



City of Grand Island

Tuesday, May 27, 2008

Council Session

Item E4

**Public Hearing Concerning Rezoning Northview II, Lots 1-11,
Block 1, from R1 Suburban Residential, R2 Low Density
Residential, to R3 Medium Density Residential**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 27, 2008

Subject: Change of Zoning (Lots 1-11, Block 1, Northview Second Subdivision)

Item #'s: E-4 & F-1

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

Background

This is an application requesting to change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone. The subject property is located west of North Road on Anne Marie Avenue. The stated purpose of this request is to build townhouse or condominium units on the property. This will reduce the required property per unit from 6000 square feet to 3000 square feet. A copy of the staff report to the Planning Commission is attached.

Discussion

The application requesting to change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone. The request was considered by the Regional Planning Commission following a public hearing held at the May 7, 2008 meeting. A motion was made by Ruge and seconded by Haskins to recommend approval for the application requesting to change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor and no member present abstaining.

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

City Administration recommends that the Council approve the zoning change as presented.

Sample Motion

Move to approve as recommended.

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

April 16, 2008

SUBJECT: *Rezoning Request C-14-2008GI*

PROPOSAL: To change the zoning for lots 1 to 11 of Block 1 of Northview Second Subdivision from R1 Suburban Density Residential Zone, and R2 Low Density Residential Zone to R3 Medium Density Residential Zone. The subject property is located west of North Road on Anne Marie Avenue. The stated purpose of this request is to build townhouse or condominium units on the property. This will reduce the required property per unit from 6000 square feet to 3000 square feet.

OVERVIEW:

Site Analysis

Current zoning designation:

R1-Suburban Density Residential
R2 Low Density Residential Zone

Permitted and conditional uses:

R1 residential uses at a density of 4 units per acre; Churches, Parks and Schools
R2 residential uses at a density of 7 units per acre; Churches, Parks and Schools.

Comprehensive Plan Designation:

Low to Medium Density Residential

Existing land uses:

vacant residential lots

Site constraints:

Access from North Road is limited.

Adjacent Properties Analysis

Current zoning designations:

North and East: B2 General Business

South: R2 Medium Density Residential

West: R1 Suburban Density Residential

Permitted and conditional uses:

R2 residential uses at a density of 7 units per acre; Churches, Parks and Schools.
R1: residential uses at a density of 4 units per acre; Churches, Parks and Schools.
B2: General service, retail and wholesale commercial uses including outdoor sales, Billboards

Comprehensive Plan Designation:

North and East: Commercial/

South and West: Low to Medium Density Residential

Existing land uses:

North and East: vacant ground, farm ground

South: Houses, Northwest High School

West: vacant residential lots

EVALUATION:

The proposed rezoning is consistent with the comprehensive plan. The comprehensive plan would allow up to medium density residential (R3) at this location. The proposed housing would provide a buffer between potential commercial uses and the lower density residential planned to the south and west. As markets changes during the course of a development it is sometimes advantageous to change the original plan for a subdivision. This change is not significant but would allow the developers to capture a market they feel exists within the City.

Positive Implications:

- *Consistent with intent of the City's Comprehensive Plan:* The City's 2004 Comprehensive Plan has designated this site for Commercial uses. Rezoning this property to R3-Medium Density Residential is consistent with the Comprehensive Plan
- *Compatible with adjacent land uses:* The R3 zone is an appropriate buffer for the planned and existing uses on surrounding properties.

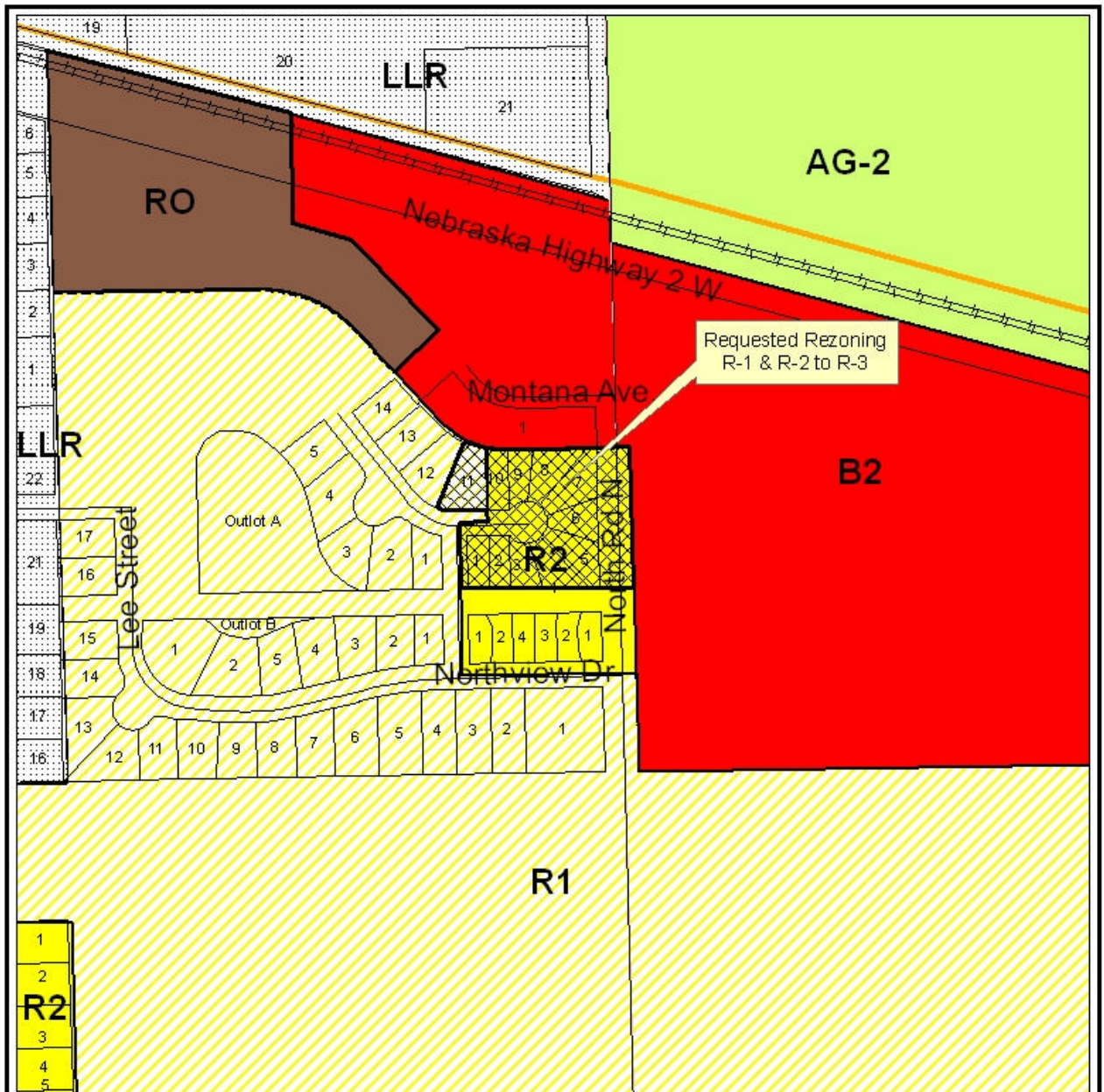
Negative Implications:

- *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 R1-Suburban Density Residential and R2 Low Density Residential to R3 Medium Density Residential as presented.

_____ Chad Nabity AICP, Planning Director






Requested Zoning



Scale: NONE
C-14-2008GI



-  From R1 : Suburban Residential Zone
-  And R2 : Low Density Residential Zone
-  To R3 : Medium Density Residential Zone



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