



City of Grand Island

Tuesday, April 22, 2003

Council Session

Item E1

Public Hearing on Changes to the Grand Island Zoning Map for Lots 23-26 and Lots 32-37 Bosselman Second Subdivision, and Lot 1 Bosselman Third Subdivision

Raymond O'Connor, as the owner is requesting a change of zoning for property containing lots 23-26 and lots 32-37 Bosselman Second Subdivision, and lot 1 Bosselman Third Subdivision. This application proposes to change the zoning from RO Residential Office and B2 General Business to RD Residential Development. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held April 9, 2003 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 19, 2003

SUBJECT: *Zoning Change (C-6-2003GI)*

PROPOSAL: To rezone 11 Lots in Bosselman's 2nd and Bosselman's 3rd Subdivisions approximately 10.197 acres of land between Curran Ave and U.S. Highway 2, west of Diers Avenue from 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, **RO** Residential Office

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

RO- High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities.

Comprehensive Plan Designation:

Commercial and Medium Density Residential to Office

Existing land uses.

Vacant Property

Adjacent Properties Analysis

Current zoning designations:

North and East: **B2** General Business

South: **RO** Residential Office, **RD** Residential Development Zone

West: **-TA-**Transitional Agriculture

Permitted and conditional uses:

TA- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **B2-**General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. **RD-**Residential Development Zone approve for duplex units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

North: New Commercial Development,

East: Commercial Development,

West: Agriculture and Drainage ROW

South: Multifamily Residential

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 Diers Avenue:* Diers Avenue exceeds the minimum standards for a commercial street and is intended to function as an arterial street.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *This does convert commercial property fronting onto Diers Avenue from commercial to residential uses.* Residential uses are allowed in the B2 zone so these uses could be done in this district without the zoning change. The zoning change permits creative development of this parcel.

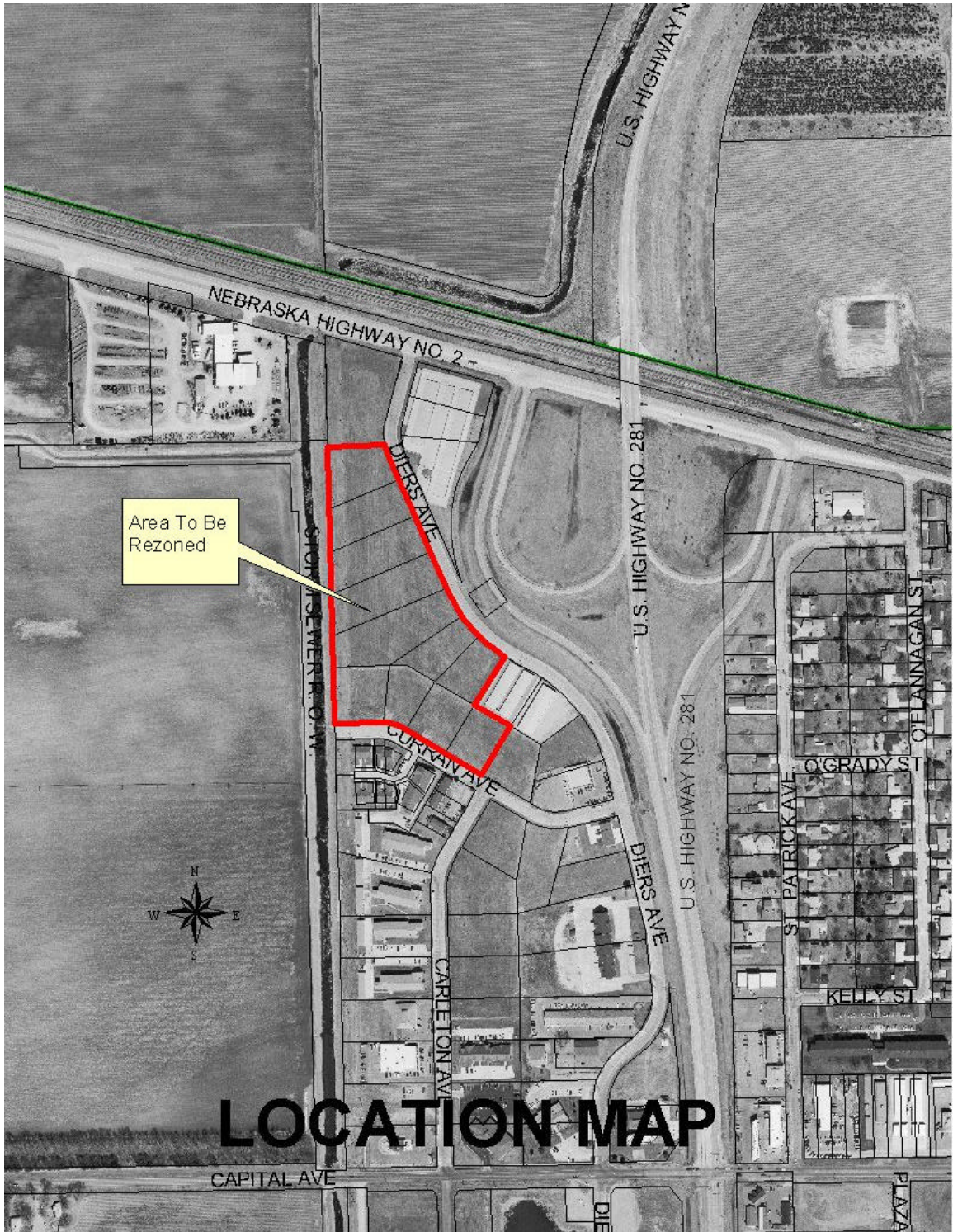
Other

The developer is proposing to build 14 buildings with four or five dwelling units in each building on this site (68 units total). At the proposed density, this development would be 6.67 units per acre or 1 unit for every 6532 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.

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director



L.J. & R.A.

Toner

Lot 1
Properties
Subdivision

Unplatted

Pl. E22N1/4, Sec. 1, T11N-R10W

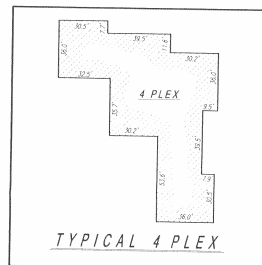
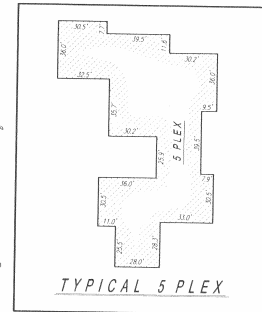
Drainage Ditch

Nebraska Highway No. 2

Bosselman
Lot 2
Third
Sub.
Lot 41
Bosselman
Lot 42
Second
Lot 43
Sub.



LEGEND
• Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
o Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance
P-Indicates PROPOSED Distance
All Distances Shown On Curves Are CHORD Distances



NORTH POINT VILLAGE SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA

Rockwell And Assoc. - Engineering & Surveying - Grand Island, Nebraska

Sheet No. 2 Of 3

April 10, 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 lots 23-26 and lots 32-37 Bosselman Second Subdivision, and Lot 1 Bosselman Third from RO Residential Office and B2 General Business to RD Residential Development, and Final plat of North Pointe Subdivision.

At the regular meeting of the Regional Planning Commission, held April 9, 2003 the above item was considered following a public hearing. This application proposes to rezone lots 23-26 and lots 32-37 Bosselman Second Subdivision, and Lot 1 Bosselman Third from RO Residential Office and B2 General Business to RD Residential Development, and Final plat of North Pointe Subdivision.

No one from the public spoke against this item.

Bill Francis spoke in favor of this item. He was representing the developers, asked the Planning Commission for their support on this item. He said he feels it is a good development that will target retirement age people.

Following further discussion a motion was made by Ruge 2nd by Hayes to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map. A motion was made by Wagoner 2nd by Hayes to approve the final plat and subdivision agreements of North Pointe Subdivision.

The Planning Commission passed this motion with 10 members voting in favor (Amick, Haskins, O'Neill, Hooker, Eriksen, Miller, Obst, Ruge, 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
Rockwell & Associates

