



# City of Grand Island

Tuesday, December 20, 2022

Council Session

## Item E-5

**Public Hearing on Zoning Change to Property Located at 1510 E 7th Street Lot 2 of Sanchez Subdivision and Adjoining right of way to the center of the dedicated streets from R2 Low Density Residential to R3-SL Medium Density Residential Small Lot. (Edy and Nancy Hernandez)**

*Council action will take place under Ordinances item F-3.*

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** December 20, 2022

**Subject:** Change of Zoning from R2 Low Density Residential Zone to R3-SL Medium Density Small Lot Residential Zone

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

## **Background**

Edy and Nancy Hernandez, the owners of property at 1510 E 7<sup>th</sup> Street located north of 7<sup>th</sup> Street and east of Congdon Avenue are requesting that the zoning on property be changed on this property from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential Zone. They are proposing to develop this property with a combination of single family homes, duplexes and townhomes.

## **Discussion**

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

O'Neill opened the public hearing.

Rashad Moxey stated the proposed rezoning request is located at 1510 E. 7<sup>th</sup> Street from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. This change would allow for development of duplexes, town homes and row housing on small lots. The property was included in a sanitary sewer district that extends sewer from 7<sup>th</sup> and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service.

*Nancy Hernandez – 1212 W. Koenig St.* – Mrs. Hernandez went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the proposed rezoning located at 1510 E. 7<sup>th</sup> Street.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen 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 #7,

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 29, 2022

**SUBJECT:** To rezone tract of land consisting of 1.611 acres. This property is located 1510 E. 7th Street (Lot 2 of Sanchez Subdivision) in Grand Island, Hall County, Nebraska, from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-13-2023G1)

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:* **R-2**-Low Density Residential

*Permitted and conditional uses:* **R-2:** To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities

*Comprehensive Plan Designation:* Designated for future low to medium residential development.

*Existing land uses.* Vacant

##### Adjacent Properties Analysis

*Current zoning designations:* **North, South, East & West: R2** Low Density Residential

*Permitted and conditional uses:* **R2** residential uses at a density of 7 units per acre. Minimum lot size 6,000 square feet

*Comprehensive Plan Designation:* **North, South, East and West:** Designated for future low to medium density residential development

*Existing land uses:*  
**North:** Vacant property, farm ground  
**South:** Single-family residential  
**East:** Single-family residential  
**West:** Single-family residential

#### EVALUATION:

##### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment.
- *Provides additional housing opportunities in Northeast Grand Island.*



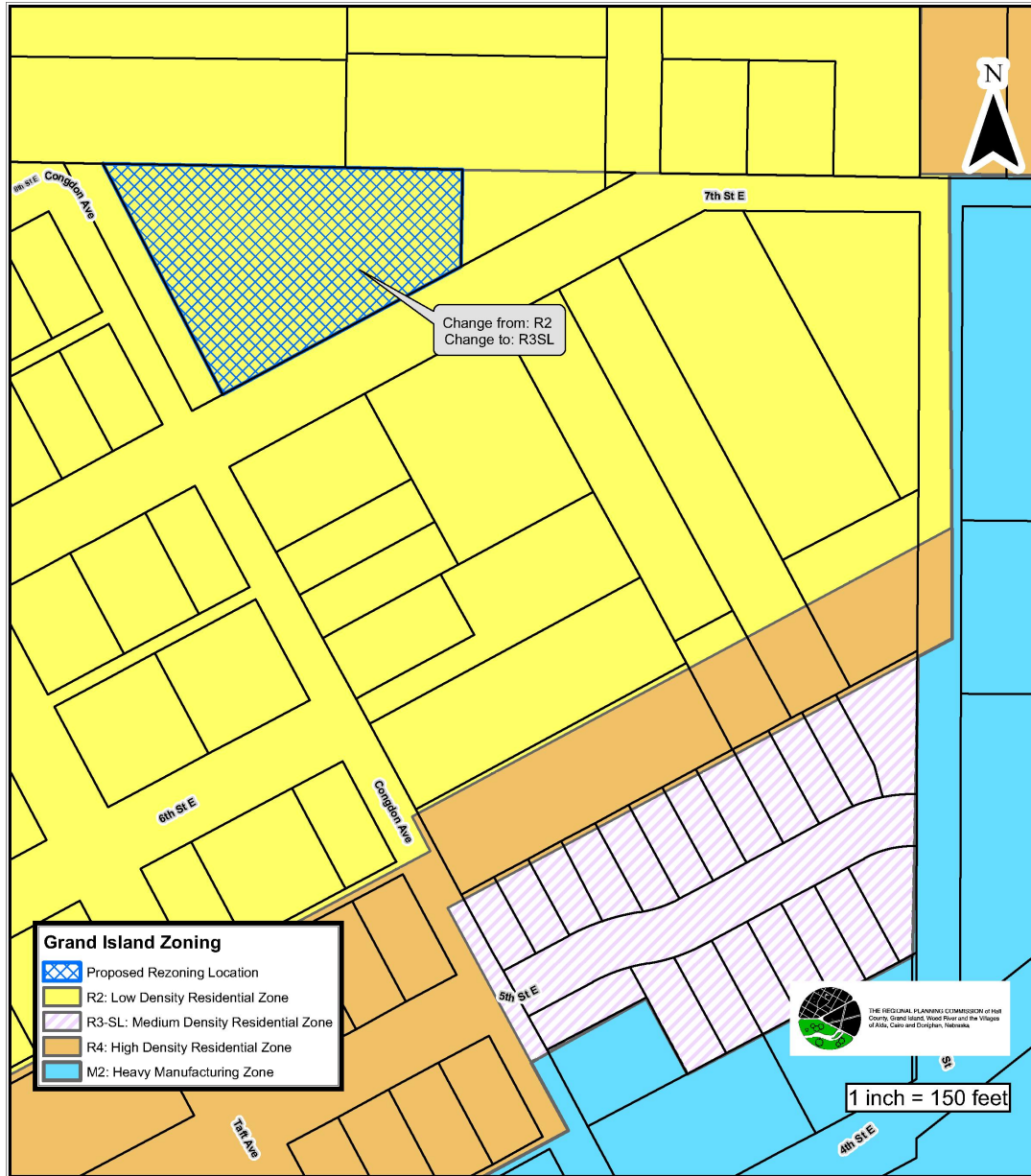
- *Provides for a mixed used of new construction housing in the area.* This change would allow for development of duplexes, town homes and row housing on smaller lots
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island for more than 100 years.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Development of this Property will lower the per property cost of the approved Sanitary Sewer District. This property is included in a sanitary sewer district that extends sewer from 7th and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service*
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- **Negative Implications:**
- *None foreseen*

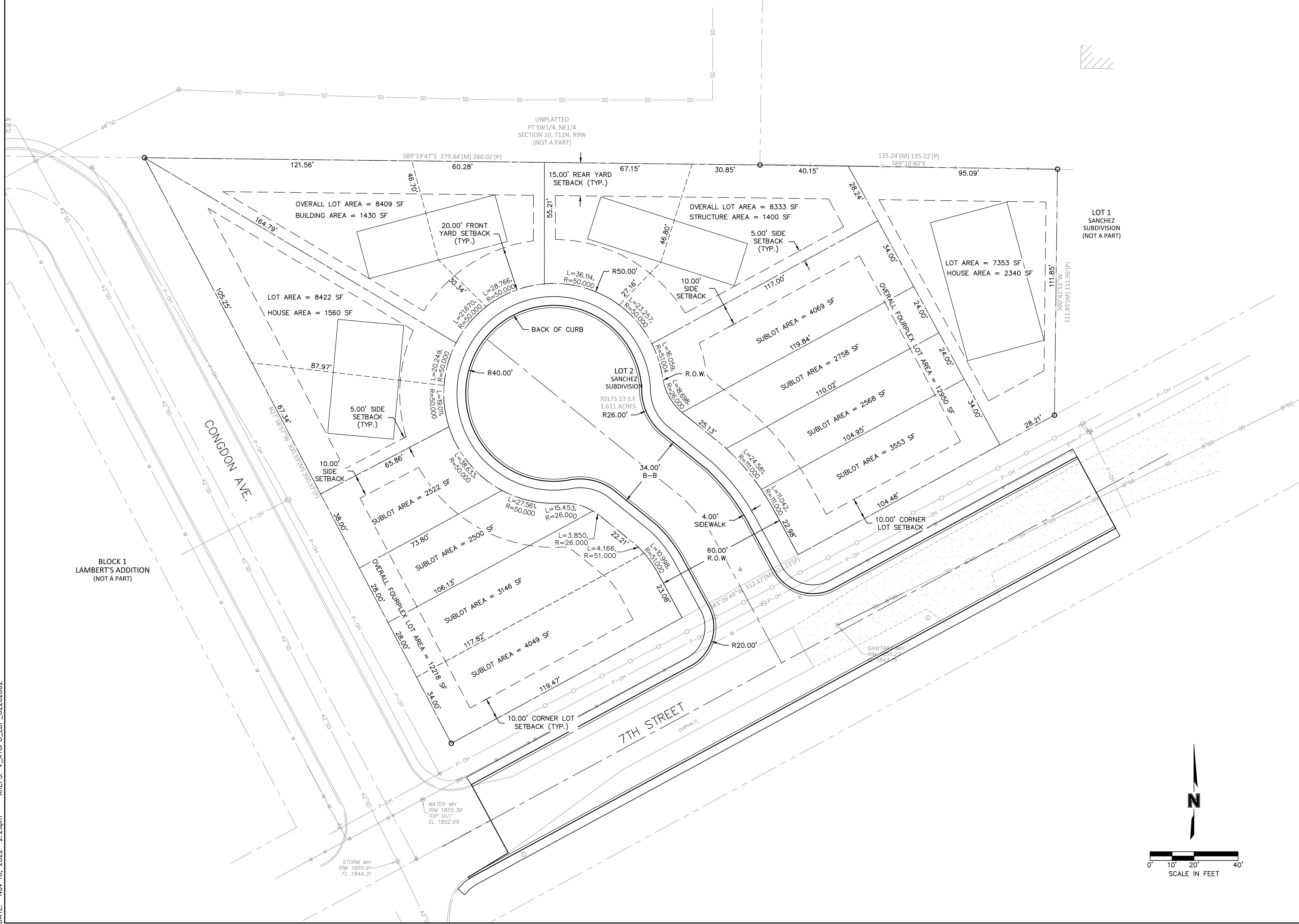
#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council approve the preliminary plat for The Orchard Subdivision and approve the change of zoning from R2-Low Density Residential to R3-SL – Medium Density Small Lot Residential.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Rezoning Area





		2022
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**NANCY HERNANDEZ SUBDIVISION**

2022

SHEET  
1 of 3

