



# City of Grand Island

Tuesday, October 24, 2006

Council Session

## Item E3

**Public Hearing on Change of Zoning for a Tract of Land Proposed for Platting as Cedar Ridge Third Subdivision Located West of Highway 281 and South of 13th Street from RD Residential Development to R4 High Density Residential**

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 Cedar Ridge Third Subdivision

**Item #'s:** E-3 & F-3

**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 Cedar Ridge Third Subdivision located in Lot Four (4), and all of Lot Five (5), all of Lot Six (6), and part of Outlot A, of Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska from RD Residential Development to R4 High Density Residential. This property is located west of Highway 281 and the Moore's Creek Drainage project on the south side of 13<sup>th</sup> Street, south of Cedar Ridge Apartments.

## **Discussion**

The approved plan for this property would have developed duplex or single family homes south of the apartment buildings. This development will result in one less apartment building and 12 additional single family or duplex lots. The original plan also called for the extension of a bridge across the Moore's Creek drainway to the east. This development does not allow for that possibility. Access is provided from Starwood Avenue to the west side of the property and from 13<sup>th</sup> Street along Cedar Ridge Court. All of the streets and infrastructure in this proposed development will be public and built to city standards.

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

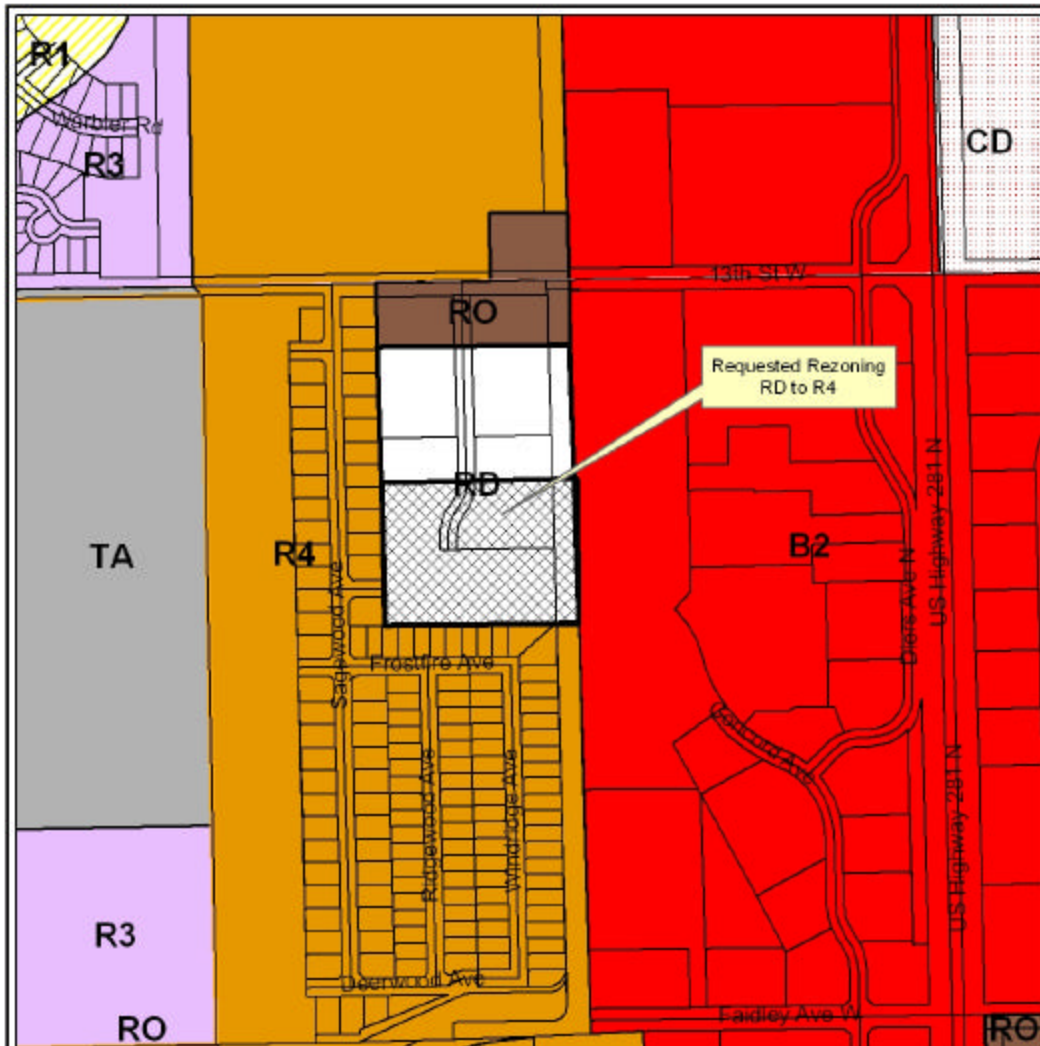
### **Recommendation**

A motion was made by Brown and seconded by Reynolds as presented.



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

### **Sample Motion**

Motion to approve the rezoning for 6.88 acres in the NW ¼ of 13-10-10 in Grand Island, Hall County, Nebraska from RD-Residential Development to R4 High Density Residential as recommended.



# Requested Zoning

-  From RD : Residential Development Zone
-  To R4 : High Density Residential Zone



Scale : NONE  
C-2-2007GI



# CEDAR RIDGE THIRD SUBDIVISION

## A REPLAT OF LOT 3, LOT 4, LOT 5, LOT 6, AND PART OF OUTLOT A OF CEDAR RIDGE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



### LEGAL DESCRIPTION

A tract of land being Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Lot 2 of Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska and assuming the North line of said Lot 2 of Cedar Ridge First Subdivision as bearing N 89°16'50" W and all bearings contained herein are relative thereto; thence S 00°00'15" E and on the West line of said Lot 2, Cedar Ridge First Subdivision and the West line of Lot 2 of Cedar Ridge Second Subdivision a replat of Lot 3, Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska, a distance of 495.02 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 00°00'15" E and on the West line of said Cedar Ridge Second Subdivision a distance of 654.88 feet to the Southwest Corner of said Cedar Ridge Second Subdivision; thence S 89°17'10" E and on the South line of said Cedar Ridge Second Subdivision a distance of 599.93 feet to the Southeast Corner of said Cedar Ridge Second Subdivision; thence N 00°01'19" W and on the East line of said Cedar Ridge Second Subdivision and the West line of an existing 80 foot drainage easement a distance of 654.83 feet to the Southeast Corner of Lot 1 of said Cedar Ridge Second Subdivision; thence N 89°16'50" W and on the South line of said Lot 1 of Cedar Ridge Second Subdivision a distance of 268.73 feet to the Southwest Corner of said Lot 1 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W a distance of 60.0 feet to the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 269.99 feet to the place of beginning. Containing 9.02 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "CEDAR RIDGE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska as shown on the above plat, William R. Murray, Party Chief, that the lots are well and accurately staked out and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that said survey was made with reference to known and recorded monuments.

(S E A L) BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President  
Nebr. Reg. L.S. No. 492

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that 4Evergreen II, LLC., by and through Michael D. Roasch, Managing Member, and Geneva State Bank, Trustee & Beneficiary under Deed of Trust being the owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "CEDAR RIDGE THIRD SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

GENEVA STATE BANK, Trustee & Beneficiary under Deed of Trust

By: \_\_\_\_\_

4EVERGREEN II, LLC.,  
Michael D. Roasch, Managing Member

(Print Name & Title)

### ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared Michael D. Roasch, Managing Member of 4Evergreen II, LLC., to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska on the date last above written.

My commission expires \_\_\_\_\_

(Seal) Notary Public

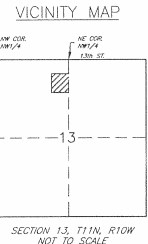
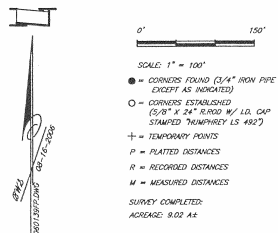
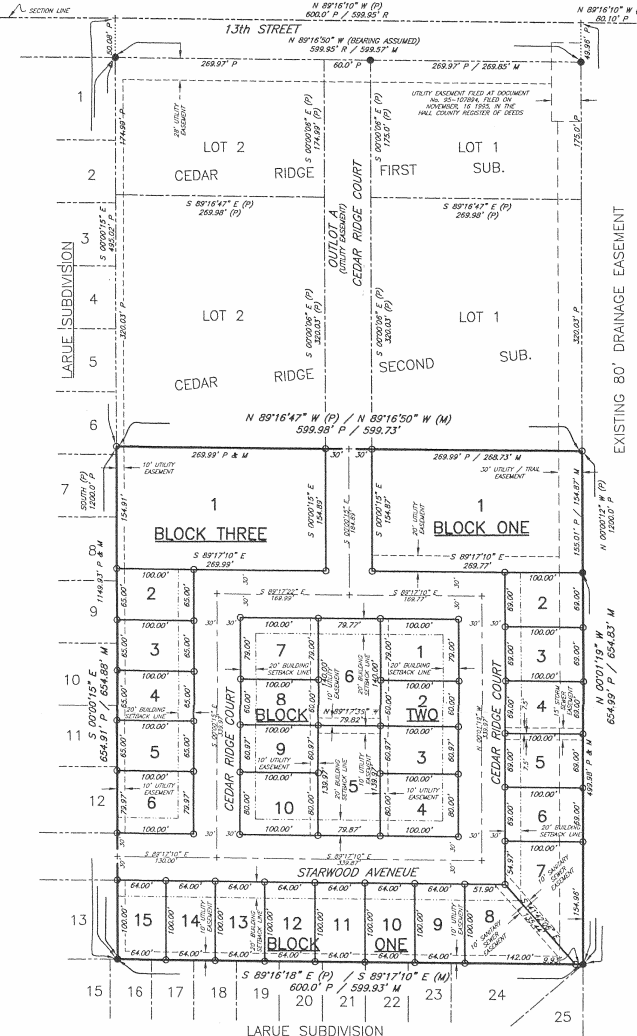
STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared \_\_\_\_\_ for Geneva State Bank, Trustee & Beneficiary under Deed of Trust, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska on the date last above written.

My commission expires \_\_\_\_\_

(Seal) Notary Public



### APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Chairman Of The Board \_\_\_\_\_ County Clerk \_\_\_\_\_

(Seal)



## Agenda Items # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

**SUBJECT:** *Zoning Change (C-2-2006GI)*

**PROPOSAL:** To rezone 6.88 acres in the NW ¼ of 13-10-10 in Grand Island from RD- Residential Development Zone to R4 High Density Residential. This property is located at the west of 281 and the Moore's Creek Drainage project on the south side 13<sup>th</sup> Street south of the Cedar Ridge Apartments in the City of Grand Island.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

RD- Residential Development Zone

*Permitted and conditional uses:*

RD – Residential uses as per the approved development plan.

*Comprehensive Plan Designation:*

Medium Residential to Office

*Existing land uses.*

Agriculture

##### Adjacent Properties Analysis

*Current zoning designations:*

**North:** RO-Residential Office

**East:** B2- General Business

**South and West:** - R4 High Density Residential

*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.  
R4 – High Density Residential some non profit uses and residential uses at a density of 42 dwelling units per acre. B2- General commercial uses, office uses, residential uses at maximum density of 42 units per acre.

*Comprehensive Plan Designation:*

**North, and West:** Designated for future Medium Density Residential to Office Development

**East:** Designated for Public/Semi-Public and Commercial Development

**South:** Designated for Medium Density Residential to Office Development

*Existing land uses:*

**North:** Agriculture and Child Care

**West:** Agriculture

**South:** Agriculture

**East:** Vacant property and Big Box Commercial

## **EVALUATION:**

### **Positive Implications:**

- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to sell this property for development into office uses. Given the size of the property it has limited potential for residential development.
- *Consistent with the comprehensive plan:* This change is consistent with the existing comprehensive plan and future land use map for Grand Island.
- *Complementary to the planned development to the south and west:* The proposed use with duplex lots would be similar to the townhouse lots platted to the south.

### **Negative Implications:**

- *None foreseen.*

### **Other Considerations:**

The approved plan for this property would have developed duplex or single family homes south of the apartment buildings. This development will result in 1 less apartment building and 12 additional single family or duplex lots. The original plan also called for the extension of a bridge across the Moore's creek drainway to the east. This development does not allow for that possibility. Access is provided from Starwood Avenue to the west side of the property and from 13<sup>th</sup> Street along Cedar Ridge Court. All of the streets and infrastructure in this proposed development will be public and built to city standards.

## **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 R4-High Density Residential.

\_\_\_\_\_ Chad Nability AICP, Planning Director

