



Hall County Regional Planning Commission

**Wednesday, February 3, 2016
Regular Meeting**

Item F1

Rezone Request

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 22, 2016

SUBJECT: *Zoning Change* (C-10-2016GI)

PROPOSAL: An application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

OVERVIEW:

Site Analysis

Current zoning designation:

RD- Residential Development

R1- Suburban Density Residential

Permitted and conditional uses:

RD: The approved RD Zone development plan allows 300 units of apartments in 10 buildings. **R1-** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Comprehensive Plan Designation:

Medium Density Residential to Office

Existing land uses.

Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:

West: R1- Suburban Density Residential

East: B2 General Business and RD Residential Development Zone

South and North: R4-High Density Residential

Permitted and conditional uses:

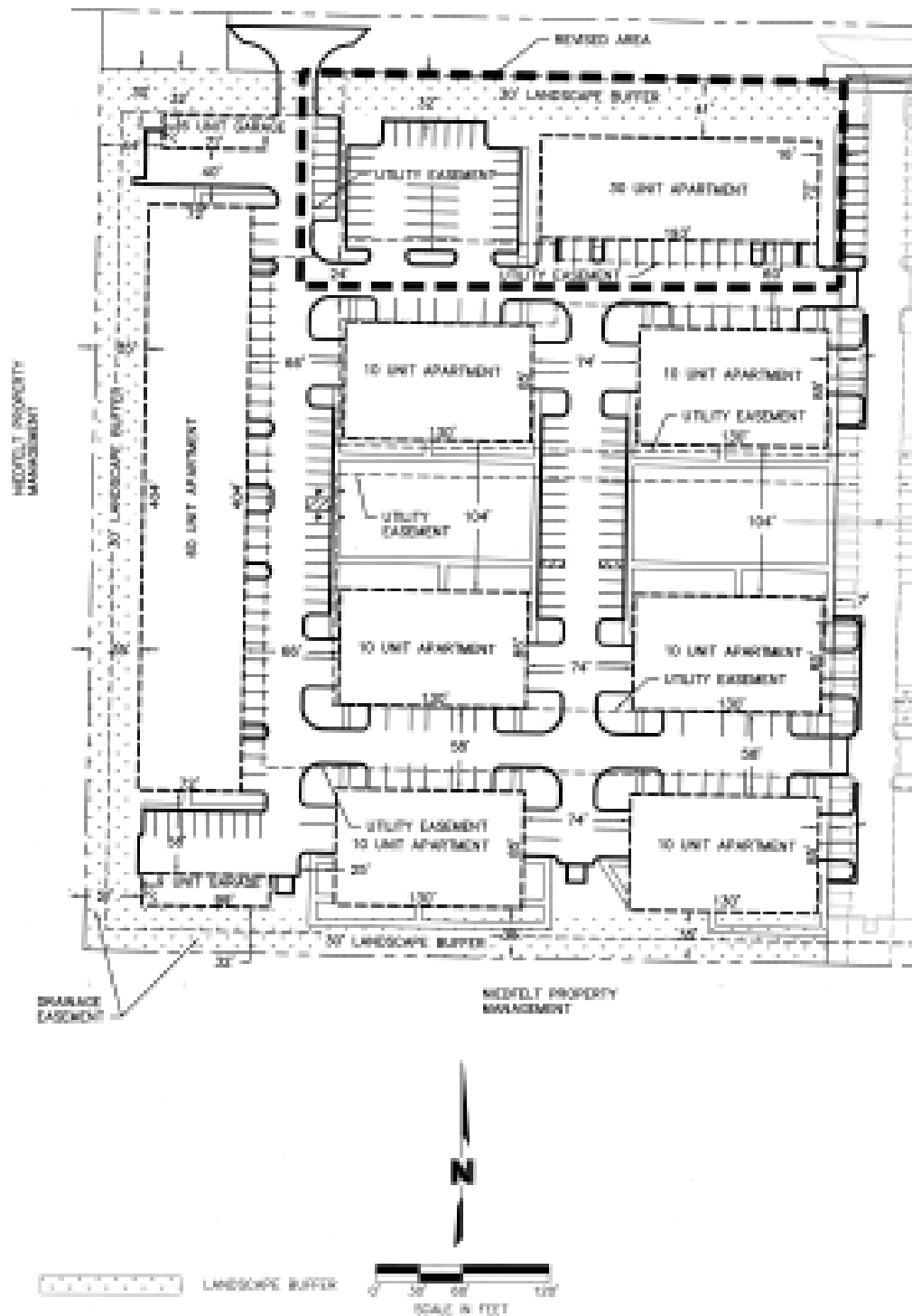
R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre **B2-** General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **R4-**

Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses. **RD** The first phase of this apartment complex as built.

Comprehensive Plan Designation: **East:** Commercial
South and North: Medium Density Residential to Office Uses
West: Low to Medium Density Residential

Existing land uses: **North:** Farm Ground
East: Utility Substation, Existing apartments as part of this development, Moore's Creek Drainway and Commercial Development,
West: Farm house and farm ground
South: Farm ground and proposed City Park





Development Plan As approved in March 2015

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.
- *Uses would be consistent with the level of service intended for Capital Avenue:* Capital Avenue is an arterial street. Apartments using Capital as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *New Market Rate Rental Housing:* One of the factors constraining growth within the community is the availability of housing. This would help relieve at least one section of that need. This is the second phase of the development and has been adjusted by the developer to fit what they believe the market is looking for.

Negative Implications:

- *None foreseen*

Other

The developer is proposing to build eight apartment buildings with total of 150 dwelling units on this site (300 units total for the development including phase 1). This revised plan combines two building with 10 units each into a single 30 unit building and allows for the creation of 46 additional parking spaces for the development. All other buildings and parking will remain as shown on the original development plan. At the proposed density, this development would be 21.13 units per acre for the overall development. This is significantly less development than could be allowed in the current RO zoning district and less that can occur in the adjunct B2 or R4 zoning districts. This development provides for public utilities within the development. Road access from Capital Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments south of Capital would be a private drive not a public street.

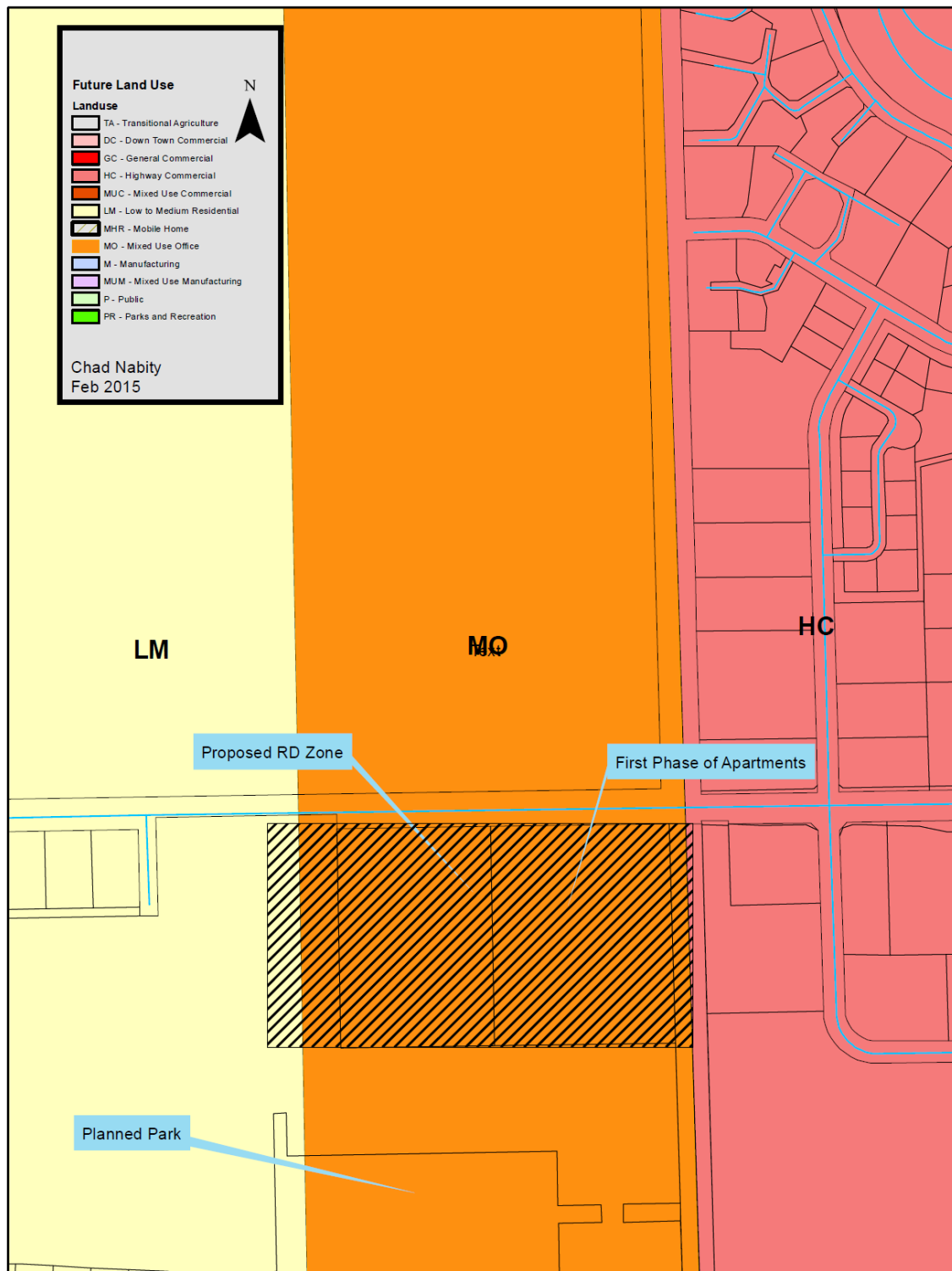


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

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

_____ Chad Nabity AICP, Planning Director

January 22, 2016

RE: Rezoning – A request to rezone the properties from RD Residential Development Zone to Amended RD Residential Zone in the City of Grand Island, Hall County, Nebraska.

Dear Members of the Board:

Concerning the rezoning of Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.