



City of Grand Island

Tuesday, March 24, 2015

Council Session

Item E-1

Public Hearing on Request to Rezone Property Located at 3721 West Capital Avenue from RD Residential Development and R1 Suburban Residential to RD Residential Development (SB Communities, LLC)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 24, 2015

Subject: To Rezone Properties from RD Residential Development Zone & R1 Suburban Residential Zone to RD Residential Zone

Item #'s: E-1 & F-3

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

Background

An application has been made to rezone 15.10 acres south of Capital Avenue and west of the Moore's Creek Drainway from RD Residential Office and R1 Suburban Density Residential to RD Residential Development Zone. The developers have built five 30 unit three story apartment buildings on the east end of the site and have approval to build an additional five 30 unit buildings but would like to change the plan to add additional property to the west side of the development and change the configuration to one 60 unit building (actually this is 2 of the 30 unit buildings with an elevator in between sides of the building) and eight 10 unit apartment buildings along with 2 detached garage units with 6 and 9 spaces respectively. A club house and pool area was built with the first phase that will be accessible to the residents in these new units.

Discussion

At the regular meeting of the Regional Planning Commission, held March 4, 2015 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained the rezone request. The request is to reduce the number of units but to also increasing the number of buildings. To make this work they did have to acquire additional property.

O'Neill closed the Public Hearing.

A motion was made by Haskins and to approve the rezone. Motion was seconded by Bredthauer to approve the Rezone from RD Residential

Office and R1 Suburban Density Residential to RD Residential
Development Zone

A roll call vote was taken and the motion passed with 8 members present and 8 voting in favor (Bredthauer, Ruge, Maurer, Robb, Heckman, Haskins, Huisman and O'Neill) and no one abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

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

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

