



City of Grand Island

Tuesday, March 27, 2007

Council Session

Item E5

**Public Hearing on Change of Zoning for Land Proposed for
Platting as Woodland Park Fifth Subdivision Located North of
Capital Avenue and East of Independence Avenue**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 27, 2007

Subject: Change of Zoning East of Independence Avenue and North of Capital Avenue

Item #'s: E-5 & F-1

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

Background

This application proposes to change the zoning on approximately 9.28 acres for a tract of land proposed for platting as Woodland Park Fifth Subdivision located in the West Half of the Southeast Quarter (W1/2SE1/4) of Section 2, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska from R2 Low Density Residential to R3 Medium Residential. This property is located east of Independence Avenue and north of Capital Avenue.

Discussion

The subject property is designated for low to medium density residential redevelopment, typically R1 to R3, making this zoning change consistent with the City's Comprehensive Land Use Plan. City water and sewer services are available to service the rezoning area. This subdivision will fill in a hole within the existing development along Independence Avenue and north of Capital Avenue. The proposed housing at this location will be age restricted duplex units for elderly individuals. All of the providers of elderly housing in the city have waiting lists. This rezoning would allow the applicant to develop this property in a manner consistent with the application for funding approved by the Nebraska Investment Finance Authority.

The houses surrounding this field will no longer look out over a corn field. Rather than farm ground, these houses will have a view of developed property. Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of ten trips per day, per household.

The proposed preliminary plat for this development shows housing densities that would be consistent with the R2 zoning district. The R2 zoning district does not allow for the

construction of public and quasi-public buildings for cultural use, as a permitted or conditional use, but the R3 zone does allow them as permitted use. Staff recommended that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2 Low Density Residential to R3 Suburban Density Residential as requested, and as shown, on the attached map.

The Planning Commission held a hearing on this application at their meeting on March 7, 2007.

Gary Lantzer, 4204 New York Avenue, commented at the public hearing. Mr. Lantzer expressed concerns with drainage issues, stating that even with some reported storm sewer improvements, drainage continues to be an issue. Steve Riehle addressed Mr. Lantzer's concerns.

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 Ruge and seconded by Niemann to approve the change of zoning as proposed finding that such change is consistent with the Comprehensive Plan for the City of Grand Island.

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

Sample Motion

Motion to approve the rezoning for approximately 9.28 acres of land between east of Independence Avenue and north of Capital Avenue, in the City of Grand Island, Nebraska, from R2 Low Density Residential to R3 Medium Density Residential Zone, as recommended.



