



# City of Grand Island

Tuesday, June 22, 2010

Council Session

## Item E1

**Public Hearing on Zoning Change for Land Located North of  
Faidley Avenue and West of Diers Avenue, Lot 1 and Outlot A of  
Crane Valley 7th Subdivision from B2 – General Commercial to  
RD – Residential Development**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 22, 2010

**Subject:** Rezone B2 to Amended RD Zone – 3604 Faidley Avenue

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

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

## **Background**

To rezone the proposed Lot 1 and Outlot A of Crane Valley 7<sup>th</sup> Subdivision approximately 7.25 acres of land north of Faidley Avenue and west of Diers Avenue from B2-General Commercial to RD- Residential Development Zone, in the City of Grand Island.

## **Discussion**

Nabity explained this request is in general conformance with the City's Comprehensive Land Use Plan: This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.

Uses would be consistent with the level of service intended for Faidley Avenue: Faidley Avenue exceeds the minimum standards for a commercial street and is intended to function as an arterial street. Apartments using Faidley as a primary street would be appropriate.

The developer is proposing to build eight apartment buildings with eight dwelling units in each building on this site (64 units total). At the proposed density, this development would be 8.8 units per acre or 1 unit for every 4950 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development. Road access from Faidley Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments north of Faidley would be a private drive not a public street.

This development was approved by the Grand Island City Council in the spring of 2003. The developers did not move forward with the project and the RD zone expired in 2005 and the

property was rezoned to the original B2 zoning district. The developers are requesting that the development be considered for approval again at this time.  
Sewer and Water are available.

A motion was made by Snodgrass and seconded by Reynolds to approve the amended rezone as presented. A roll call vote was taken and the motion passed with 9 members present (Aguilar, Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Snodgrass) voting in favor and no members present abstaining.

### **Alternatives**

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

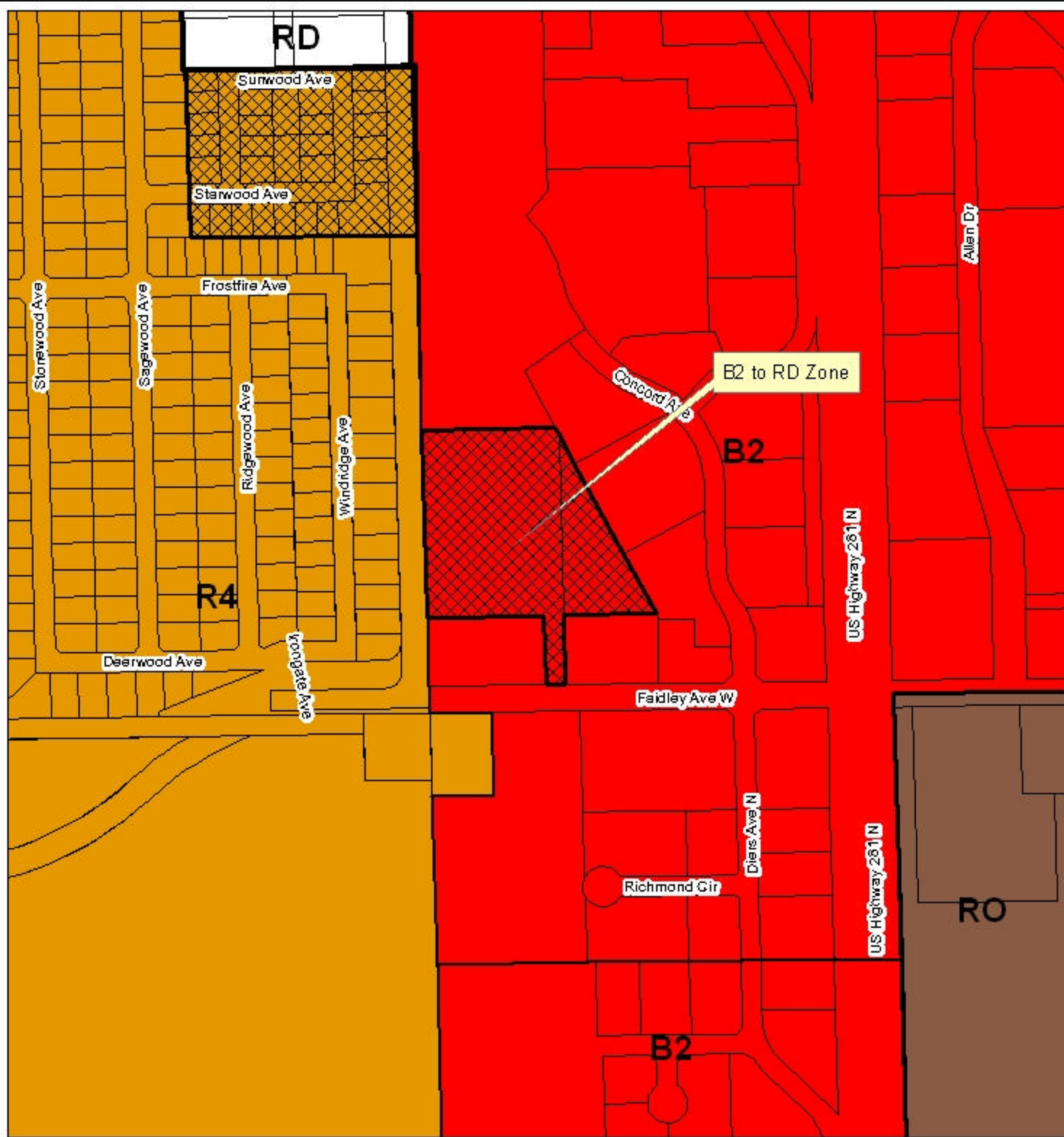
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the amended rezone as presented.

### **Sample Motion**

Move to approve as recommended.



# Requested Zoning



Scale : NONE  
C-16-2010 GI



- From B2 : General Business Zone
- to RD : Residential Development Zone



CITY OF AUSTIN TEXAS  
PLANNING DEPARTMENT  
1000 N. MOPAC EXPRESSWAY, SUITE 1000  
AUSTIN, TEXAS 78701

30' LANDSCAPING BUFFER

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

8 PLEX APARTMENT

DUMPSTER (TYP.)

TRAIL

30' LANDSCAPING BUFFER

UTILITY EASEMENT

30' LANDSCAPING BUFFER

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY AND INGRESS/EGRESS EASEMENT

ELECTRICAL EASEMENT

20' PAVED DRIVE

10' LANDSCAPING SCREEN

4' SIDEWALK

25' PAVED DRIVE

UTILITY AND INGRESS/EGRESS EASEMENT

FAIBLEY AVENUE

FAIDLEY AVENUE