



City of Grand Island

Tuesday, June 27, 2006

Council Session

Item E3

Public Hearing on Change to the Grand Island Comp Plan and Future Land Use Map for Property Proposed for Platting as Springdale Subdivision Located South of Lilly Drive and West of North Road from M Manufacturing to LM Low to Medium Density Residential

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 27, 2006
Subject: Change of Zoning (C-17-2006GI)
Item #'s: E-3, E-4, F-3 G-4
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This application proposes to change the zoning on a tract of land located west of North Road and south of Lilly Drive in Grand Island from LLR Large Lot Residential to R1 Suburban Density Residential, as part of this zoning change an amendment to the Grand Island Comprehensive Plan must be made to change the future use of the property from Manufacturing to Low to Medium Density Residential.

Discussion

Karen J. Bredthauer is requesting that the City change the zoning on approximately 14.229 acres of land west of North Road and south of Lilly Drive SE ¼ of the NE ¼ 23-11-10 proposed for platting as Springdale Subdivision. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

The Planning Commission held a hearing on this application at their meeting on June 7, 2006.

Jan Palu, property owner of 4157 West Capital Avenue, spoke requesting information regarding possibility of adding a recreational area adjacent to the property affected by the proposed amendment. Nability explained that the adjacent area is currently zoned B2, which would be considered to be appropriate for the proposed recreational area.

Ron Palu, property owner at 4157 West Capital Avenue, spoke. Mr. Palu asked if another street would be added and if so where that street would be?. Nability answered that a street if being proposed for just south of the existing house on the property

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

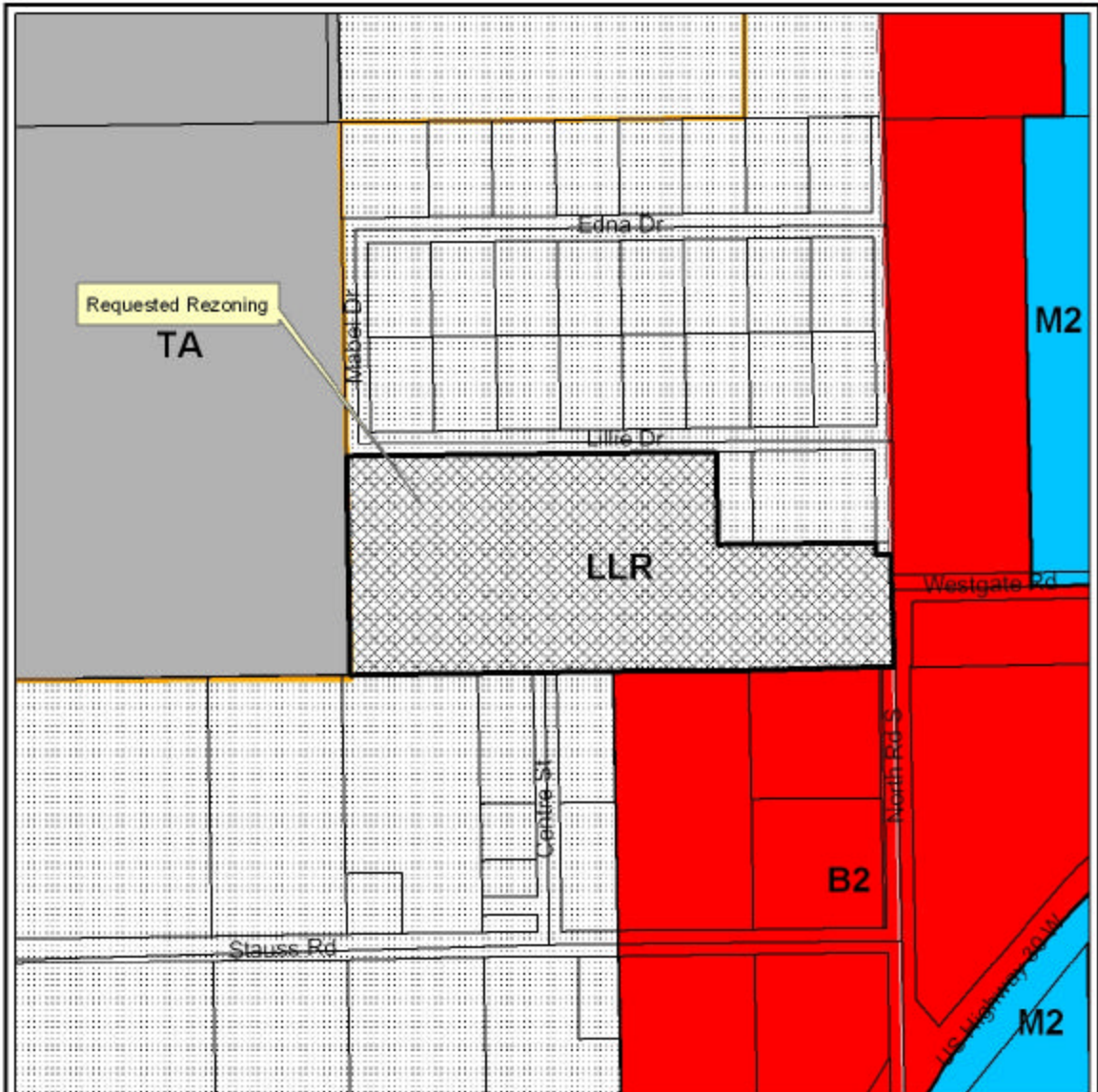
Recommendation

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

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

Sample Motion



Motion to approve the rezoning for Springdale subdivision as recommended.



Requested Zoning

Scale : NONE
C-17-2006GI



-  From LLR : Large Lot Residential Zone
-  To R 1 : Suburban Residential Zone



PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 23, 2006

SUBJECT: *Comprehensive Plan Amendment and Zoning Change (C-17-2006GI)*

PROPOSAL: To amend the comprehensive plan to change the future land use map and to rezone approximately 14.229 acres of land west of North Road and south of Lilly Drive in Grand Island. The future land use amendment would change the proposed use of the property from M-Manufacturing to LM Low to Medium Density Residential. The zoning map would change from LLR- Large Lot Residential to R1-Suburban Density Residential. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Agricultural crops, and single family home

Adjacent Properties Analysis

Current zoning designations:

North: LLR- Large Lot Residential

South: LLR- Large Lot Residential and **B2**-General Business.

East: **B2**-General Business.

West: **TA**- Transitional Agriculture

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR**- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **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.

Comprehensive Plan Designation:

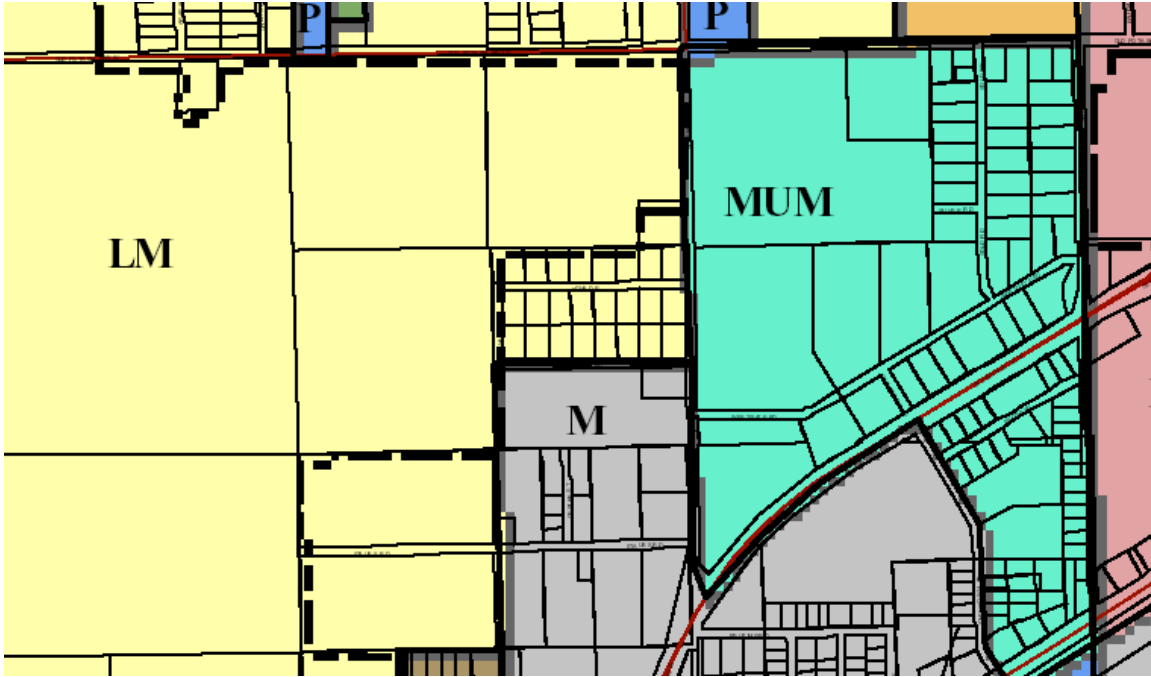
North and West: Designated for Low to Medium Density Residential.

South: Manufacturing

East: Designated for mixed use manufacturing development.

Existing land uses:

North: Single family homes on ½ acre lots
South: Storage and single family homes on 3+ acre lots
East: Vacant property
West: farm ground



Future Land Use Map from the Grand Island Comprehensive Plan

EVALUATION:

Positive Implications:

- *Consistent with the development of surrounding properties:* The subject property has residential to the north and south.
- *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 lease or sell this property.

Negative Implications:

- None foreseen

Other Considerations

The surrounding uses of this property are residential. It would be appropriate to change the future land use map and zoning to support the development of this property as residential. Even the zoning on the adjacent properties does not support manufacturing uses under the current zoning configuration. The manufacturing uses are separated

from the existing residential uses with a strip of commercial zoning that would allow retail uses or housing.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Comprehensive Plan to designate this property for low to medium density residential and change the zoning on this site from LLR-Large Lot Residential R1-Suburban Density Residential as requested and shown on the attached map.

_____ Chad Nability AICP, Planning Director