



City of Grand Island

Tuesday, October 24, 2006

Council Session

Item E2

Public Hearing on Change of Zoning for a Tract of Land Proposed for Platting as Francis Second Subdivision Located East of Carleton Avenue and South of Curran Avenue from RO Residential Office to RD Residential Development

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 24, 2006

Subject: Change of Zoning for a Tract of Land Proposed for Platting as Francis Second Subdivision

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 Francis Second Subdivision located in Lot Seven (7), and the North Half (N1/2) of Lot Eight (8), Bosselman Second Subdivision from RO Residential Office to Residential Development. This property is located east of Carleton Avenue and south of Curran Avenue. This is an addition to Francis Subdivision approved in July of 2006.

Discussion

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. Both streets meet the minimum standards for a commercial street. Including this 1 and ½ lots in the development will allow 4 additional buildings or 8 more units on the site. It will complete development of all of the property between Capital and Curran on the east side of Carleton. The developer is proposing to build 16 buildings with two dwelling units in each building on this site (32 units total). At the proposed density, this development would be 6.36 units per acre or 1 unit for every 6849 square feet. This is significantly less development than could be allowed in an RO or even the R4 or R3 districts. This development provides for public utilities within the development.

The Planning Commission held a hearing on this application at their meeting on October 4, 2006

No members of the public commented at the public hearing.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

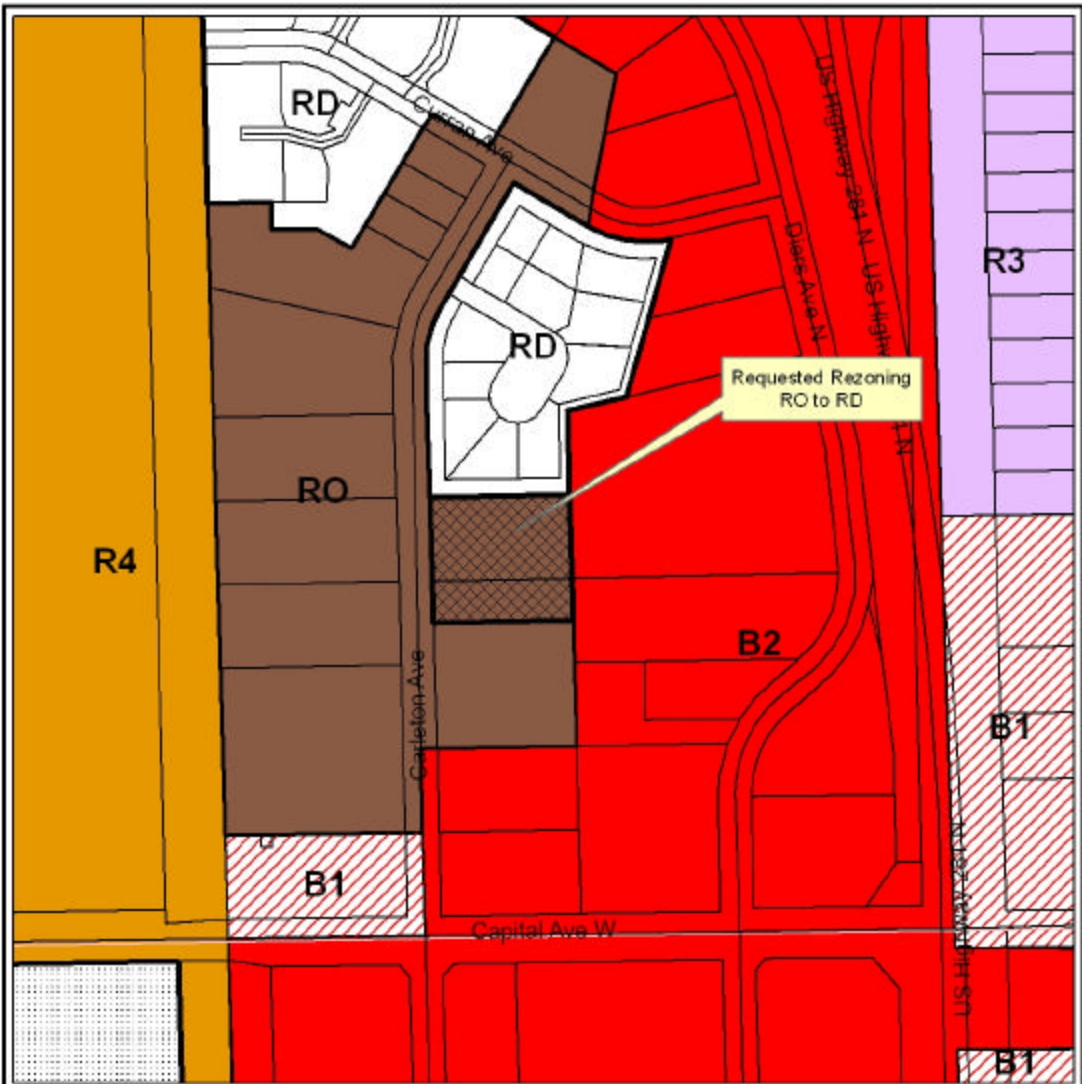
Recommendation

A motion was made by Snodgrass and seconded by Ruge as presented.

A roll call vote was taken and the motion passed with 8 members present (Miller, O'Neill, Ruge, Reynolds, Brown, Niemann, Snodgrass, Monter) voting in favor.

Sample Motion

Motion to approve the rezoning for 1 and ½ Lots in Bosselman's 2nd Subdivision between south of Curran Avenue east of Carleton, in the City of Grand Island, Nebraska, from RO Residential Office Zones to RD Residential Development Zone, as recommended.

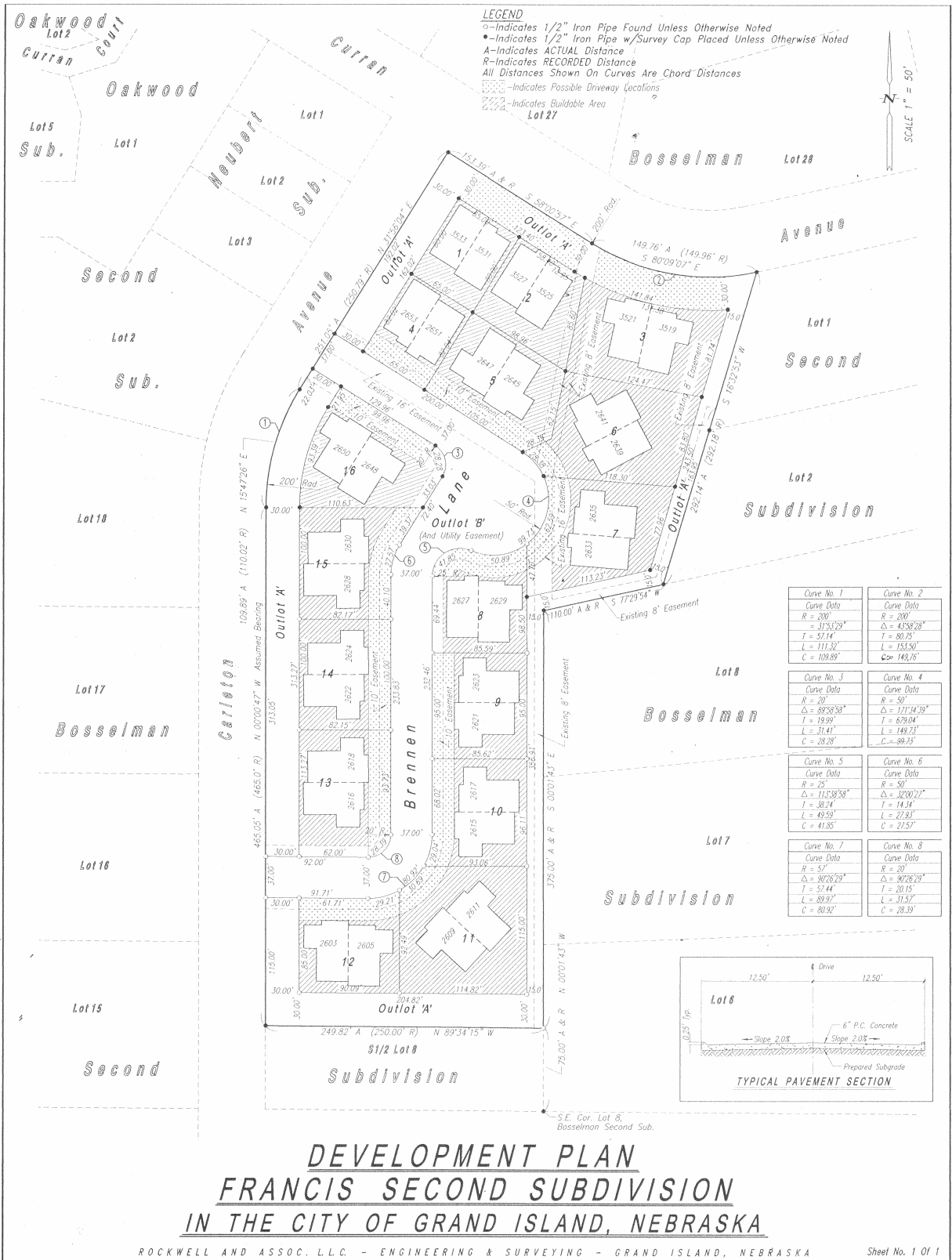


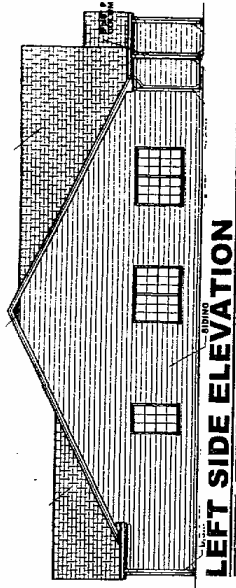
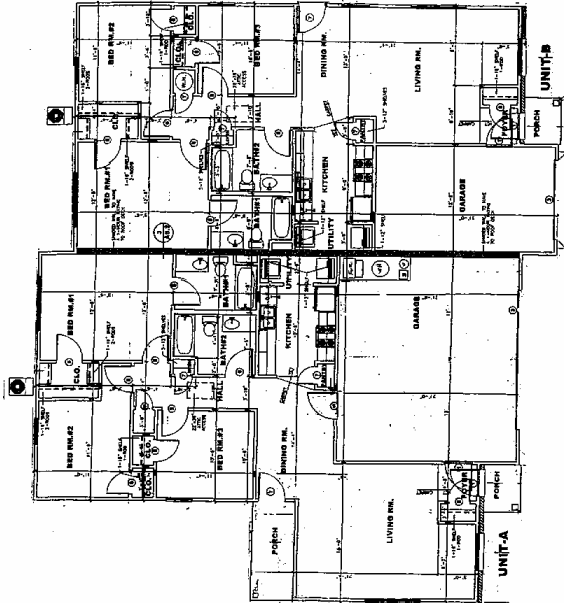
Requested Zoning

Scale : NONE
C-1-2007GI

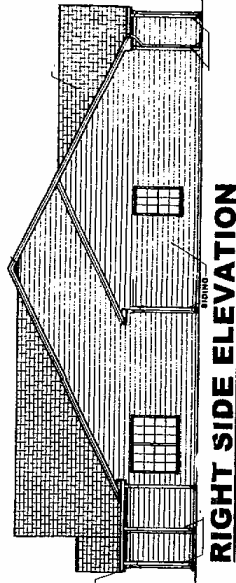
- From RO : Residential Office Zone
- To RD : Residential Development Zone



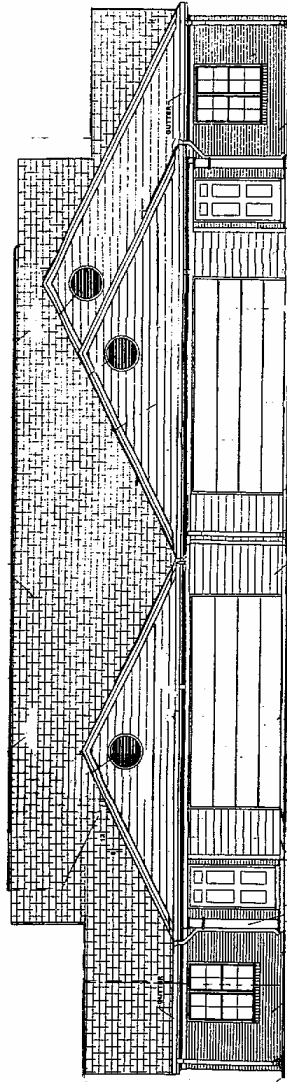




LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

SUBJECT: *Zoning Change (C-1-2007GI)*

PROPOSAL: To rezone 1 and 1/2 Lots in Bosselman's 2nd Subdivision between south of Curran Ave east of Carleton from RO Residential Office Zones to RD- Residential Development Zone, in the City of Grand Island. This is an addition to Francis Subdivision Approved in July of 2006.

OVERVIEW:

Site Analysis

Current zoning designation:

RO Residential Office

Permitted and conditional 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: RD Residential Development

East: B2 General Business

South: RO Residential Office

West: - RO Residential Office

Permitted and conditional uses:

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 approved for duplex units on a private street.

Comprehensive Plan Designation:

North, East, South: Commercial

West: Medium Density Residential to Office Uses

Existing land uses:

North: Property being developed as Francis Sub.,

East: U.S. Highway 281, Commercial,

West: Multifamily Residential

South: Office Uses, Commercial

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 Carleton and Curran Avenues:* Both streets meet the minimum standards for a commercial street.
- *Finishes the development in this area:* Including this 1 and ½ lots in the development will allow 4 additional buildings or 8 more units on the site. It will complete development of all of the property between Capital and Curran on the east side of Carleton.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

Negative Implications:

- *None Foreseen*

Other

The developer is proposing to build 16 buildings with two dwelling units in each building on this site (32 units total). At the proposed density, this development would be 6.36 units per acre or 1 unit for every 6849 square feet. This is significantly less development than could be allowed in an RO or even the R4 or R3 districts. 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 this site from RO Residential Office Zone to RD-Residential Development Zone.

_____ Chad Naby AICP, Planning Director



LOCATION MAP