



# City of Grand Island

Tuesday, October 11, 2022

Council Session

## Item E-1

**Public Hearing on Zoning Change to Property located at 3600  
Husker Highway from R2 Low Density Residential to CD  
Commercial Development (Innate Development 2, LLC)**

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

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** October 11, 2022

**Subject:** Change of Zoning from R2 Low Density Residential Zone to RD Residential Development Zone and CD Commercial Development Zone

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

## Background

Innate Development 2 LLC. The owners of 200 acres located north of Husker Highway and west of Prairieview Street are requesting that the zoning on property be changed on a portion of this property from R2 Low Density Residential to RD Residential Development Zone and Commercial Development Zone. The proposal is to build 150 units of three story apartments in 10 unit buildings along with 4 carriage house apartments the Residential Development portion of this property. In the Commercial Development Zone they have plans for a small commercial node to serve the neighborhood. Plans for the commercial node are not solid yet and will require additional approvals by the Planning Commission and Council but at this time include a sports bar, ice cream shop and coffee house. A preliminary plat for the whole development was approved in 2021. A final plat for this second phase (20.109 acres and 23 lots and 10 outlots )of the development is also included for approval.

## Discussion

At the regular meeting of the Regional Planning Commission, held September 7, 2022 the above item was considered following a public hearing.

O'Neill opened the public hearing for the rezoning. O'Neill also opened the item # 5 public hearing for Redevelopment Plan Area #33.

Naby stated this is the next phase of Legacy 34 subdivision and is consistent with the preliminary plat that was approved in October 2021. Developers are moving forward with the next phase which involves rezoning the property from R2 to CD. The developers are proposing 154 units of housing. The request is consistent with the plan that was presented last year. Innate Development has also requested Tax Increment Financing to aid in the redevelopment of the project. This project is consistent with the proposed zoning and the future land use

plan for the area within the City of Grand Island. The Planning Commission finds that the redevelopment plan is consistent with the Comprehensive Plan.

*Ron Dupue - 308 North Locust, Grand Island, NE* – Mr. Dupue representing Innate Development - was available for questions.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Randone to approve the proposed rezoning and Final Plat of Legacy 34 Second Subdivision.

The motion was carried with ten members voting in favor (Nelson, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Hendricksen and Randone) and no members abstaining or voting no (Allan and Doane were absent).

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 #4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING**

**COMMISSION:**

August 29, 2022

**SUBJECT:** *Zoning Change (C-35-2022G1)*

**PROPOSAL:** An application has been made to rezone 20.109 acres of property proposed for platting as part of the Legacy 34 development located west of Prairie View Street and north of Husker Highway from R2 Low Density Residential Zone to RD Residential Development Zone and CD Commercial Development Zone. The developers are proposing to build fifteen apartment buildings (**150 units**) on the property with buildings as shown on the attached plans, four carriage houses and four commercial buildings including a civic center to support the neighborhood.. This is the second change of several that are proposed for the full 200 acre site as shown with the preliminary plat for the whole property.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:* R2- Low Density Residential Zone

*Permitted and conditional uses:* R2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district.

*Comprehensive Plan Designation:* Low to Medium Density Residential proposed as Mixed Use Commercial

*Existing land uses.* Vacant Undeveloped Property

**Adjacent Properties Analysis**

*Current zoning designations:* **North:** R2- Low Density Residential Zone

**East:** B2 General Business Zone and RD Residential Development Zone

**West:** RD Residential Development Zone

**South:** TA Transitional Agricultural Zone and RO Residential Office Zone

*Permitted and conditional uses:* **R2-** Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

**RD-** Residential uses as approved by the submitted plan with density up to 42 units per acre. Churches, schools, parks and retirement facilities are also permitted in this district. Can allow more than one principle use per lot and development of private streets and utilities.

**TA** - Permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

**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.

**RO:** The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

*Comprehensive Plan Designation:* **West, East, South and North:** Mixed Use Commercial

*Existing land uses:* **North, and South:** Agricultural/ Vacant

**East:** Multifamily Residential and Commercial Lots some are developed some are vacant.

**West:** Multi-Family Residential and vacant property

## **EVALUATION:**

### **Positive Implications:**

- *In conformance with the City's Comprehensive Land Use Plan:* This particular site is designated for mixed use commercial uses within the plan. This would typically be a combination of commercial and multi-family residential.

- *New Housing Choices in Southwestern Grand Island:* Most of the new construction in Grand Island occurs in the northwest part of the city. This proposed development would build 154 new units in the southwestern part of the city.
- *Infill Development:* Most of the existing infrastructure is in place to support this development. Sewer and water are available. The developer is proposing a combination of private and public streets to support this development.
- *Provides Housing for Grand Island Residents and potential workers near the newly developed Hospital.*
- *Develops a neighborhood commercial node to support this development and the hospital development to the south.*

**Negative Implications:**

- *Increased Traffic on Husker Highway:* Development of this full 200 acres is likely to increase traffic on Husker Highway. The emphasis on walkability in this subdivision and Hike Bike Trail connection to the Hospital area may help mitigate vehicular traffic by allowing for multiple modes of transportation.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential Zone to RD-Residential Development Zone and CD Commercial Development Zone.

\_\_\_\_\_ Chad Nability AICP, Planning Director

# Future Landuse Map Proposed Zoning Change

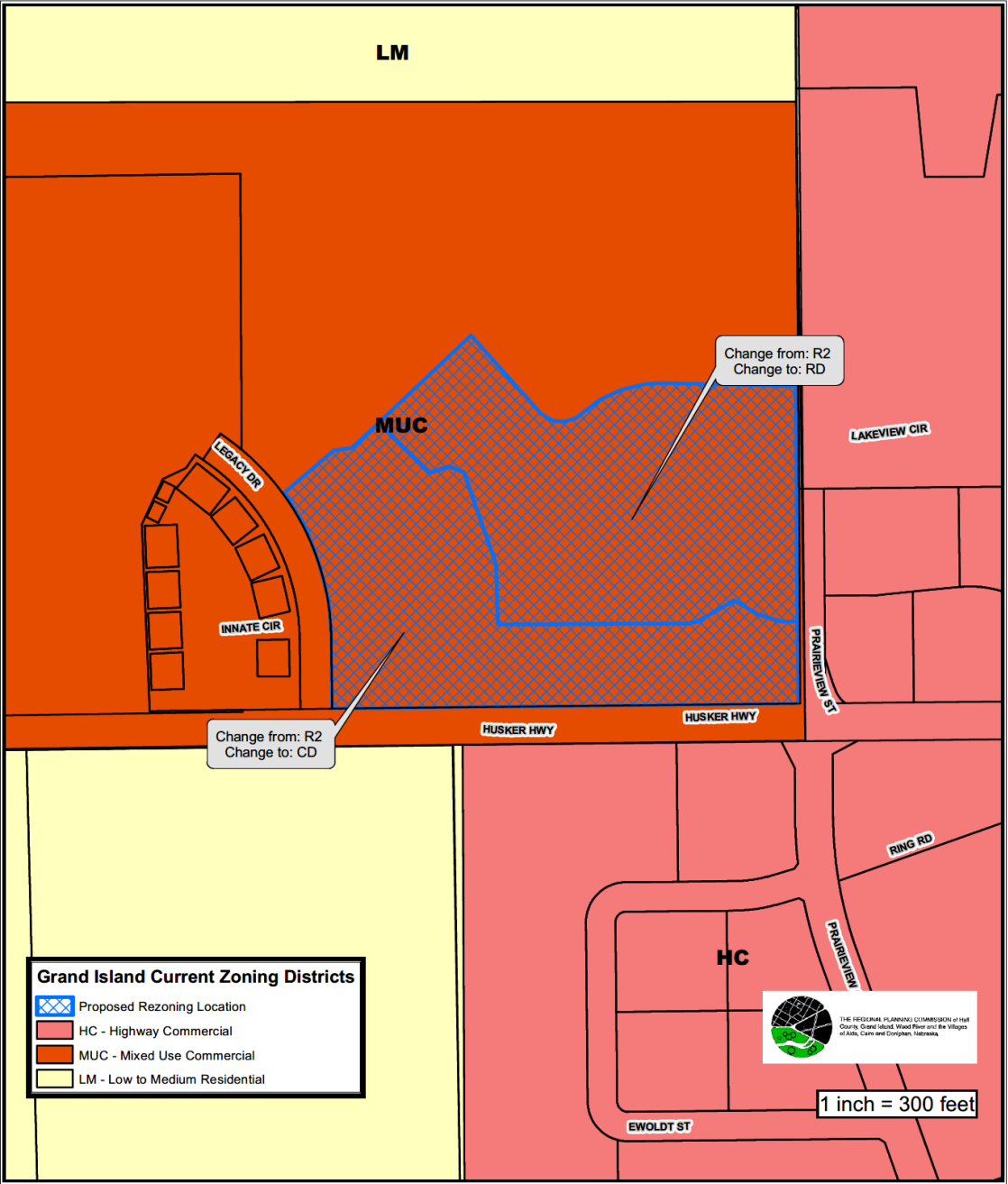


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan