



# City of Grand Island

Tuesday, July 14, 2009

Council Session

## Item E2

**Public Hearing Concerning Change of Zoning for Land Located at  
3204 West 14th Street from R2 Low Density Residential to R4  
High Density Residential**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** July 14, 2009

**Subject:** Rezone Request for 3204 W 14<sup>th</sup> St., from R2 to R4. (C-19-2009GI)

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

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

## Background

Concerning rezone request of 3204 W 14<sup>th</sup> St. from R2 to R4 located north of 14<sup>th</sup> St., and east of Webb Rd., in the City of Grand Island.

## Discussion

At the regular meeting of the Regional Planning Commission, held June 3rd, 2009, the above item was considered following a public hearing, there was some discussion regarding whether property owners within 300 ft. of the rezone were notified of the requested zoning change. Letters were sent to all property owners and a sign was placed on the property declaring that the property was subject to a request for a zoning change. Planning commission discussed the proposed plans for the area including the number of units planned for the site. Eight condominium units are proposed on two lots at the site. This would be the same number of units that are located immediately to the east on a slightly larger piece of property.

Attached you will find the Planning Directors report to the Planning Commission on this item with a summary of the changes.

## Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

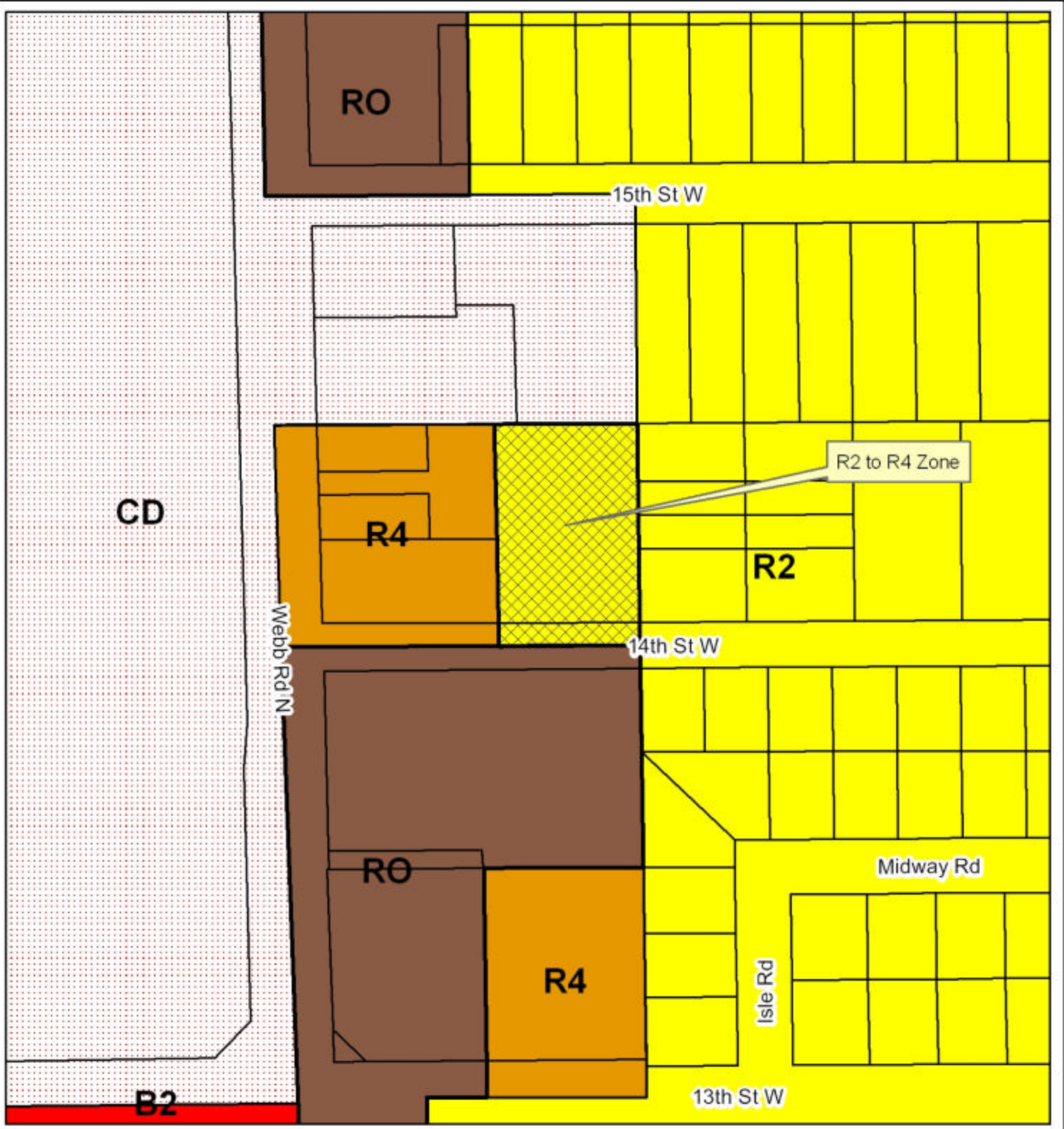
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

## **Recommendation**

A motion was made by Bredthauer, seconded by Amick to approve the rezone request of 3204 W 14<sup>th</sup> St., as presented. A roll call vote was taken and the motion passed with 8 members present voting in favor. (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer Heineman).

## **Sample Motion**

Move to approve the rezone request for 3204 W 14<sup>th</sup> St.



# Requested Zoning



-  From R2 : Low Density Residential Zone
-  to R4 : High Density Residential Zone

Scale : NONE  
C-19-2009GI



THE PLANNING COMMISSION OF THE COUNTY OF SANTA CLARA  
10000 N. SAN JUAN AVENUE, SUITE 200, SAN JOSE, CA 95131

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 22, 2009

**SUBJECT:** *Zoning Change (C-19-2009G1)*

**PROPOSAL:** To rezone approximately 0.773 acres of land north of 14<sup>th</sup> Street east of Webb Road from R2 Low Density Residential to R4 High Density Residential. This property is currently vacant or being cleared. The applicant intends to build 8 condominium units similar to those immediately to the east of this property at this location. The adjacent property is large enough to accommodate 8 units without the zoning change.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**R2** – Low Density Residential

*Permitted and conditional uses:*

**R2-** Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

*Comprehensive Plan Designation:*

Designated for future development as a medium density residential to office uses.

*Existing land uses.*

Vacant

*Proposed Zoning Designation*

**R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North: CD-** Commercial Development

**South RO-** Residential Office

**East: R2-** Low Density Residential,

**West: R4-**High Density Residential

*Permitted and conditional uses:*

**CD** –Commercial Development Zone - A planned unit development for commercial purposes. This was permitted by Council with a limitation that commercial uses would be limited to those allowed in the RO zoning district. Lot sizes and set backs approved with the development plan. **RO-** Residential Office Residential uses with no density limitation, professional offices, retail limited to prescription services, personal services, medical

services, churches, non-profits, recreation and agricultural uses, **R2-** Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. **R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

*Comprehensive Plan Designation:* **North South and West:** Designated for Medium Density Residential to Office uses.  
**East:** Designated for Low to Medium Density Residential.

*Existing land uses:* **North:** Commercial Development with offices and personal services establishments  
**South:** Bank  
**East:** Condominium Dwelling Units  
**West:** Apartments and Daycare Center

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The area around the subject property is designated for medium density residential to office uses (typically R3 to RO zoning).
- *Would allow for expansion residential development:* This would allow apartments to be built at this location similar to those between this property and the single family residential further to the east.
- *Is infill development:* This site has all of the required municipal infrastructure. It has been in the city limits and is being redeveloped.
- *Allows for efficient development of a small site:* This zoning change would allow development of the site in a manner consistent with the surrounding properties and would maximize the benefits to both the developer and the city.

### **Negative Implications:**

- *None Foreseen*

### **Other Considerations**

The stated intent for this rezoning would allow the owner to develop housing similar to that located immediately east of this site. This type of housing would fill in with a nice transition between the uses fronting onto Webb Road and the single family detached residential east on 14<sup>th</sup> Street.

The Future Land Use Map for the City of Grand Island for this area is shown below.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential to R4- High Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Naby AICP, Planning Director