



Hall County Regional Planning Commission

Wednesday, June 1, 2022

Regular Meeting

Item F1

**Public Hearing - Proposed Rezoning - Grand Island - Copper
Creek 21st Subdivision and Lots 21, 23, 24 and 25 of Copper Creek
17th Subdivision**

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 25, 2022

SUBJECT: *Zoning Change*(C-26-22GI)

PROPOSAL: To rezone a tract of land consisting of all of Copper Creek 21st Subdivision and Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from **R2: Low Density Residential Zone** to **R3-SL: Medium Density-Small Lot Residential Zone**. This property is located east of Kenneth Drive and south Indian Grass Road.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	R2: Low Density Residential Zone
<i>Permitted and conditional uses:</i>	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
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	R3-SL: Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	R3-SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North and East: R2: Low Density Residential Zone
	South: TA: Transitional Agricultural Zone
	West: R3-SL: Medium Density Small Lot Residential Zone
<i>Intent of zoning district:</i>	R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.
	TA: for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This

zoning district permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

R3-SL: 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 zoned is intended to provide market flexibility regarding lot size and housing configuration.

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

TA: farm and non-farm dwellings at a maximum density of two dwelling units per acre, churches, schools, and parks.

R3-SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Comprehensive Plan Designation:

North, South, East: Designated for low to medium density residential

West: Agricultural

Existing land uses:

North: Single family detached residential

West: Single Family Residential detached and attached

South, and East: Vacant /Agricultural

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would allow housing on existing lots to better fit on the lot:* The setbacks in the R3-SL zoning district allow houses to be located slightly closer to the street resulting in slightly larger back yards.

Negative Implications:

- *None foreseen*

Other Considerations:

This is a change from the original plan for this property. Changes occur over time with new circumstances. The original plan for Cooper Creek was an entire subdivision of manufactured homes. The second vision included 20 home styles with 3 roof patterns. The houses built in the first several phases consisted of 4 or 5 styles with different roof styles. Market concerns and pricing are a factor in development. The proposed changes would permit the same houses that were built in the early phases along with a mix of smaller units or other types of units that can result in a lower sales price than that of the original home styles. This would allow for houses similar to those built on Thomas and Kenneth to the west and north to be constructed on this property. The R3-SL zoning district has less restrictive setbacks that make it possible to change the configuration of the house on the lot. None of the platted lots in this development have less than 6000 square feet.

The plat for Copper Creek 21st Subdivision defining 20 lots along Buffalo Grass Street south of Thomas Avenue was filed with the Hall County Register of Deeds on Monday May 23rd. This rezoning only applies to existing platted lots.

Nicole Zulkoski the owner of property immediately north of this rezoning request submitted an email that was made part of the record of a previous public hearing in April requesting that a larger area be considered for rezoning has asked that her correspondence be included in opposition to this request. The email is attached.

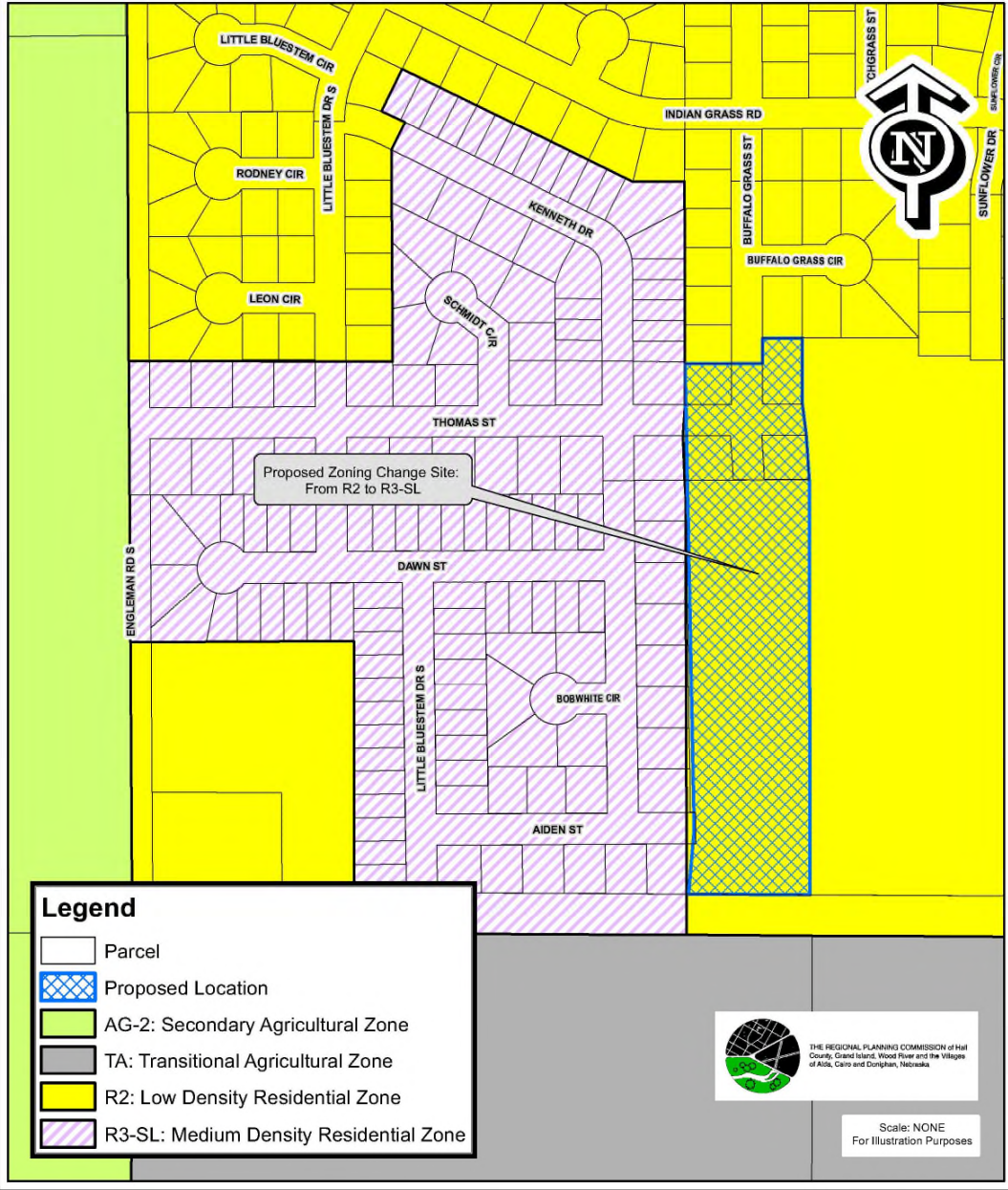
RECOMMENDATION:

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 ***R3-SL: Medium Density-Small Lot Residential Zone***.

_____ Chad Nabity AICP, Planning Director

Location Map Proposed Zoning Change

A Tract of Land Located in the Northwest Quarter (NW1/4) of Section 23, Township 11 North, Range 10 West of the 6TH P.M.,
in The City of Grand Island, Hall County, Nebraska, along with Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision.



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 \$900.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name The Guarantee Group, LLC Phone (h) 308-675-3600 (w) _____

Applicant Address PO BOX 5916 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 Copper Creek Estates 21st Subdivision, Lots 1 - 20 & Copper Creek Estates 17th Subdivision, Lots 21, 23, 24 & 25

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

Lot _____ Block _____ Subdivision Name _____, and/or

All/Part _____ 1/4 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 R2 to R3-SL

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:

The current zoning needs to be changed to R3-SL to allow us to provide additional workforce housing and larger rear yards for families.

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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 4/12/22

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: Nicole Zulkoski <nicole_2007@msn.com>
Sent: Wednesday, April 6, 2022 1:50 PM
To: Chad Nabity
Subject: Proposed Rezoning

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>

To whom it may concern,

I am emailing to make my concerns known for the proposed rezoning for the property generally located east of Kenneth Drive and south of Indian Grass Road. Changing this land from a R2 Low Density Residential Zone to a R3-SL Medium Density Zone will more than double the amount of traffic in the neighborhood. We have already seen an uptick in traffic just from the current construction which has proved to be cumbersome due to workers flying through. This gives me great concern for those young and old who enjoy going on walks and playing outside.

My next concern is the value of the current homes already in the neighborhood. My home specifically is located right next to the proposed change and it will greatly decrease the value. We built on this lot knowing what the plans were in the future for the land behind us and we would have chose elsewhere if it were zoned R3-SL.

My final concern is that these properties may become rental properties vs owned and lived in by the owners. These properties may be less maintained from renters as opposed to owners and could become at minimum an eye sore, thus showing possible impact on resale of single family homes nearby.
Thank you for your time and consideration.

Sincerely,
Nicole Zulkoski