



City of Grand Island

Tuesday, December 20, 2005

Council Session

Item E2

**Public Hearing on Change of Zoning for Land Proposed for
Platting as Autumn Park Third Subdivision from RD Residential
Development to Amended RD Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: December 20, 2005
Subject: Change of Zoning
Item #'s: E-2 & F-2
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This application proposes to change the zoning on a tract of land proposed for platting as Autumn Park Third Subdivision from RD Residential Development to amended RD Residential Development Zone.

Discussion

This property is currently zoned RD Residential Development. The RD zone is a planned unit development. The developer is required to build the development as it was approved unless they request and receive permission to change the plan for the development. Any such request must be handled in the same manner as the original request with public hearings before the Regional Planning Commission and City Council. City Council has the authority to approve or deny the requested changes.

The Autumn Park Subdivision was originally approved in 1995 with 432 units of apartments. The first 144 apartments were built upon approval. The second phase of the project was approved in 1996 and was not ever completed. M. Timm Development the owner of the project is seeking approval for an amended project similar to the original design.

The amend plan proposed 16 unit buildings instead of 12 unit buildings. They are not proposing to increase the number of units. Phase two and three of this project would still include an additional 288 units. They will also include a club house, swimming pool and playground that was not in the original plan.

The developers will be extending city water and sewer to all of their buildings. They will be connecting the driveway on the west side of the project with at the beginning of the second phase of the development. This will give residents and emergency vehicles two ways to enter and exit the property.

This proposal will also improve the circulation between the first phase of the development and the second and third phases. It allows for a better parking ratio, more greenspace and less impervious surface area.

Alternatives

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

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

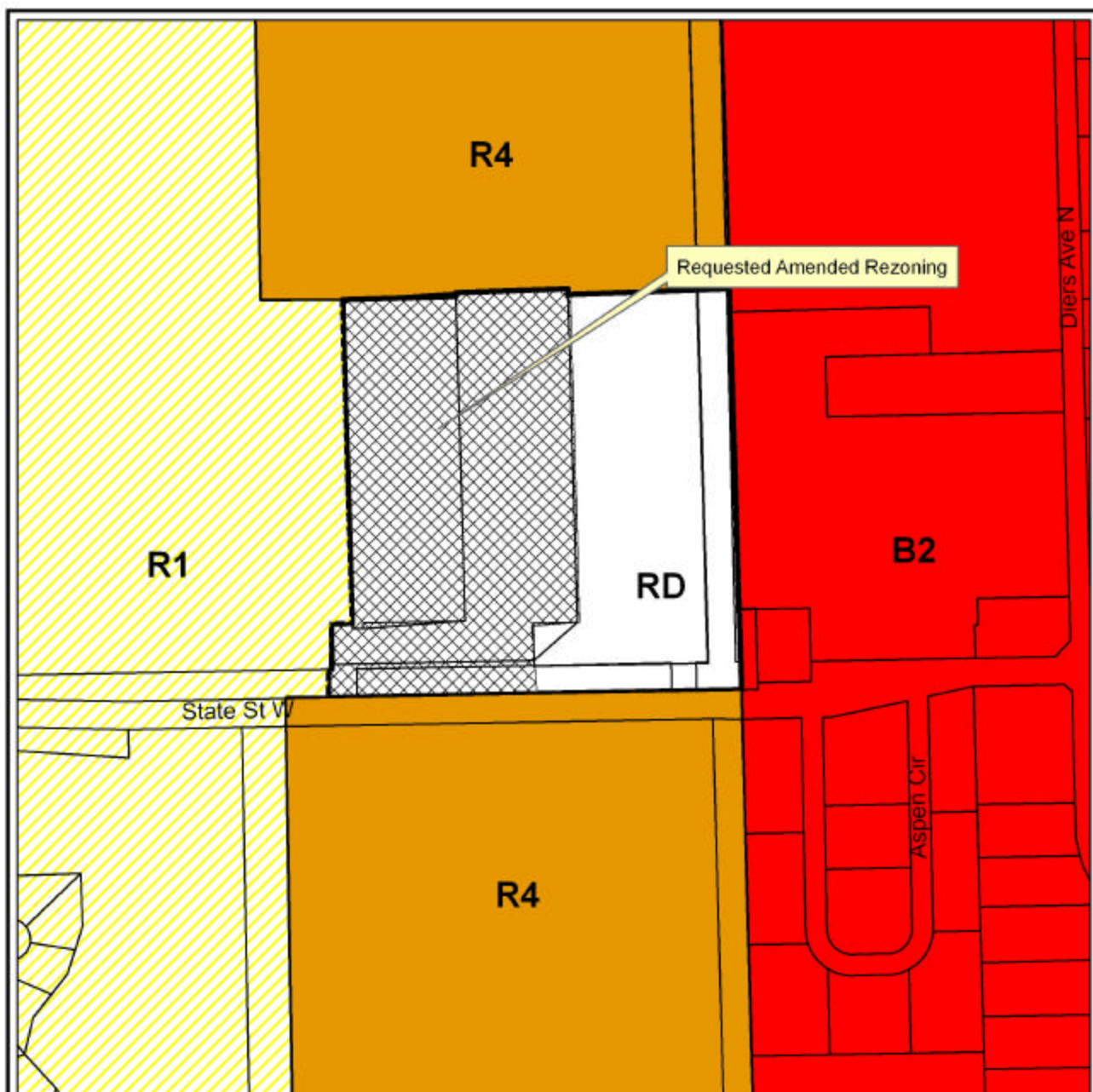
Recommendation

A motion was made by Haskins 2nd by Miller to approve the rezoning as presented.

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Hayes) voting in favor.

Sample Motion

Approve the rezoning for Autumn park Third Subdivision as presented.



Requested Zoning

 From RD : Residential Development Zone

 To Amended RD : Residential Development Zone

Scale : NONE

C-4-2006GI



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Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 21, 2005

SUBJECT: *Zoning Change (C-04-2006GI)*

PROPOSAL: To amend the existing RD-Residential Development Zone for Autumn Park Subdivision located north of State Street and west of the Moore's Creek Drainway. The RD Zone application also includes both the Preliminary and Final Plats for the Autumn Park Third Subdivision in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

RD Residential Development Zone

RD Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. In October of 1996, the Grand Island City Council permitted 144 units of apartments in 12 buildings units on this tract with an additional 144 units in 12 buildings planned for the final phase.

Comprehensive Plan Designation:

Existing land uses.

Medium Density Residential to Office Use

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North: R4- High Density Residential

East: B2-General Business

West R1- Suburban Density Residential

and South: R4- High Density Residential

Permitted and conditional uses:

B2 Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **R1** Residential uses at a density of 4 dwelling units per acre. **R4** Residential uses at a density of 43 dwelling units per acre. .

Comprehensive Plan Designation:

North: Medium Density Residential to Office Use

East: Commercial

West: Low to Medium Density Residential

South: Medium Density Residential to Office Use

Existing land uses:

North: Farm ground

East: Menards, Moore's Creek Drainway

West: Farm Ground

South: Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Provides Additional Housing Opportunities:* This development will add 144 apartments in along with private recreational facilities including a club house, playground and pool to the existing Autumn Park Apartments development. The final phase of the development would add another 144 apartments.
- *Continues a development that has been on hold for 9 years:* The second phase of this development was approved in 1996 and has had any activity since that approval.
- *Adds Connectivity to the Existing Apartments:* This proposal includes a connection between the north side of the existing parking lot and the new area to be developed. This lane will allow traffic, including emergency vehicles, multiple access points to the first and second phase of the Autumn Park Apartments.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen*

Other

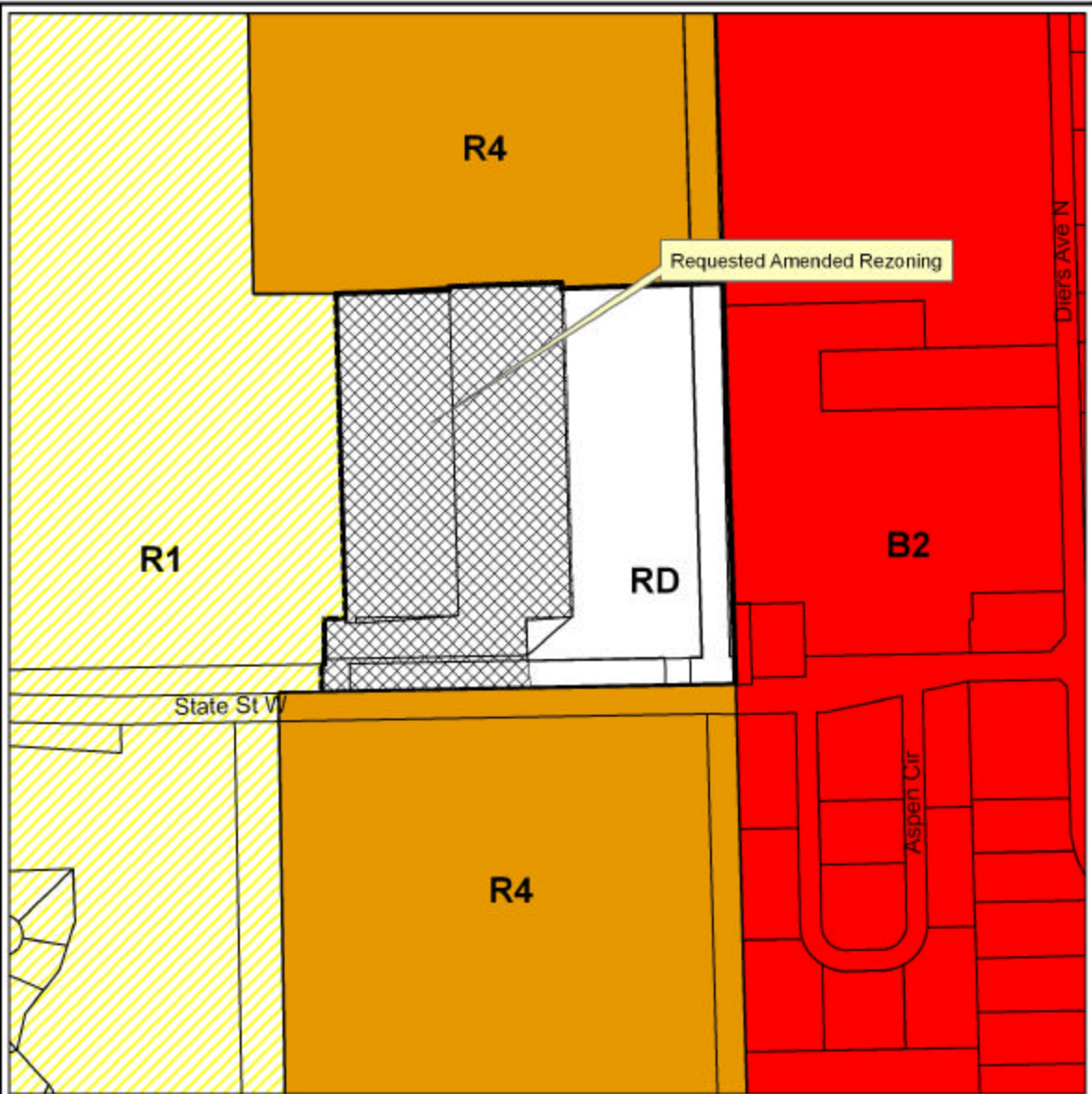
The developers are proposing to keep the same number of units in this phase of the development as was approved in 1996. In addition to building 144 units of apartments in 9 buildings with this phase, they will be developing a clubhouse, playground and pool. These amenities will add to the development. The unbuilt portion of Ebony Lane the City Street on the southwest edge of this development will be built to provide a second entrance into the apartments. This street will be completed and connected as part of this phase of the development. The final phase of this development will include an additional 144 units of apartments in another 9 buildings.

The developers are not changing the number of units from the number originally approved for this RD zone but they are changing the location and number of buildings and adding amenities.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council amend the existing **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for Autumn Park Third Subdivision.

Chad Nabity AICP, Planning Director



Requested Zoning

-  From RD : Residential Development Zone
-  To Amended RD : Residential Development Zone

Scale : NONE
C-4-2006GI

