



City of Grand Island

Tuesday, August 22, 2006

Council Session

Item E1

**Public Hearing on Change of Zoning for Land Proposed for
Platting as Pedcor Second Subdivision Located West of Highway
281 and North of Husker Highway from B2 General Business to
RD Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 22, 2006

Subject: Change of Zoning for Land Proposed for Platting as Pedcor Second Subdivision Located West of Highway 281 and North of husker Highway from B2 General Business to RD Residential Development

Item #'s: E-1 & F-2

Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This application proposes to change the zoning on a tract of land proposed for platting as Pedcor Second Subdivision located in part of Lot 5, Block 1, Pedcor Subdivision from B2 General Business to RD Residential Development. This property is located west of Highway 281 and north of Husker Highway. This change will increase the size of the Pedcor (Riverbend Apartments) property without adding any additional dwelling units to what was previously approved.

Discussion

Pedcor Investments is requesting that the City change the zoning on a tract of land in the E ½ of the SE ¼ of 25-11-10. The stated purpose of this rezoning is to amend the final development plan for the Riverbend Apartments to include more property to the north of the existing site and add a small building to one of the apartment buildings for laundry facilities.

The Planning Commission held a hearing on this application at their meeting on August 2, 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 Ruge as presented.

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

Sample Motion

Motion to approve the rezoning for this portion of Lot 5 of Pedcor Subdivision from B2 General Business to RD Residential Development zone, as recommended.

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 17, 2006

SUBJECT: *Rezoning Request C-21-2006G1*

PROPOSAL: To amend the Final Development Plan for a tract of land in the E ½ of the SE ¼ of 25-11-10. The subject property is located west of Highway 281 and north of Husker Highway. The purpose of this request is to amend the final development plan for the Riverbend Apartments to include more property to the north of the existing site and add a small building to one of the apartment buildings for laundry facilities.

OVERVIEW:

Site Analysis

Current zoning designation:

RD-Residential Development Zone

Permitted and conditional uses:

RD: Residential uses at a rate of 1 unit per 1000 square feet (43 units per acre). Churches, schools, country clubs, daycare centers.

Comprehensive Plan Designation:

Medium Density Residential to Office Uses Apartments.

Existing land uses:

None.

Site constraints:

Adjacent Properties Analysis

Current zoning designations:

North: B2-General Business

South: B2-General Business,

East: B2-General Business

West: TA- Transitional Agriculture

Permitted and conditional uses:

TA: Limited agricultural uses, recreational uses and residential development at a density of 1 dwelling unit per 20 acres.

B2: General service, retail and wholesale commercial uses including outdoor sales

Comprehensive Plan Designation:

North: Commercial

South: Commercial

East: Commercial

West: Low to Medium Density Residential

Existing land uses:

North: Farm ground, New Holland

South: Farm ground, city lift station

East: Houses, Gas 'N Shop, Offices

West: Farm Ground, Lutheran High School, Low density residential

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. The proposed amendment does not alter the number of dwelling units on the site. This is a minor

amendment to increase the size of the lot for the second phase of the Pedcor development. A change has also been made to one building to show room for laundry facilities on site.

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for Medium Density Residential to Office uses. Rezoning this property to RD- Residential Development District is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The RD zone with apartments as shown will provide a buffer between the commercial uses planned adjacent to Hwy. 281 and the low to medium density residential uses to the west of this property.

Negative Implications:

- *No negative implications foreseen.*

RECOMMENDATION:

That the Regional Planning Commission recommends that the Grand Island City Council **approve** this request to amend the rezoning from B2 General Business to RD Residential Development Zone and to amend the final development plan for the Riverbend Apartments as presented.

_____ Chad Naby AICP, Planning Director

DEVELOPMENT PLAN

LOT 3 PEDCOR SUBDIVISION & LOT 1 PEDCOR SECOND SUBDIVISION
 AN ADDITION TO THE CITY OF GRAND ISLAND
 HALL COUNTY, NEBRASKA

LOT 2
 32.07 Acres

OWNER:

PEDCOR INVESTMENTS, L.L.C.
 One Pedcor Square, 770 3rd Avenue S.W.
 Cornet, IN 46032

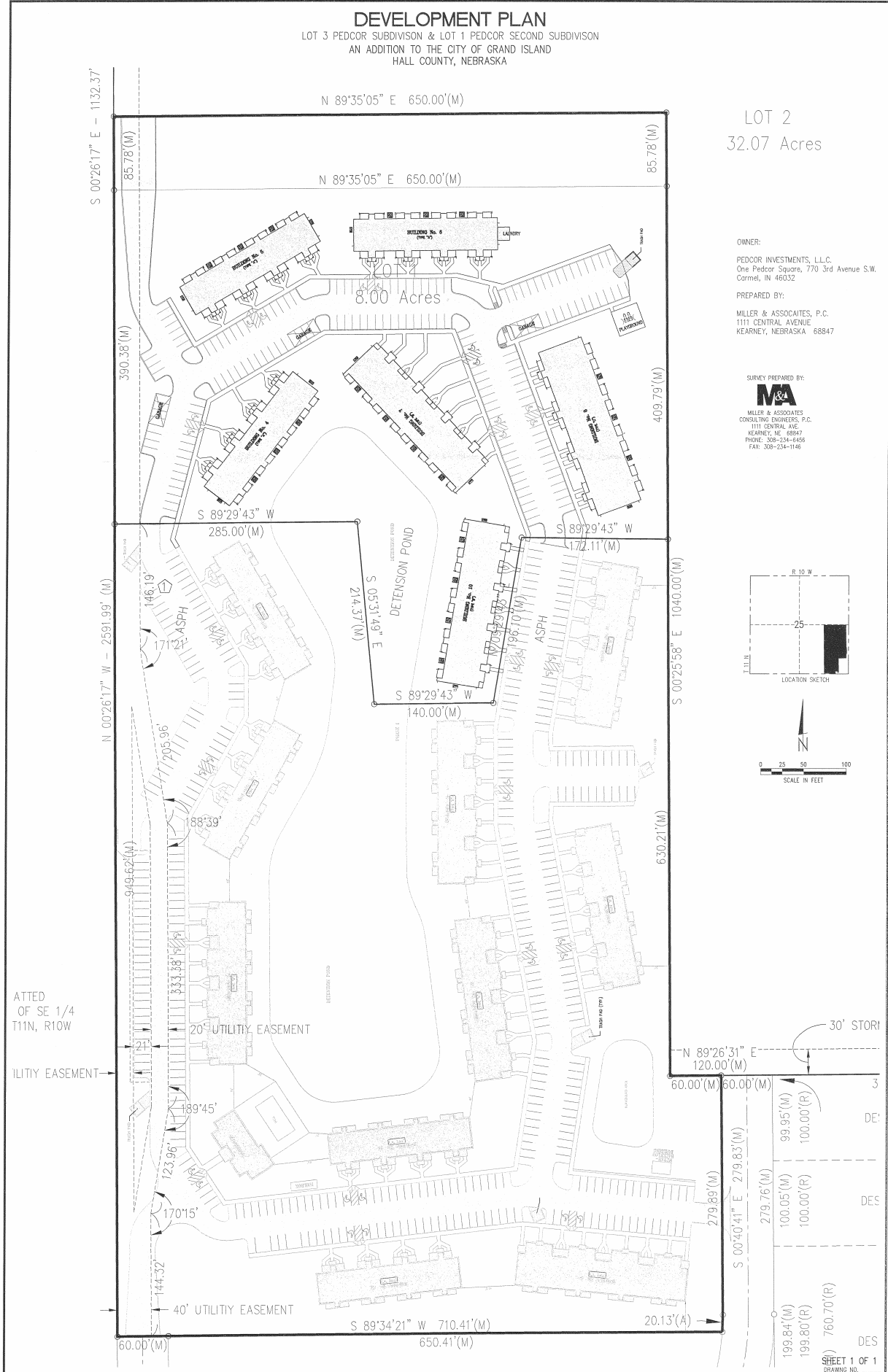
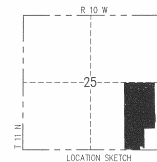
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ATTED
 OF SE 1/4
 T11N, R10W

UTILITY EASEMENT

20' UTILITY EASEMENT

40' UTILITY EASEMENT

30' STOR
 N 89°26'31" E
 120.00'(M)

60.00'(M) 60.00'(M)
 S 00°40'41" E 279.83'(M)
 279.76'(M)
 100.05'(M) 99.95'(M)
 100.00'(R) 100.00'(R)
 199.84'(M) 199.80'(R)
 760.70'(R)

SHEET 1 OF 1
 DRAWING NO.