



City of Grand Island

Tuesday, August 23, 2005

Council Session

Item E2

**Rublic hearing on Change of Zoning for Land that was Proposed
for Platting as El Huerto Subdivision Located South of Capital
Avenue and East of St. Paul Road from RD Residential
Development to TA Transition Agricultural**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 23, 2005
Subject: Change of Zoning
Item #'s: E-2 & F-2
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

Change of Zoning for land that was proposed for platting as El Huerto Subdivision, located South of Capital Avenue and East of Saint Paul Road from RD Residential Development TA Transitional Agricultural.

Discussion

This development proposed to create 115 lots for single-family attached dwellings (duplexes or townhomes) in Northeast Grand Island. The El Huerto Subdivision was approved more than 18 months ago and construction has not begun; according to the Grand Island Zoning Regulations RD zones must be rezoned to an appropriate district if construction does not begin in the first 18 months and the developer has not requested and been granted an six month extension.

The developer proposed internal streets that were 31' wide back of curb to back of curb. These streets would have been private streets maintained by a homeowners association. Council approved this development contingent on the developer resubmitting the final plat for the subdivision with 37' public streets throughout the development. The developer was unable to make these changes so construction has not started in the required 18 month time frame. The developer is not requesting a six month extension.

Alternatives

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

1. Approve the change of zoning as presented
2. Modify the change of zoning to meet the wishes of the Council
3. Table the issue

Recommendation

A motion was made by Amick 2nd by Haskins to approve and recommend that the City of Grand Island **approve** this change of zoning and as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Wagoner) voting in favor.



Sample Motion

Approve the change of zoning as Submitted



Requested Zoning

C-28-2005GI

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



Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

August 18, 2003

SUBJECT: *Change of Zoning for property located in the E ½ NW ¼ of 10-11-9 located South of Capital Avenue, and East of Saint Paul Road, from RD Residential Development to TA-Transitional Agriculture (C-28-2005GI)*

PROPOSAL:

According to the RD zone as it was adopted by the Grand Island City Council; Council must revert the property to its former zoning district after 18 months. The former zoning district is TA-Transitional Agriculture. This hearing will consider that reversion.

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OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD-Residential Development Zone.
<i>Permitted and conditional uses:</i>	RD-Residential uses as defined by the plan presented to and approved by Council.
<i>Comprehensive Plan Designation:</i>	Designated for future low to medium residential development.
<i>Existing land uses.</i>	Vacant

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North: R3-Medium Density Residential, South: R2 Low Density Residential and R4 High Density Residential East and West: R2 Low Density Residential
<i>Permitted and conditional uses:</i>	TA- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R2 residential uses at a density of 7 units per acre. R3 residential uses at a density of 14 units per acre. R4 residential uses at a density of 43 units per acre.

Comprehensive Plan Designation: **North, South, East and West:** Designated for future low to medium density residential development and or medium density residential to office uses.

Existing land uses: **North,:** Drainage ROW and vacant property
East, Agricultural land, Railroad ROW
West: Some acreage development along St. Paul Road. Typical urban scale residential along the south and west.
South: Typical urban scale residential

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment.
- *Consistent with the City's Zoning Regulations:* The RD zone requires timely development of the property. The project was started more than 18 months ago and no action has been taken to develop this property.

Negative Implications:

- *None foreseen*

Other Considerations

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the change of zone from RD-Residential Development Zone to TA-Transitional Agriculture Zone.

_____ Chad Nabity AICP, Planning Director