



City of Grand Island

Tuesday, March 18, 2003

Council Session

Item E3

Public Hearing on Changes to the Grand Island Zoning Map for Property Located West of Diers Avenue and North of Faidley Avenue

Concord Development L.L.C., as the owner is requesting a change of zoning for property located North of Faidley Avenue, and West of Diers Avenue (Lot 3 Crane Valley 6th Subdivision). This application proposes to change the zoning from B2 General Business to RD Residential Development, and create the Final Plat of Crane Valley 7th Subdivision. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held March 5, 2003 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. It is appropriate to solicit public comment. The action item for the zoning change is contained under Ordinances and the action items for the final plats are contained under the Consent Agenda.

Staff Contact: Chad Nabity

Agenda Item # 10

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 19, 2003

SUBJECT: *Zoning Change (C-5-2003GI)*

PROPOSAL: To rezone the proposed Lot 3 of Crane Valley 6th Subdivision approximately 7.25 acres of land north of Faidley Avenue and west of Diers Avenue B2-General Commercial to RD- Residential Development Zone, in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:
Permitted and conditional uses:

B2- General Business
B2-General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units acre, Fabrication incidental to permitted uses.

Comprehensive Plan Designation:
Existing land uses.

Commercial
Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

Permitted and conditional uses:

North South and East: B2 General Business
West: -TA-Transitional Agriculture

TA- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **B2-**General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses.

Comprehensive Plan Designation:

Existing land uses:

North, East, South: Commercial
West: Medium Density Residential to Office Uses
North: Vacant property
East: Commercial Development,
West: Agriculture and Drainage ROW
South: Utility Substation, Vacant Property

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Faidley Avenue:* Faidley Avenue exceeds the minimum standards for a commercial street and is intended to function as an arterial street. Apartments using Faidley as a primary street would be appropriate. Left turn arrows were recently placed on Hwy 281 north and south bound, this should further facilitate this type of development.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None foreseen*

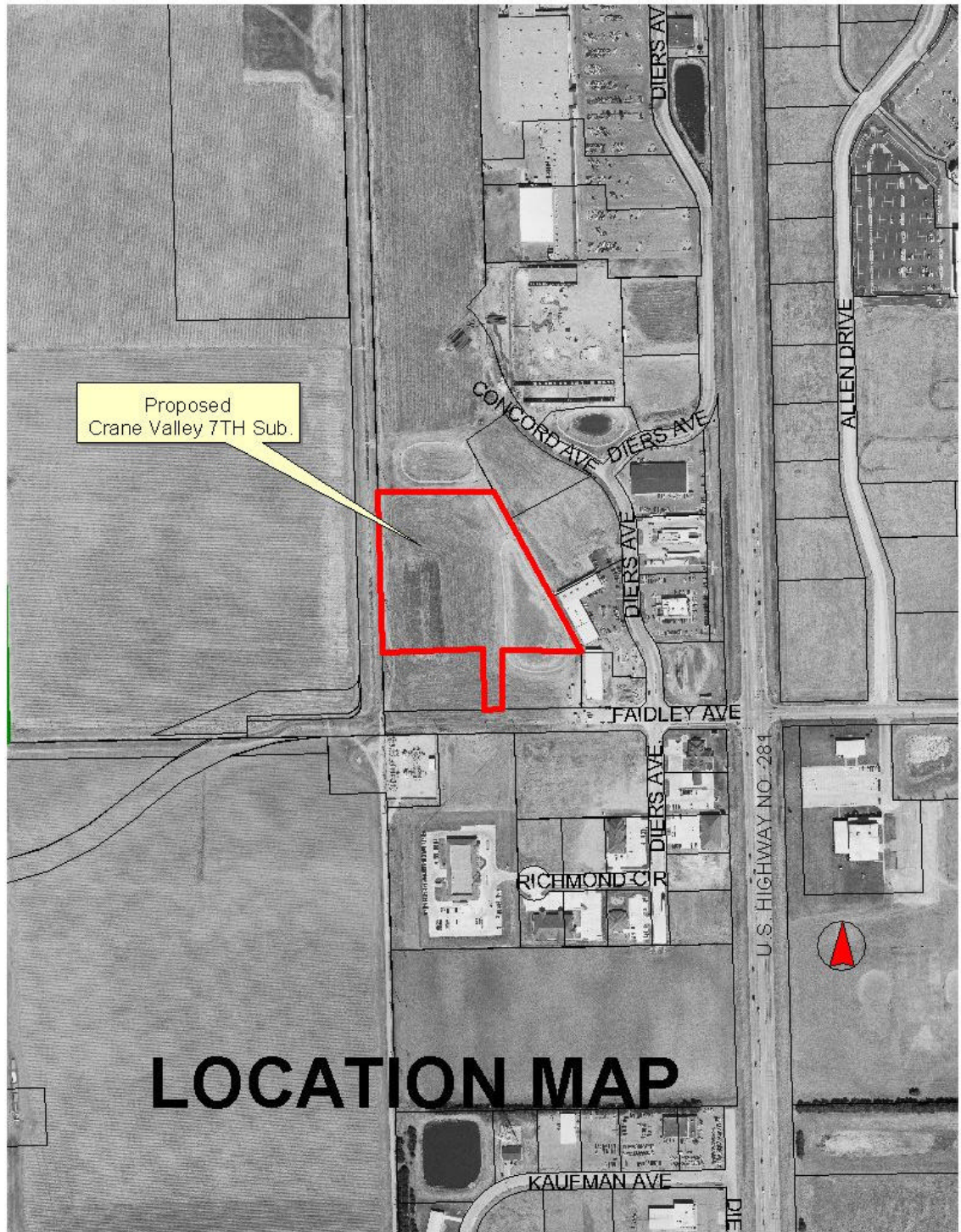
Other

The developer is proposing to build eight apartment buildings with eight dwelling units in each building on this site (64 units total). At the proposed density, this development would be 8.8 units per acre or 1 unit for every 4950 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development. Access from Faidley Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments north of Faidley would be a private drive not a public street.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2- General Business Zone to RD- Residential Development Zone.

_____ Chad Nabity AICP, Planning Director



Proposed
Crane Valley 7TH Sub.

LOCATION MAP

March 6, 2003

Honorable Jay Vavricek, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties located west of Diers Avenue north of Faidley Avenue, from B2 General Business to RD Residential Development, and Final plat of Crane Valley 7th Subdivision.

At the regular meeting of the Regional Planning Commission, held March 5, 2003 the above item was considered following a public hearing. This application proposes to rezone property located north of Faidley Avenue, and west of Diers Avenue (Lot 3 Crane Valley 6th Subdivision) from B2 General Business to RD Residential Development, and create the final plat of Crane Valley 7th Subdivision.

Nobody from the public spoke for or against this item.

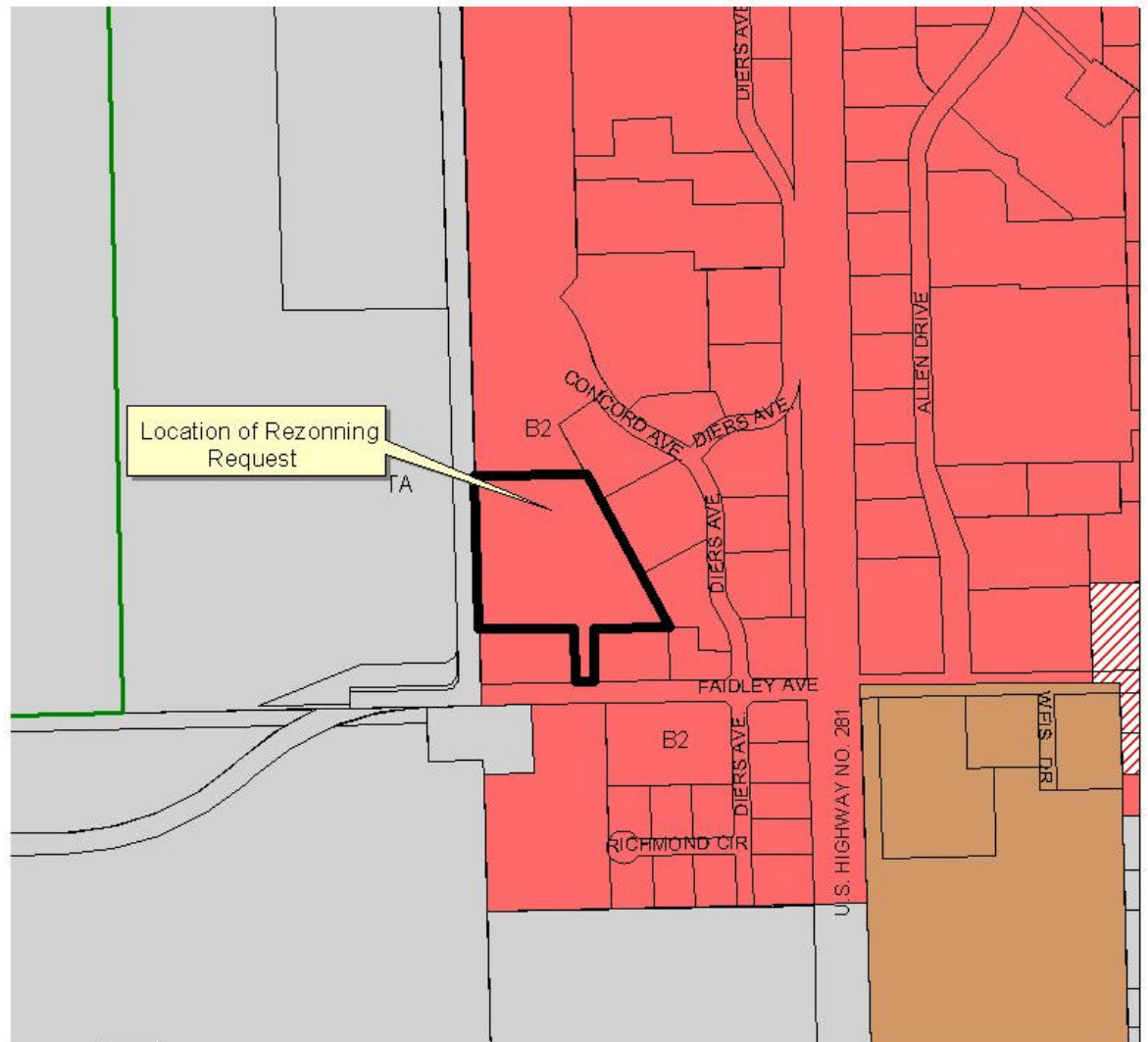
Following further discussion a motion was made by Haskins 2nd by Hooker to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map, and the final plat and subdivision agreements of Crane Valley 7th Subdivision.

The Planning Commission passed this motion with 11 members voting in favor (Amick, Haskins, O'Neill, Hooker, Eriksen, Miller, Obst, Ruge, Obermeier, Hayes, Wagoner).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates



Requested Zoning



From B2: General Business Zone



To RD: Residential Development Zone

C-5-2003GI



Scale None

Regional Planning Commission
100 East 1st St.
Grand Island NE . 68801
308-385-5444 Ext.210