



# City of Grand Island

Tuesday, November 23, 2004

Council Session

## Item E1

**Public Hearing on Changes to the Grand Island Zoning Map for  
Lots 1 & 2, Block 1, Academy Heights Subdivision Located South  
of Capital Avenue and West of Hancock Avenue from R2 Low  
Density Residential to RD Residential Development**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** November 23, 2004  
**Subject:** Via Milano Development - Rezoning, Preliminary & Final Plat  
**Item #'s:** E-1, F-2, G-3 & G-4  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This development proposes to change the zoning from R2 Low Density Residential to RD Residential Development, and proposes to create 10 lots on a parcel of land comprising of lots 1 & 2, Block 1 Academy Heights Subdivision, located South of Capital Avenue, and West of Hancock Avenue. This subdivision consists of 2.082 acres more or less.

## Discussion

The Planning Director's full report on this development with the pro's and con's of the development as well as statements on conformance with the comprehensive plan for Grand Island are included as an attachment.

### **At the Public Hearing held by the Regional Planning Commission:**

Todd Enck spoke and gave the members some background of the development, and what his plans are for this land. Todd built some houses several years ago along Via Como and wants to develop this property in a manner that is similar to the existing development along Via Trivoli. He said that he intends to convert the church into a single family dwelling.

Horace Jensen, Dick Crabtree spoke about parking on Hancock Street. This is especially bad on Sunday's during church services but the people living on the east side of Hancock Avenue often park on both sides of the street. Mr. Jensen listed several concerns besides the parking including concerns with access to Capital Avenue, and construction techniques that will minimize the formation of voids during the backfill process. He also wanted assurances that all of the properties would be subject to property taxes.

Becky Bass, who lives along St. James Place(an existing 20' street, to the south and east), expressed concern with congestion when moving/delivery trucks park along the streets.

Ms. Bass also commented that she thought this development would fit into the neighborhood and that she likes her neighborhood.

### **Alternatives**

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

1. Move to approve the development as presented.
2. Refer the issue back to the Planning Commission
3. Postpone the issue to future date
4. Take no action on the issue

This application to rezone the property is a package development. The developer has presented a package outlining the scope and type of development to be permitted at this site. The application to rezone should not be approved by council if they wish to make changes to the development without including those changes in the motion to approve the zoning change.

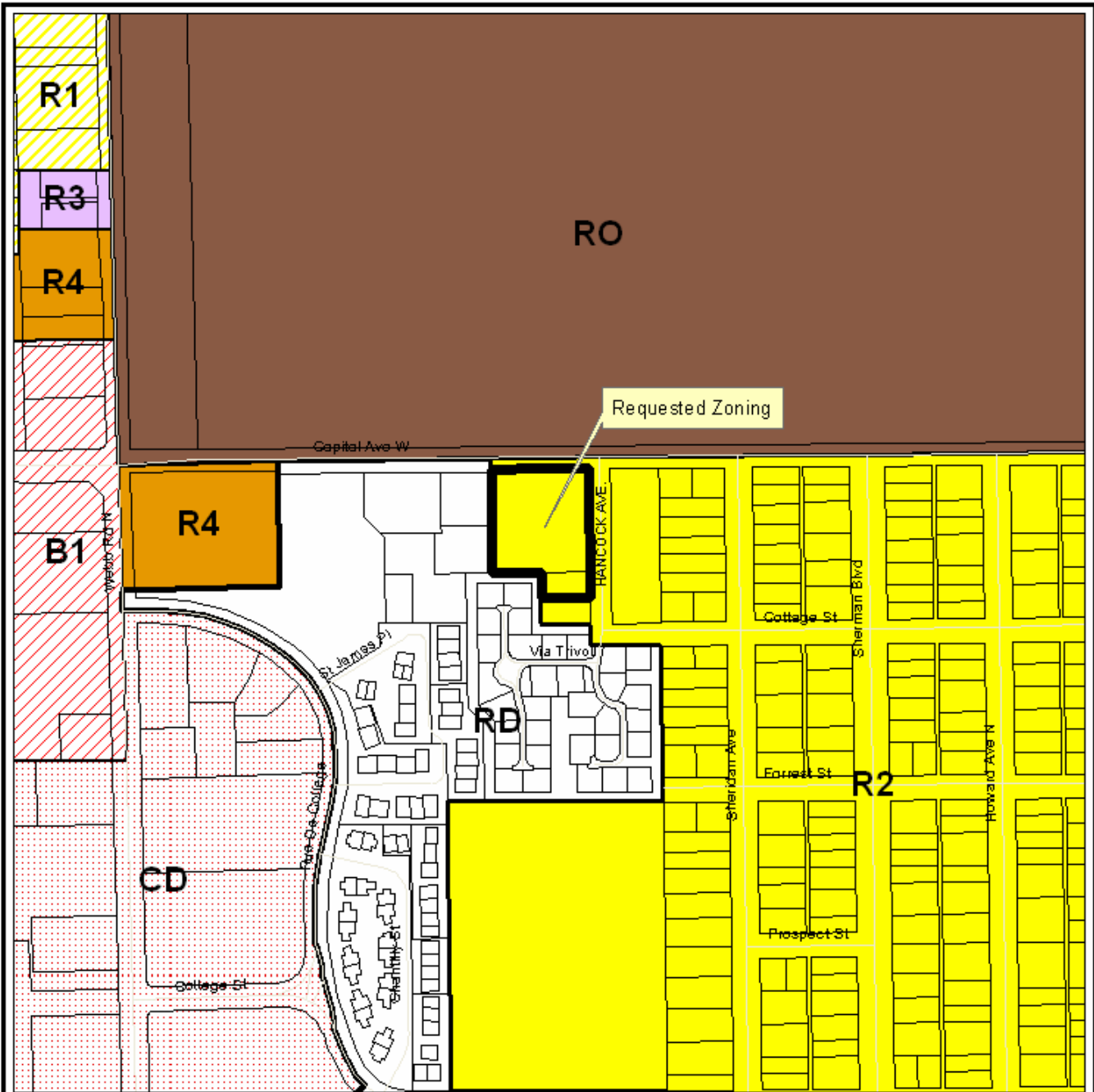
### **Recommendation**

A motion was made by Ruge and seconded by Hayes to **approve** and recommend that the Grand Island City Council **approve** the rezoning, preliminary & final plat of Via Milano Development. Prior to making the motion to recommend approval of the Via Milano Rezoning and Development Commissioner Ruge commented that this development as proposed appears to meet the concerns expressed by the neighbors especially regarding limiting access onto Capital Avenue and limiting the construction to single family dwellings. He stated that he thought this was a good match for the neighborhood and a good way to complete the development of this part of Grand Island.

A roll call vote was taken and the motion passed with 12 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Hayes, Wagoner) voting in favor.



### **Sample Motion**

Approve the Rezoning, Preliminary & Final Plat for Via Milano as presented.



# Requested Zoning

Scale: 1" = 400'  
C-2-2005GI

-  From R2: Low Density Residential Zone
-  To RD: Residential Development Zone



## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 27, 2004

**SUBJECT:** *Zoning Change Residential Development Zone(C-2-2004GI)*

**PROPOSAL:** To rezone Lots 1 and 2 of Academy Heights Subdivision approximately 2.082 acres of land south of Capital Avenue and west of Hancock Avenue from R2-Low Density Residential to RD- Residential Development Zone, in the City of Grand Island.

#### **OVERVIEW:**

##### **Site Analysis**

<i>Current zoning designation:</i>	<b>R2</b> -Low Density Residential,
<i>Permitted and conditional uses:</i>	<b>R2</b> - Residential uses with up to 7 units per acre
<i>Comprehensive Plan Designation:</i>	Medium Density Residential to Office
<i>Existing land uses.</i>	Vacated Church and vacant land

##### **Adjacent Properties Analysis**

<i>Current zoning designations:</i>	<b>North: RO</b> -Residential Office <b>East: R2</b> -Low Density Residential <b>South and West: RD</b> Residential Development Zone <b>West: -TA</b> -Transitional Agriculture
<i>Permitted and conditional uses:</i>	<b>RO</b> - High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. <b>R2</b> -Duplexes and single family homes <b>RD</b> -Residential Development Zone approved for single family units on a private street to the South. Residential Development Zone approved for multifamily condominium units to the west. (These are accessed by a drive/private street from Capital Avenue.)
<i>Comprehensive Plan Designation:</i>	<b>North,West, East, South:</b> Medium Density Residential to Office Uses
<i>Existing land uses:</i>	<b>North:</b> Farm Ground owned by the State of Nebraska with the Veterans Home <b>East:</b> Duplexes, <b>West:</b> Multifamily Residential <b>South:</b> Single family Residential

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This type of development is typical in this area of the community. The comprehensive plan calls for medium density residential to office uses along the north and south sides of Capital Avenue between Webb Road and Hancock Avenue.
- *The proposed street and lot layout does not open onto Capital Avenue:* This proposed layout minimizes direct access to Capital Avenue. Other possibilities for development of this property would likely involve driveways onto Capital Avenue.
- *Finishes the development of this area of town.* This is true infill development. It will finish the development of this area of town in a manner that is consistent with the existing development.
- *Monetary Benefit to Applicant.* As always this change has the potential to benefit the applicant monetarily.

### **Negative Implications:**

- *Narrow Streets:* In order to develop this property in a manner consistent with the existing development the proposed street width does not meet the standard for public streets. These will be private streets maintained by an association similar to the streets and driveways west and south of this site.

### **Other**

The developer is proposing to build 9 single-family dwellings and convert the existing church back into a single-family home. At the proposed density, this development would be about 5 units per acre or 1 unit for every 9069 square feet. This is less development than could be allowed in the existing R2 district. This development provides for public utilities within the development.

This property could potentially be developed for single-family homes without a narrow street. This could involve placing 4 or 5 driveways onto Capital Avenue. I believe that it is better to discourage the driveways onto Capital and allow the private streets than to force a development pattern cause more conflicts on Capital.

Similar developments in the area provide for some guest parking within the subdivision. This subdivision has frontage along Hancock Avenue and some parking will be available along that street. The plans for the houses incorporate at least 2 car garages and 2 stalls between the garage and the street. This does provide 4 offstreet parking stalls for each structure. We only require 2 parking stalls per dwelling unit in our code.

A fire hydrant will be required just west of the curve of Via Milano Street to provide fire protection within the subdivision. Sewer, water and electrical services are available and can be extended throughout the site. All utilities will be public utilities.

Landscaping will be required in the 30' landscape buffer around the site. This can be narrowed to 10 feet in some areas such as along the southeast side near Hancock and anywhere that patios extend into the buffer with the addition of fencing and landscaping

to screen those areas. Landscaping in the buffer area needs to be placed immediately following the development of the street. Internal landscaping as shown on the development plan shall not be required until the lots are built upon

Enclosed with this recommendation is a development agreement for this property. The development agreement will serve as the development plan for this property.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2- Low Density Residential to RD- Residential Development Zone and approve the development agreement and plat as presented.

\_\_\_\_\_ Chad Naby AICP, Planning Director



Proposed  
Via Milano Sub.

Capital Ave W



Gottage St

St. James Pl

Via Trivoli

Hancock Ave

Sherman Ave

Sherman Blvd

Forrest St

Rue De College

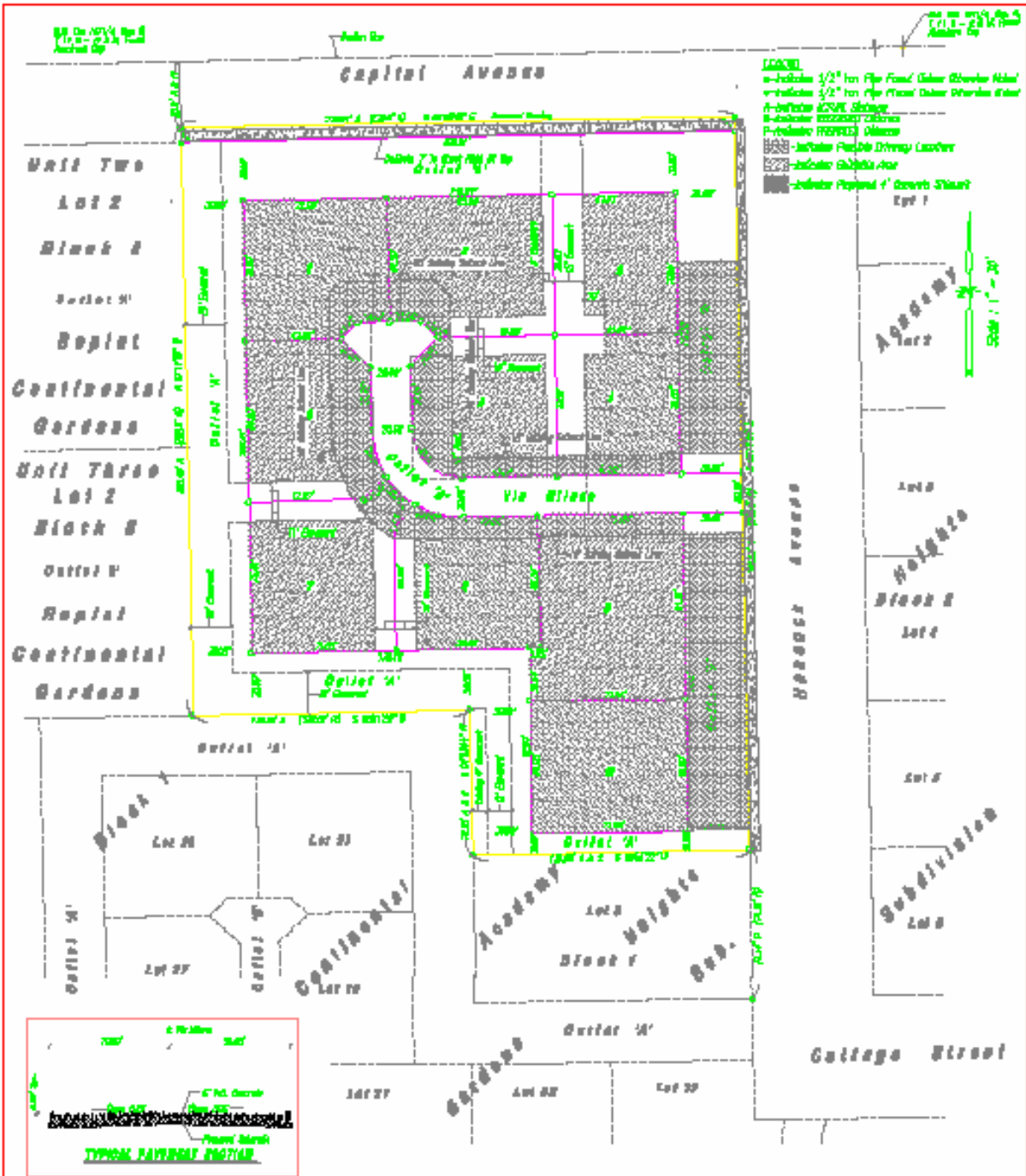
# LOCATION MAP

Prospect St

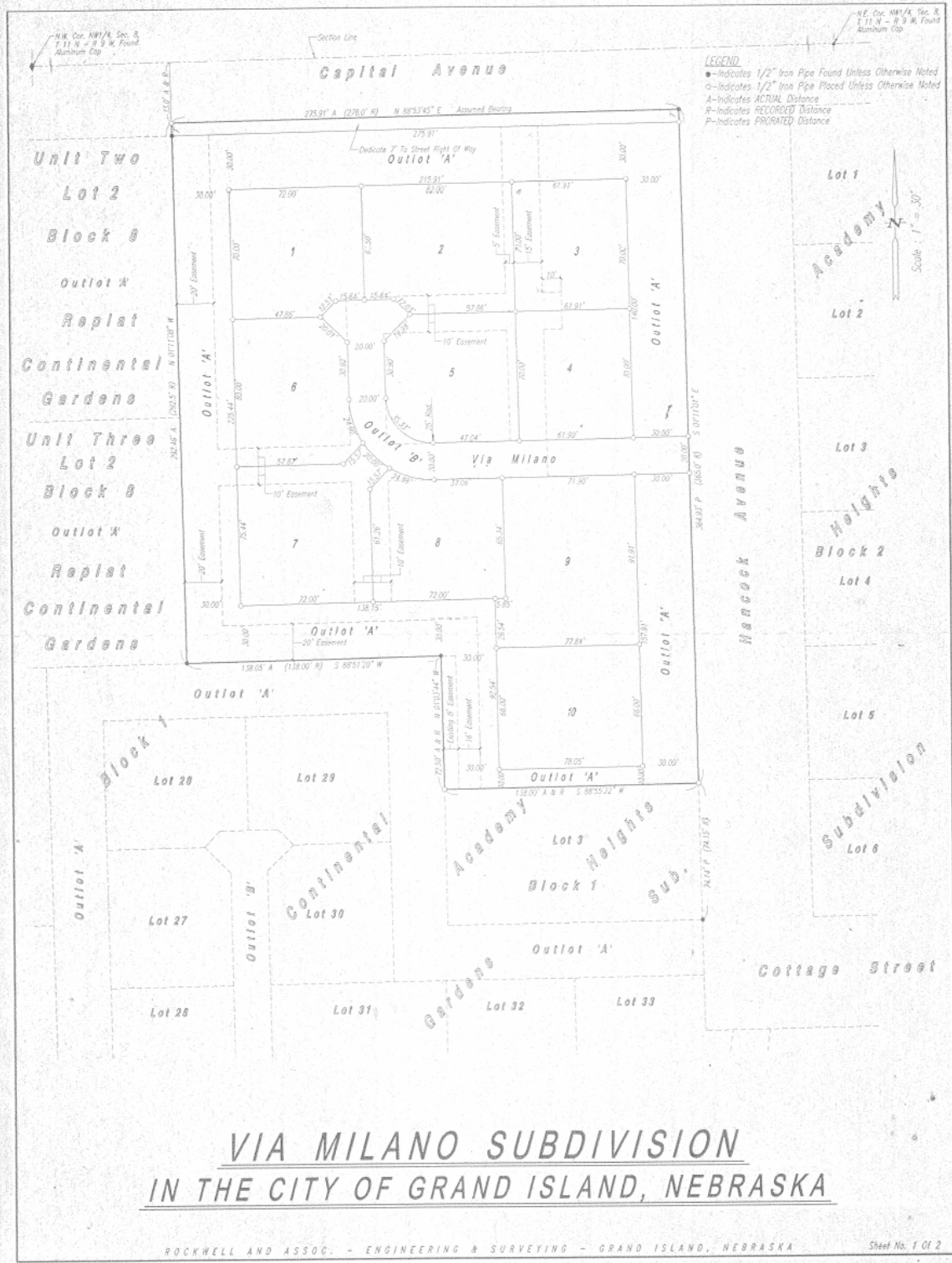
College St

Chantilly St





**DEVELOPMENT PLAN**  
**VIA MILANO SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, NEBRASKA**



**VIA MILANO SUBDIVISION  
IN THE CITY OF GRAND ISLAND, NEBRASKA**