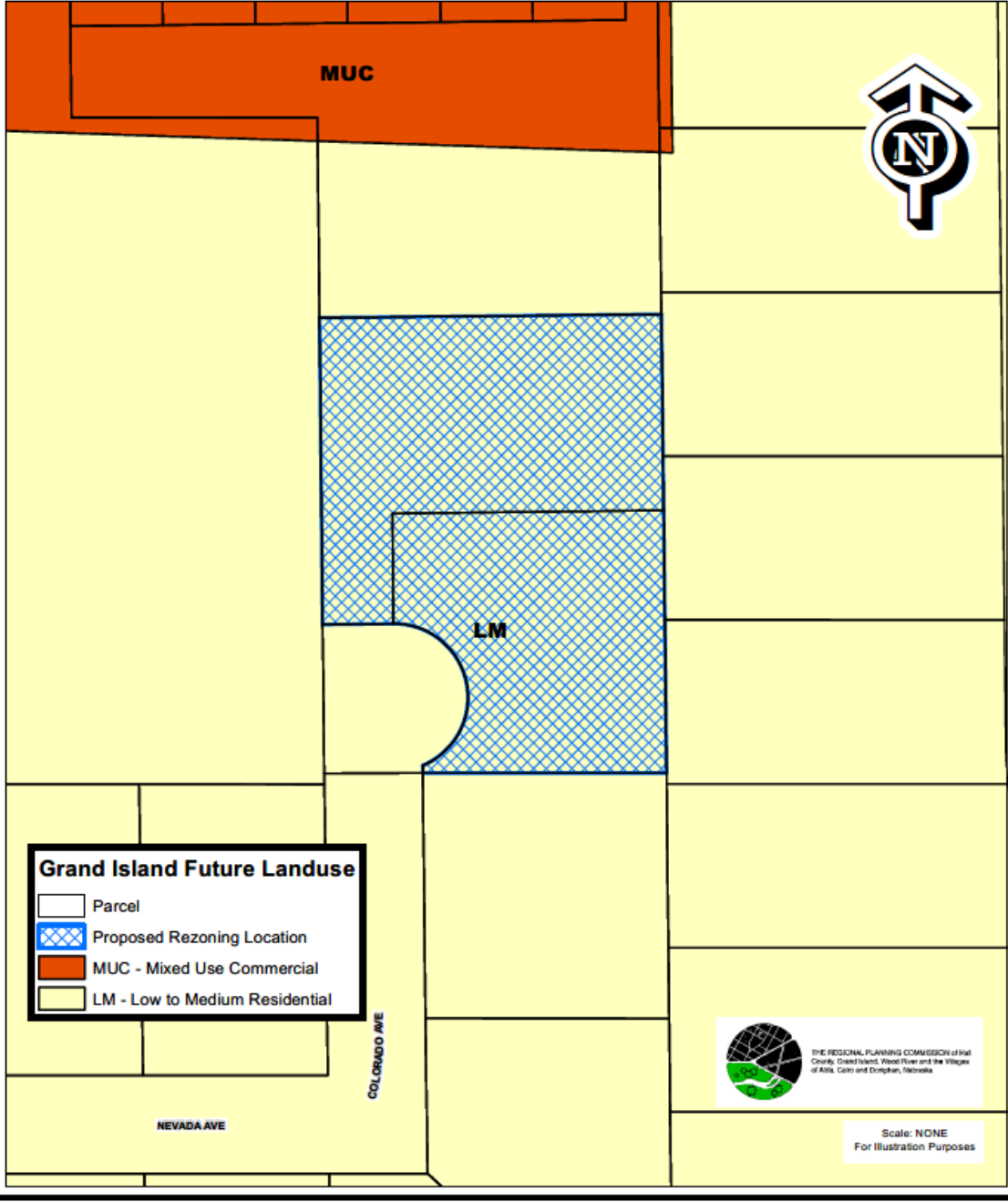
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from from LLR Large Lot Residential to R-1 Suburban Density Residential.

_____ Chad Nabity AICP, Planning Director

Location Map Proposed Zoning Change



Location Map Proposed Zoning Change



APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- City of Grand Island and 2 mile zoning jurisdiction
 Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
 Hall County

RPC Filing Fee

\$900

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name F Amos Construction Inc Phone (h) 308-390-2455 (w) _____

Applicant Address PO Box 1665 Grand Island NE 68802

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 3015 & 3019 Colorado Ave. Grand Island NE 68803

Legal Description: (provide copy of deed description of property)

Lot 14&15 Block _____ Subdivision Name Northwest Gateway, and/or

All/Part _____ ¼ of Section _____ TWP ___ RGE ___ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes) (no)
(provide a properly scaled map of property to be rezoned)

From LLR to R1

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To divide these two lots into 3-4 lots in order for them to be sold competitively.

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person  Date 6/21/22

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. ___ day. ___ yr. ___ Initial _____

RPC form revised 10/23/19

Chad Nabity

From: Pat O'Neill <pat@oneillwr.com>
Sent: Monday, July 25, 2022 1:27 PM
To: Chad Nabity
Subject: Zoning Change Letter

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. If you are unsure submit a helpdesk ticket at <https://helpdesk.grand-island.com>

Mr Nabity,

I am in receipt of your letter regarding the zoning change on Colorado Avenue adjacent to the property I own on Montanna.

Please note that I am in favor of the rezoning as proposed.

Thanks,

Pat

Patrick C. O'Neill
O'Neill Wood Resources
O'Neill Transportation and Equipment
PO Box 290 Alda, NE 68810
Office 308-384-1690 Fax 308-381-1697
cell 308-380-6032