



City of Grand Island

Tuesday, March 26, 2013

Council Session

Item E1

**Public Hearing on Request to Rezone Property Located North of
Fonner Park Road, South of Nebraska Avenue, East of Pleasant
View Drive, and West of Sun Valley Drive from R1 Suburban
Residential to R2 Low Density Residential**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 26, 2013

Subject: To Rezone Properties Located North of Fonner Park Road and East of Pleasant View Drive from R1 Suburban Residential Zone to R2 Low Density Residential Zone

Item #'s: E-1 & F-1

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

Background

Concerning a request to rezone properties consisting of 4.399 acres located north of Fonner Park Road and east of Pleasant View Drive from R1 Suburban Residential Zone to R2 Low Density Residential Zone.

Discussion

At the regular meeting of the Regional Planning Commission, held March 6, 2013 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained this was to rezone approximately 4.399 acres of land north of Fonner Park Road and east of Pleasant View Drive, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Proposed development at this site is 11 townhouse units that will provide market rate housing.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Eriksen to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Snodgrass and Eriksen,) and no one voting against.

The Planning Director's recommendation to the Planning Commission is also attached to this recommendation from the Planning Commission.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

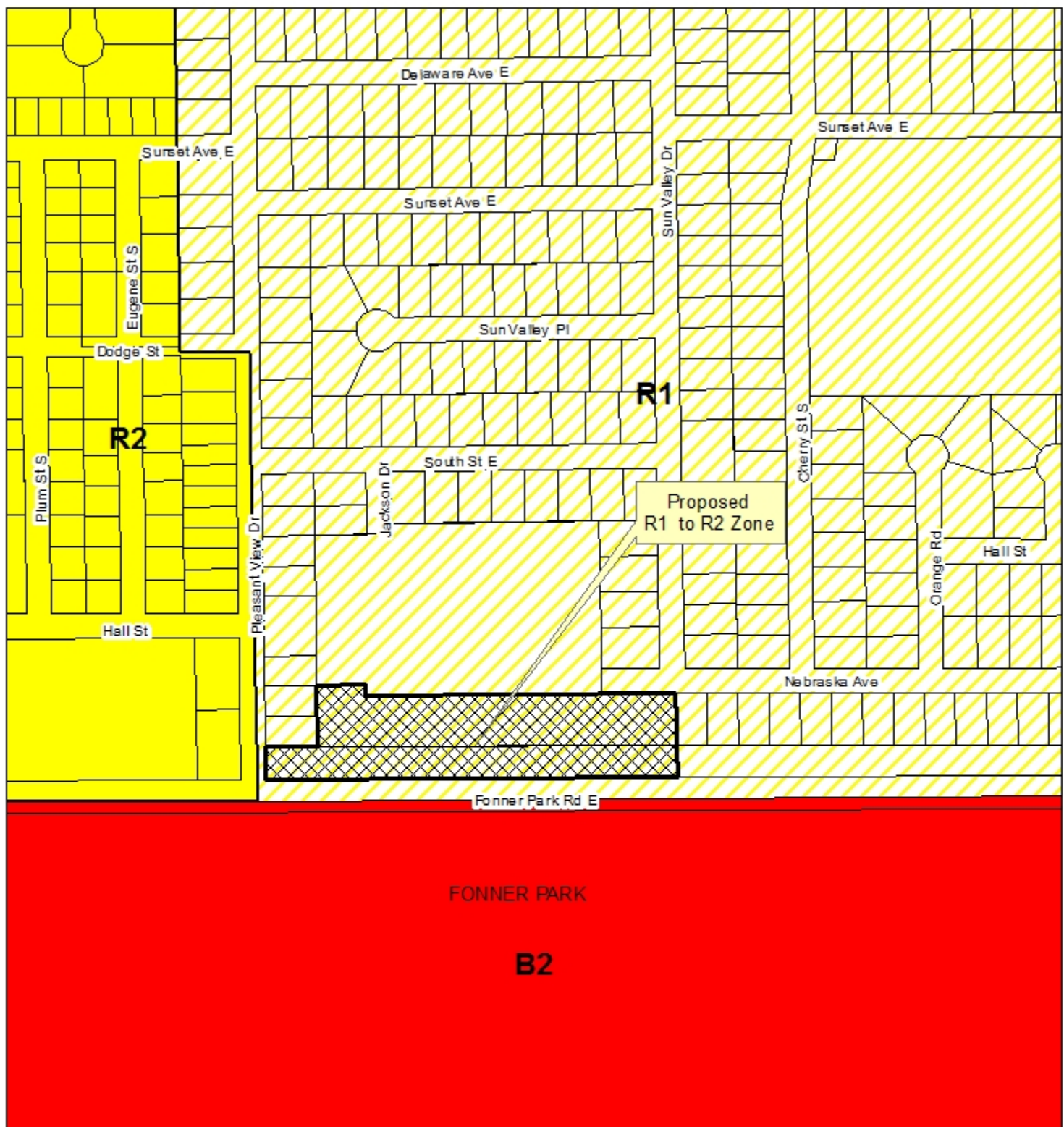
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Approve the rezone request for property proposed for platting as Pleasant View 16th Subdivision.





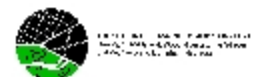
Requested Zoning



Scale : NONE
C-09-2013GI



-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone



Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 6, 2013

SUBJECT: *Zoning Change (C-09-2013GI)*

PROPOSAL: To rezone approximately 4.399 acres of land north of Fonner Park Road and east of Pleasant View Drive, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

OVERVIEW:

Site Analysis

Current zoning designation:

R1-Suburban Density Residential.

Permitted and conditional uses:

R1 - Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future low to medium residential development.

Existing land uses.

Vacant

Adjacent Properties Analysis

Current zoning designations:

South: B2-General Business

North and East: R1-Suburban Density Residential

West: R1-Suburban Density Residential and R2-Low Density Residential

Permitted and conditional uses:

R1 - Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre. R2- Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre. B2-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

Comprehensive Plan Designation:

North, East and West: Designated for future low to medium density residential development.

South: Designated for Public/Recreational Development

Existing land uses:

North: Vacant property and a R1 Zoned Residential Development

East: R1 Zoned Residential Development

South: Drainage way and Fonner Park (campground)

West: R1 and R2 zoned Residential Development

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This development will complete a subdivision started in 1976
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.
- *Provides additional housing units within the City of Grand Island:* The proposed rezoning would allow the development of 4 additional lots along Nebraska Avenue. This would provide for 4 additional dwellings in this neighborhood.

Negative Implications:

- *Changes the Neighborhood:* The houses surrounding this field will have neighbors backing onto them.
- *Will likely increase the traffic on Nebraska Ave:* Even though there are two accesses north from this area to South Street and eventually Bismark Road these developments is likely to increase traffic on Nebraska Avenue as that street will no longer be a dead end street. The proposed housing units on this property will generate an average of 10 trips per day per household.

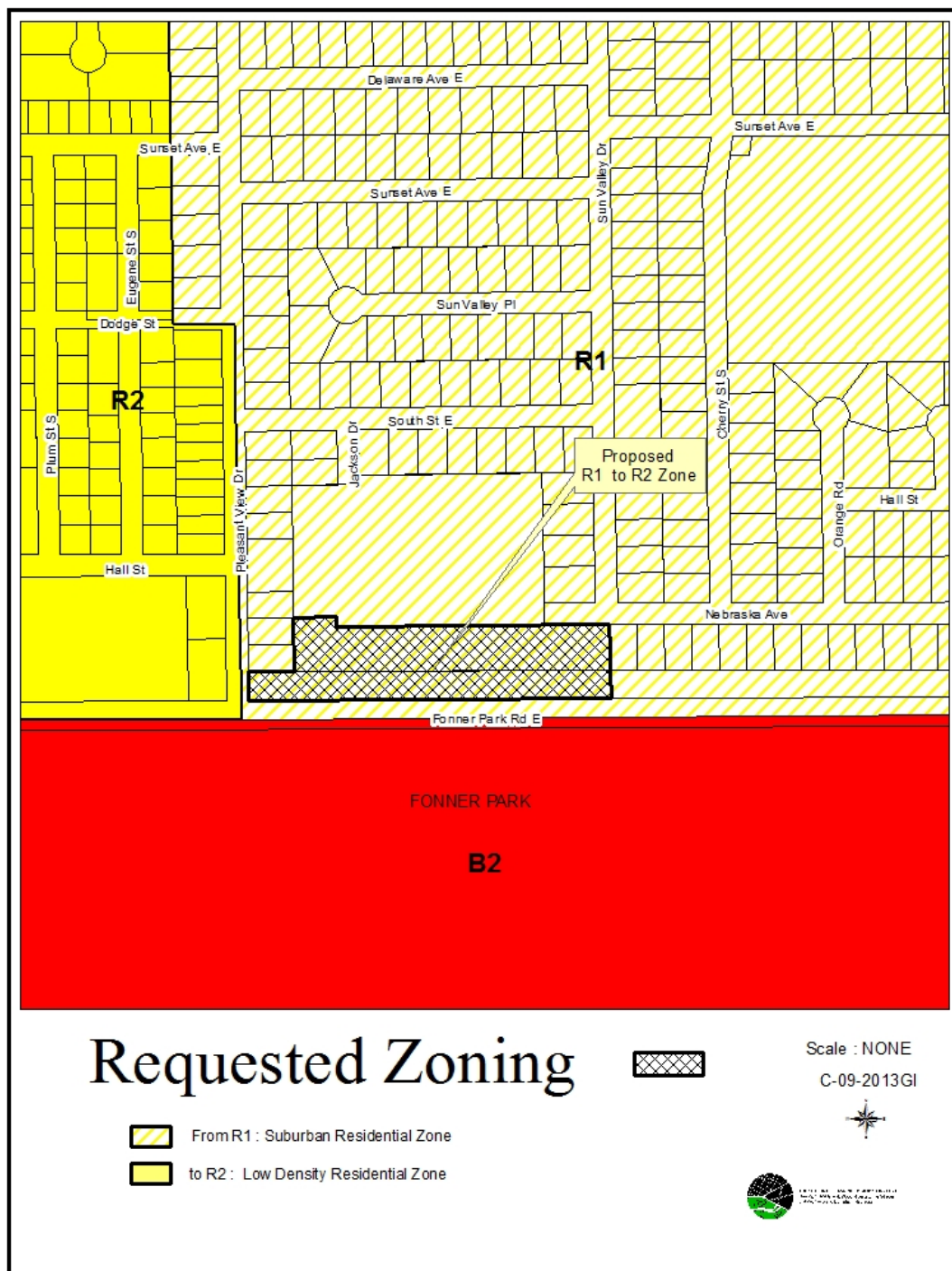
Other Considerations

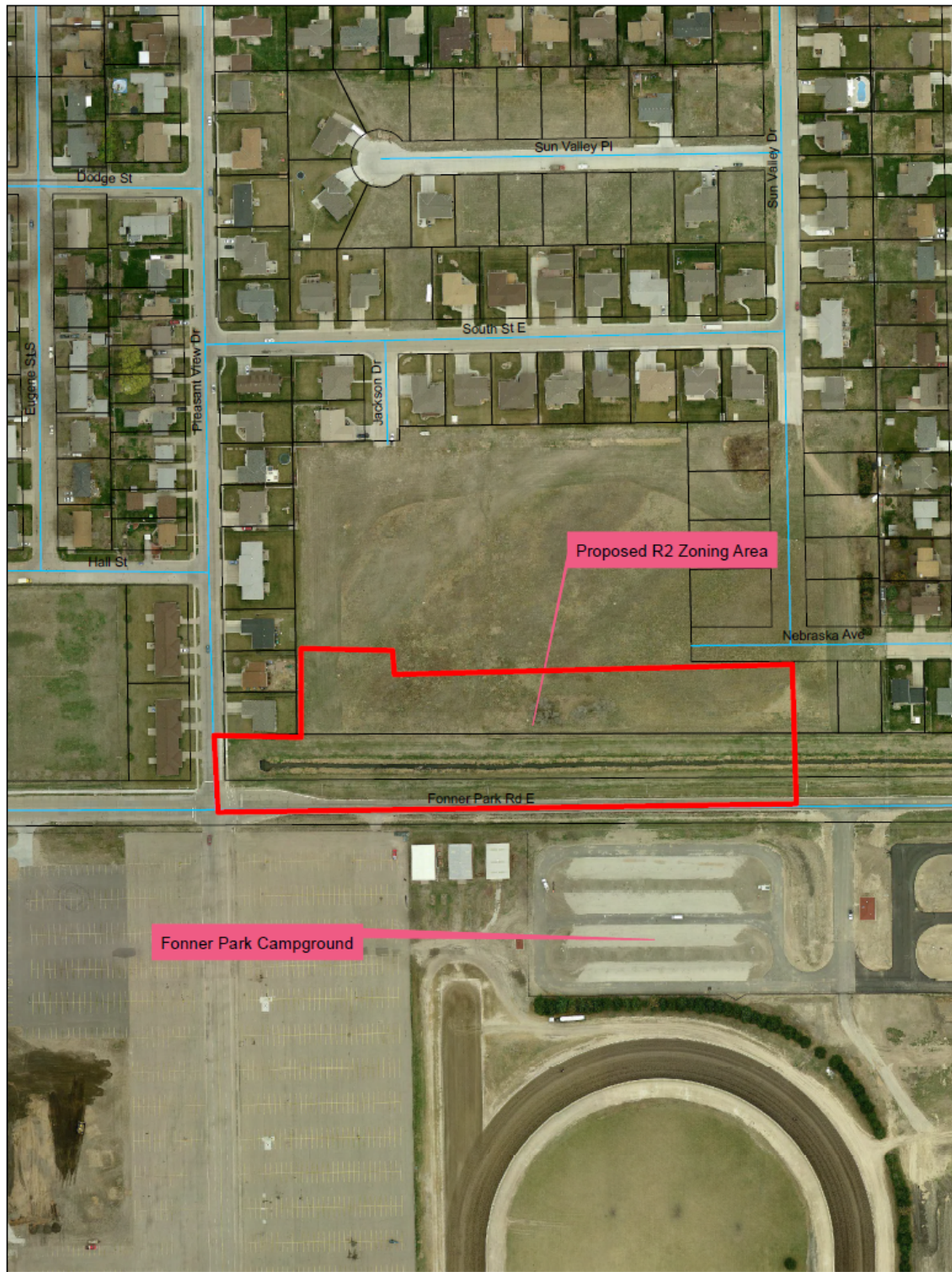
This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

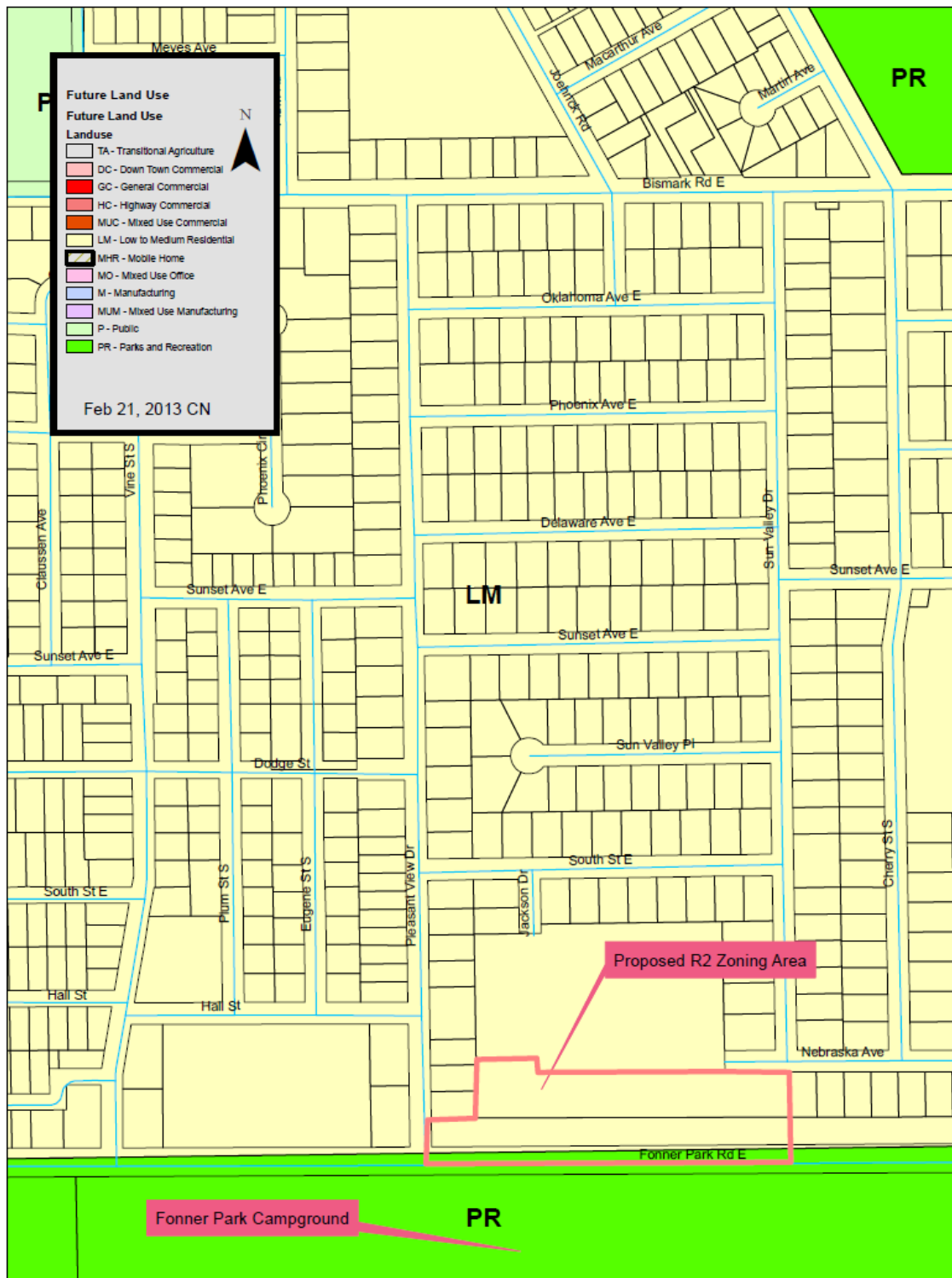
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R1-Suburban Density Residential to R2-Low Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director





2011 Aerial Photos



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

February 20, 2013

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R1 Suburban Residential Zone to R2 Low Density Residential, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R1 Suburban Residential Zone to R2 Low Density Residential, a tract of land comprising a part of the West Half of the Northeast Quarter (W1/2 NE1/4), of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on March 6, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Rockwell & Assoc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.