



City of Grand Island

Tuesday, December 3, 2013

Council Session

Item F-4

#9462 – Consideration of Request to Rezone Property Located at 309 Shady Bend Circle from R1 Suburban Density Residential to RD Residential Development

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 3, 2013

Subject: Rezone Properties from R1 Suburban Density Residential to RD Residential Development Zone.

Item #'s: F-4

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

Background

Concerning an application that has been made to rezone 2.55 acres north of Shady Bend Circle and west Shady Bend Road from R1 Suburban Density to RD Residential Development Zone.

The developers are proposing to build ten duplexes (20 units) on the property with buildings as shown on the attached plans.

Discussion

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

O'Neill opened the Public Hearing.

Nabity explained the Hall County Housing Authority wants to construct the \$3.5 million Shady Bend Villa Project on 2.5 acres west of Shady Bend Road and south of Shady Bend Circle.

There was a lengthy discussion over how to address the drainage issues along Shady Bend Road and Seedling Mile Road.

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the rezoning provided the Hall County Housing Authority and the City of Grand Island work out a drainage plan. Motion was seconded by Haskins to approve the Rezone from R1 – Suburban Density to RD Residential Development Zone.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (Amick, Snodgrass, O'Neill, McCarty, Ruge, Reynolds and Haskins) and no one voting against.

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

Recommendation

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

Sample Motion

Move to approve the ordinance and development plan as presented.

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 30, 2013

SUBJECT: *Zoning Change (C-28-2013GI)*

PROPOSAL: An application has been made to rezone 2.55 acres north of Shady Bend Circle and west Shady Bend Road from R1 Suburban Density to RD Residential Development Zone. The developers are proposing to build ten duplexes (20 units) on the property with buildings as shown on the attached plans.

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: Low to Medium Density Residential
Existing land uses: Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations: **West, East, South and North:** 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: **West, East, South and North:** Low to Medium Density Residential
Northwest: Mixed Use Manufacturing
Existing land uses: **North:** Housing Authority owned multi-family units
East, West, South: Single Family
West: Single Family and Vacant

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Low to Medium Density uses within the plan.
- *New Housing Choices in Eastern Grand Island:* Most of the new construction in Grand Island occurs in the northwest part of the city. This proposed development would build 20 new units in the eastern 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 private drives with access to existing public streets.
- *Providing Affordable Housing for Grand Island Residents:* The Hall County Housing Authority will manage and ultimately own these units. These new units will provide housing for 20 additional low income families.
- *Utilization of an Asset that is Already Owned by the Housing Authority:* Hall County Housing Authority has owned this property since at least 1994 when they platted the property. The original intent of purchasing this property was to build additional units similar to those on the north side of the proposed development. The federal funding used to purchase the property limits the use of this property to this type of use.
- *Similar to the Existing Mix of Housing:* The proposed units are similar in nature to the existing Housing Authority north of the site.

Negative Implications:

- *Potential Impacts on Seedling Mile School:* The proposed development could add between 20 and 60 students to the Seedling Mile School enrollment. Grand Island Public School administration is aware of this potential impact and prepared to deal with it.

Other

The developer is proposing to build twenty townhouses on this site (20 unit's total). At the proposed density, this development would be 7.84 units per acre or 1 unit for every 5,554 square feet. This is slightly more development than could be allowed in the R2 Low Density Zoning District. This development provides for public utilities within the development. The private drive connecting these units with Shady Bend Road and Shady Bend Circle will allow adequate access to dwellings with a sufficient turning radius for fire department equipment. This access will be a private street maintained by the Hall County Housing Authority.

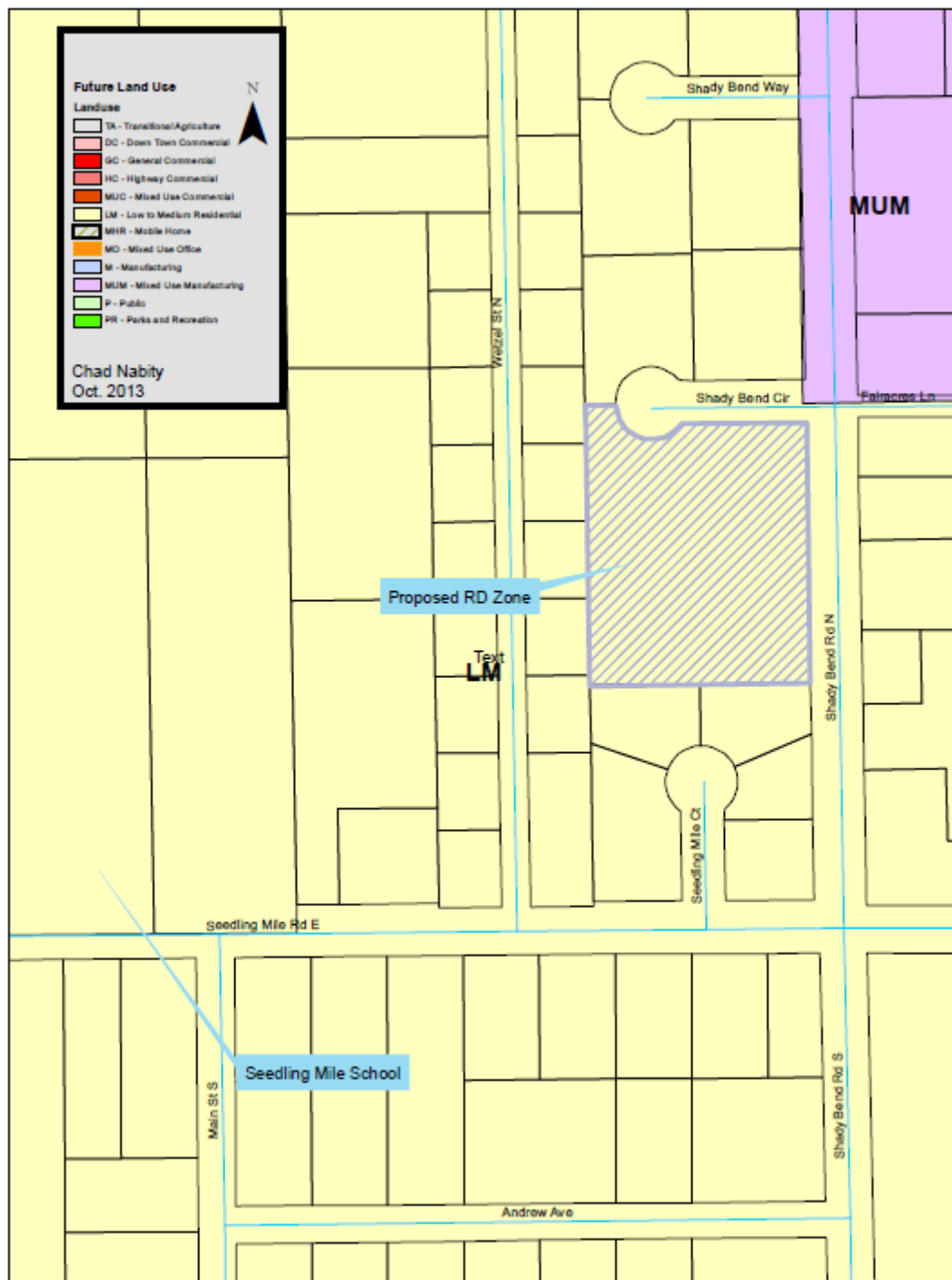
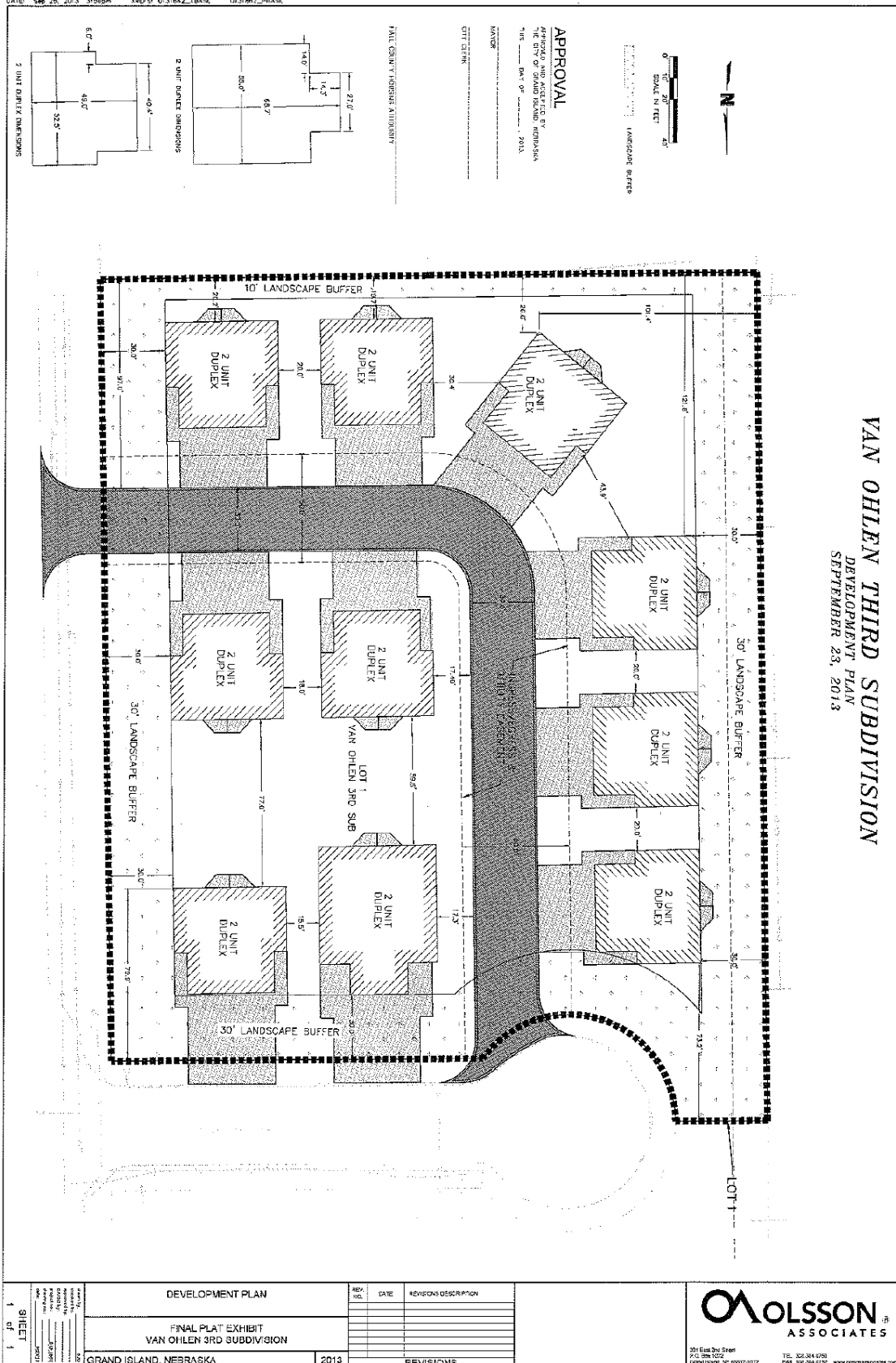


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan



RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R1-Suburban Density Residential Zone to RD-Residential Development Zone.

_____ Chad Nabity AICP, Planning Director

ORDINANCE NO. 9462

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising all of Lot One (1) Block One (1) of Van Ohlen 3rd Subdivision in the City of Grand Island, Hall County, Nebraska, from R1-Suburban Density Residential Zone to RD-Residential Development Zone; directing such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on November 6, 2013, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on November 26, 2013, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from R1-Suburban Density Residential Zone to RD-Residential Development Zone:

all of Lot One (1) Block One (1) of Van Ohlen 3rd Subdivision in the City of Grand Island, Hall County, Nebraska,

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	▣ _____
November 27, 2013	▣ City Attorney

ORDINANCE NO. 9462 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: December 3, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk