



City of Grand Island

Tuesday, October 27, 2009

Council Session

Item E1

Public Hearing Concerning Change of Zoning for Land Located South of Capital Avenue, East of Geddes Street and West of Sky Park Road from M2 Heavy Manufacturing to R3 Medium Density Residential

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 27, 2009

Subject: Rezone Request for Capital Avenue and Sky Park Road, from M2 to R3

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

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

Background

Josh Rhoades of Horizon Builders has made a request to rezone properties south of Capital Avenue and west of Sky Park Road from M2 Heavy Manufacturing to R3 Medium Density Residential.

Discussion

At the regular meeting of the Regional Planning Commission, held October 7, 2009, the above item was considered following a public hearing; there was some discussion.

Mike Olson, Airport Executive Director from the Airport Authority spoke against the rezone making points about safety and noise. He stated that most accidents happen within 3 miles of the airport. The airport has plans to expand the runway to the south. This proposed expansion would put planes closer to the proposed housing units during landings and takeoff, the times when planes are loudest. This noise and noise from the existing operations will potentially be a problem for residents living in the area. Mr. Olson stated that he has a professional responsibility to monitor all development within 3 miles of the airport.

K.C. Henke spoke in favor of the rezoning application. He stated that the tenants in the units just to the west of the new proposed units have never complained of noise. Mr. Henke owns those units. He also stated that because they are rental units, people who would be bothered by the planes would move. Henke is not sure how many aircraft are currently coming out of the airport but at this time he does not believe there is substantial traffic. Henke stated there is a huge need for apartments in Grand Island especially; those that are handicap accessible.

Josh Rhoades, the primary applicant, spoke in favor of the rezoning request. If the rezoning is approved he intends to build 32 units on eight lots. They would be similar to the existing units built by Mr. Henke.

The Planning Commission discussed the various issues brought up during the testimony and asked some clarifying questions of those testifying.

Chairman O'Neill asked Naby if allowing this change would encourage other changes closer to the airport and increase the degree of residential encroachment. Naby stated that the property adjacent to the airport outside of this area is all planned for either manufacturing or agricultural development. He said that he would not make any recommendations to allow further residential encroachment adjacent to the airport. People can, however, make the request for a zoning change and the planning department, Planning Commission and Council would have to consider the request.

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 referencing findings of fact made by the planning commission and others identified by Council
2. Modify the rezoning request to meet the wishes of the Council
3. Deny the rezoning request with findings of fact to support the decision
4. Postpone the issue

Recommendation

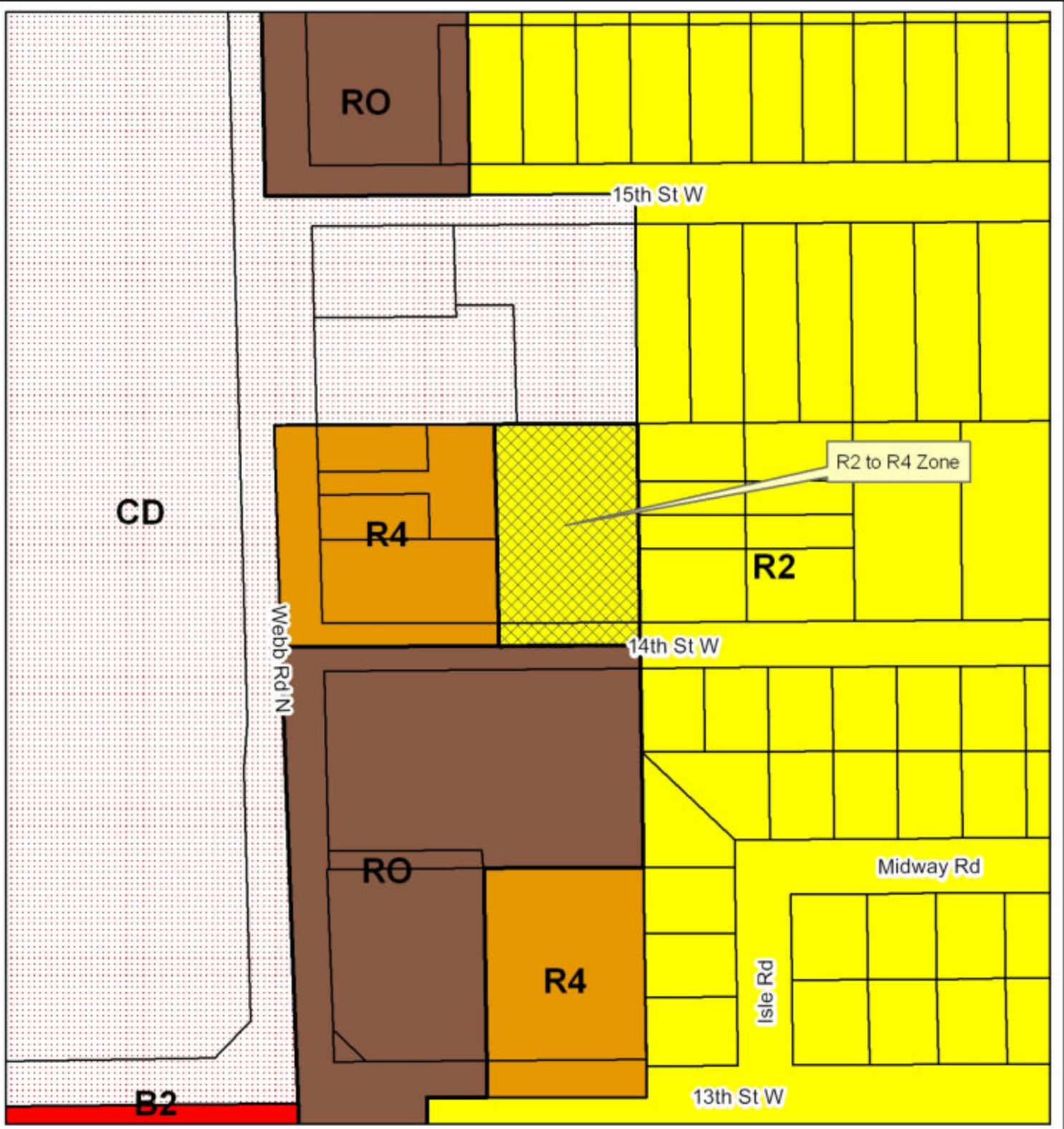
A motion was made by Ruge, seconded by Hayes to approve the rezone request of Capital Ave and Sky Park Rd., as presented with the following findings of fact to support the motion:

1. The proposed runway expansion is not in direct line with the proposed units;
2. The property is already subdivided into lots; and
3. The Comprehensive Plan shows this property as designated for low to medium density residential development.

A roll call vote was taken on the motion with 8 members present 5 voting in favor. (Amick, O'Neill, Ruge, Hayes, Haskins) and 3 members present voting against (Reynolds, Monter, Snodgrass).and this item is forwarded to Council.

Sample Motion

Approve the rezone request for Capital Ave. and Sky Park Road.



Requested Zoning



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

Scale : NONE
C-19-2009G1



Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

October 7, 2009

SUBJECT: *Zoning Change (C-01-2010GI)*

PROPOSAL: To rezone approximately 3.9 acres of land south of Capital and west of Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 - Heavy Manufacturing Zone to R3 – Medium Density Residential Zone. The applicant intends to build apartment units similar to those immediately to the west of this property at this location. The adjacent property is zoned R4 High Density Residential

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

Permitted and conditional uses:

M2 – Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

1 Single Family Residence, vacant property

Proposed Zoning Designation

R3 – Non-profit uses, recreational uses and residential uses at a density of 14 to 15 dwelling units per acre with 50% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: TA- Transitional Agriculture and **M2-** Heavy Manufacturing

East and South: M2- Heavy Manufacturing

West: R4- High Density Residential

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. Minimum lot size 20 acres. **R4** – Non-profit uses, recreational uses and residential uses at a density of 42 dwelling units per acre with 60% coverage. **M2** – Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted.

Minimum lot size of 6000 square feet with 65% coverage.

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

Existing land uses: **North:** Farm and farm based residential and the Central Nebraska Regional Airport
South: drainage way, Humane Society
East: Farm ground
West: Apartments similar to those proposed for this development

EVALUATION:

Positive Implications:

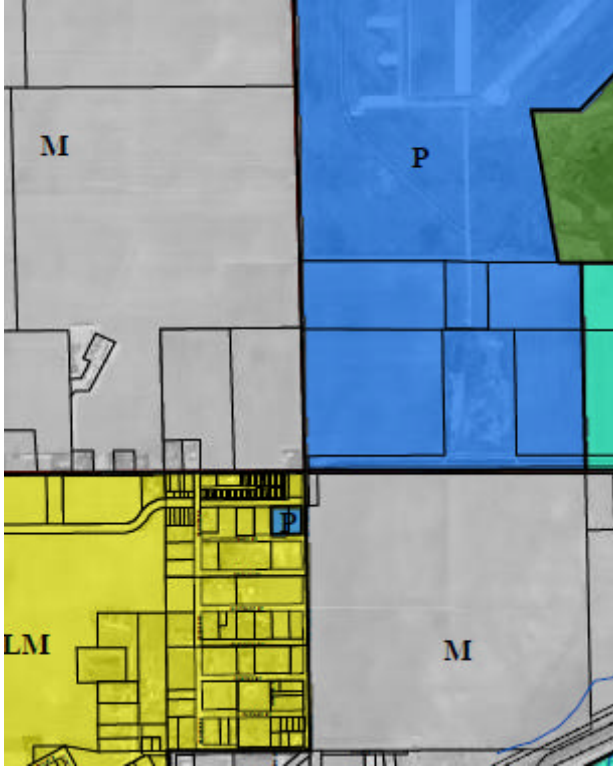
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential (typically LLR to R3 zoning).
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. The proposed development is very similar to the new development to the west.
- *Infrastructure is available to support the development:* Water is available to the site and sewer can be extended to serve these lots.
- *Potential reduction in the number of driveways:* There are 25 lots in this area that front onto Capital Avenue each of these lots could access Capital Avenue with a drive way. The project as proposed would reduce this number to 10 lots sharing 5 driveways.

Negative Implications:

- *Proximity to the Airport:* The airport is located just to the north and east of this property. Airports and residences do not make good neighbors as airports are noisy and occasionally planes crash during takeoffs or landings. The airport does have plans to extend the runway by as much as 1300 feet toward Capital Avenue. This will move the end of the runway closer to the proposed development.
- *May inhibit development of manufacturing uses adjacent to this property:* The property to the east of this is planned for manufacturing uses as is most of the property surrounding the airport. The airport is most consistent manufacturing uses. Airports do not mix well with residential uses.

Other Considerations

The this property is already intended for possible low to medium density residential uses as shown below on the Future Land Use Map for the City of Grand Island.



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

This property has been in the City Limits of Grand Island for well over 100 years. Sewer and has not been extended to serve the property but will be with this project. The M2 zoning has been in place since at least the mid 1960's. No commercial or manufacturing development has occurred here.

The majority of the development between Sky Park Road and the Burlington Railroad Overpass is residential on both the north and south sides of Capital Avenue. Residential development is anticipated on the south side of Capital Avenue by the Comprehensive Plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R3-Medium Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director