



City of Grand Island

Tuesday, September 14, 2010

Council Session

Item E9

**Public Hearing on Zoning Change for the Village Third
Subdivision from RD - Residential Development to Amended RD -
Residential Development**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 14, 2010

Subject: Rezone RD Zone to Amended RD Zone – Located South of Woodland Drive and West of Ramada Road

Item #'s: E-9 & F-8

Presenter(s): Chad Nabity, Regional Planning Director

Background

To amend the existing RD Residential Development Zone for The Village Third Subdivision The purpose of this rezoning request is to include additional properties within the approved RD zone. This RD zone was last amended in January of 2002. Very little development has occurred since that time but sewer and water utilities were extended to serve all of the planned development.

Discussion

Nabity explained:

Positive Implications :

Changes are necessary to spur development: The last plan approved for this development was done in January of 2002; the economic climate of today is significantly different than it was in 2002. Very little development has occurred at this site since that plan was approved. The proposed changes should spur development that is appropriate to the current economic conditions.

Consistent with the comprehensive plan: This zoning change would be consistent with the existing comprehensive plan.

Utilizes existing improvements: The proposed plan changes the number and scope of units but makes maximum use of the existing infrastructure installed for the previous development plan.

Negative Implications :

No Negative Consequences Foreseen

Analysis:

The RD zone as proposed in 2002 would have permitted 80 dwelling unit in groups of 2 or 4 units per building and a community building. The proposal presented today would have 91 units with 1 or 2 units per building and a community building. Fire and building codes have changed since 2002 to require sprinklers in all buildings with 3 or more dwelling units. Even at 91 units the average density of this development is 5.27 units per acre, less than what is allowed in the R2 zoning district.

The number of lots in the subdivision would drop from 29 lots and 3 outlots to 10 lots and 3 outlots. Multiple units will be built on a single lot as is permitted in the RD zone. Each lot has multiple building envelopes on it to identify where units can be built on each lot. The developer has provided elevations and floor plans of the proposed structures. All of the proposed structures are single story units. The number of lots is not important if the ownership of the units will be held by a single entity or if they are sold through a condominium arrangement. Either ownership arrangement would be allowable and workable.

A motion was made by Hayes and seconded by Aguilar to approve the plats as presented. A roll call vote was taken and the motion passed with 10 members present (Aguilar, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen, Snodgrass) voting in favor no member present abstaining.

Alternatives

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

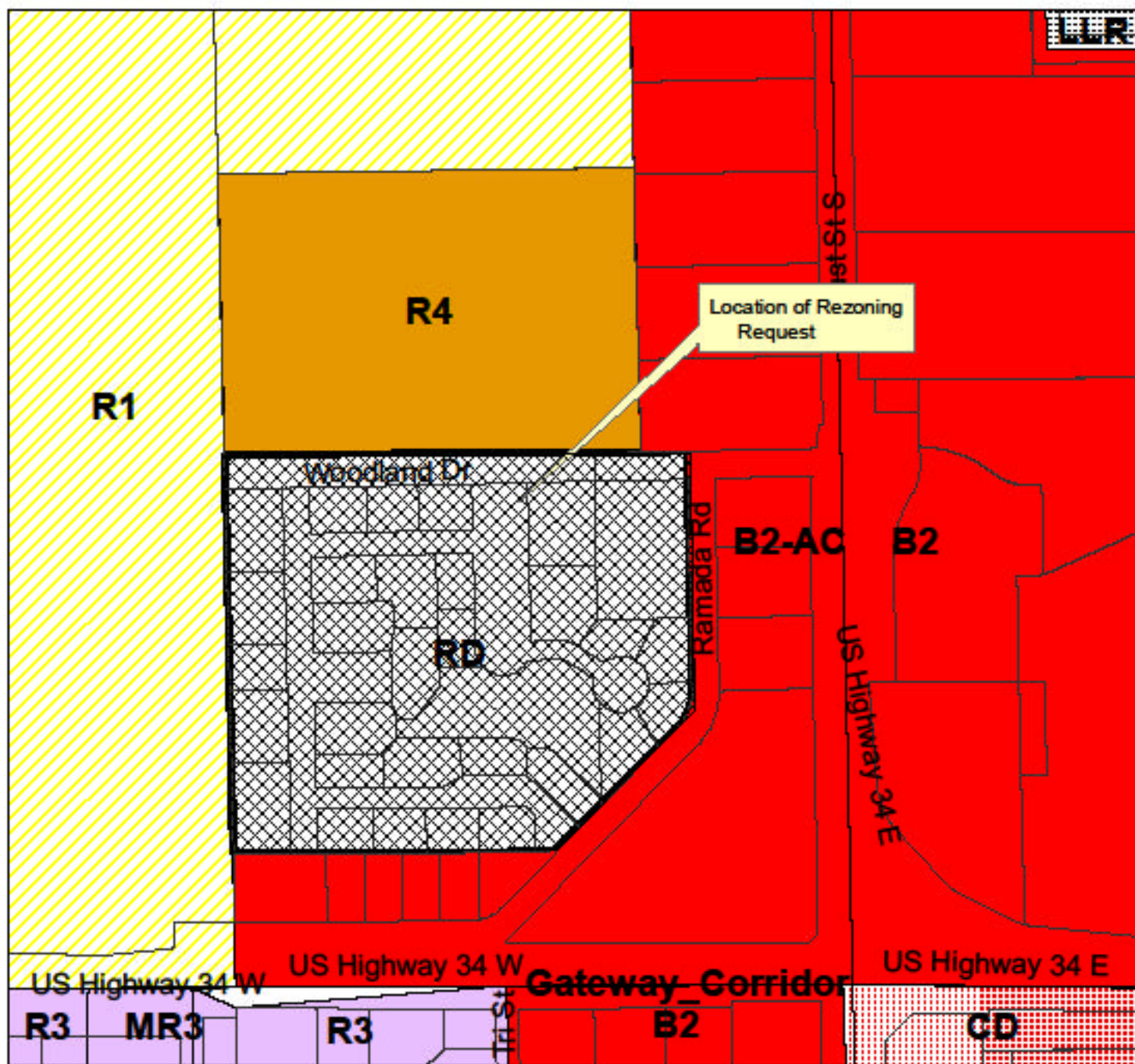
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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


Sample Motion

Move to approve as recommended.



Requested Zoning

C-19-2010GI

 From RD Zone to Amended RD Zone



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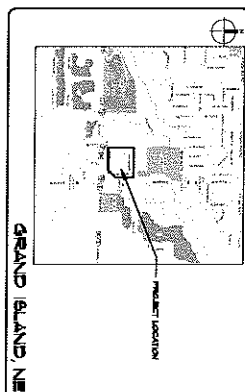
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| | |
|---------------|-------------------------------------|
| C10 | COVER SHEET |
| C11 | DEVELOPMENT PLAN |
| C12 | UTILITY & DRAINAGE PLAN |
| C13 | LANDSCAPE PLAN |
| ARCHITECTURAL | |
| A11 | INT.-A-1 FLOOR PLANS AND ELEVATIONS |
| A12 | INT. E. FLOOR PLAN AND ELEVATION |

VICINITY MAP



DISCOUNT



NOTE: FACTORYS TO THE LOCAL AGENTS ARE NOT RECRUITING THERE AT THE PRESENT TIME. THE AGENTS ON THE OUTPOSTS ARE ONLY RECRUITING TO THE FACTORYS. FOR FACTORYS LOCATION, CONTACT THE LOCAL AGENTS. 1-800-555-5555

REMARK: THE LOCATION RESULTS SUPERIOR FOR YOUR OWN PROPERTIES ARE

ARCHITECT:

EXHIBIT A

Architectural Design Associates
Suite 105
7501 O' Street
Lincoln Nebraska 68510
www.adaincoln.com
tel 402 486 3232

www.bcdillinc.com
tel 402 486 3232

THE VILLAGE AT RIVERSIDE LODGE
PRELIMINARY PLAT
WOODLAND DRIVE & RAMADA ROAD
GRAND ISLAND

000005 UNIT PLANS AND EVAL

61.0

FORSALE: LITTELEC
DE-094
12000
7/20/80-10
10/20/80-10
10/20/80-10

SCALE: 1" = 40'-0"

**BIZ KENY**SEE PLAN FOR LOCATION

1) BOTTLED LOTUS ESSENTIALS AND STRETCHS ARE FROM THERAPEUTIC PURPOSES

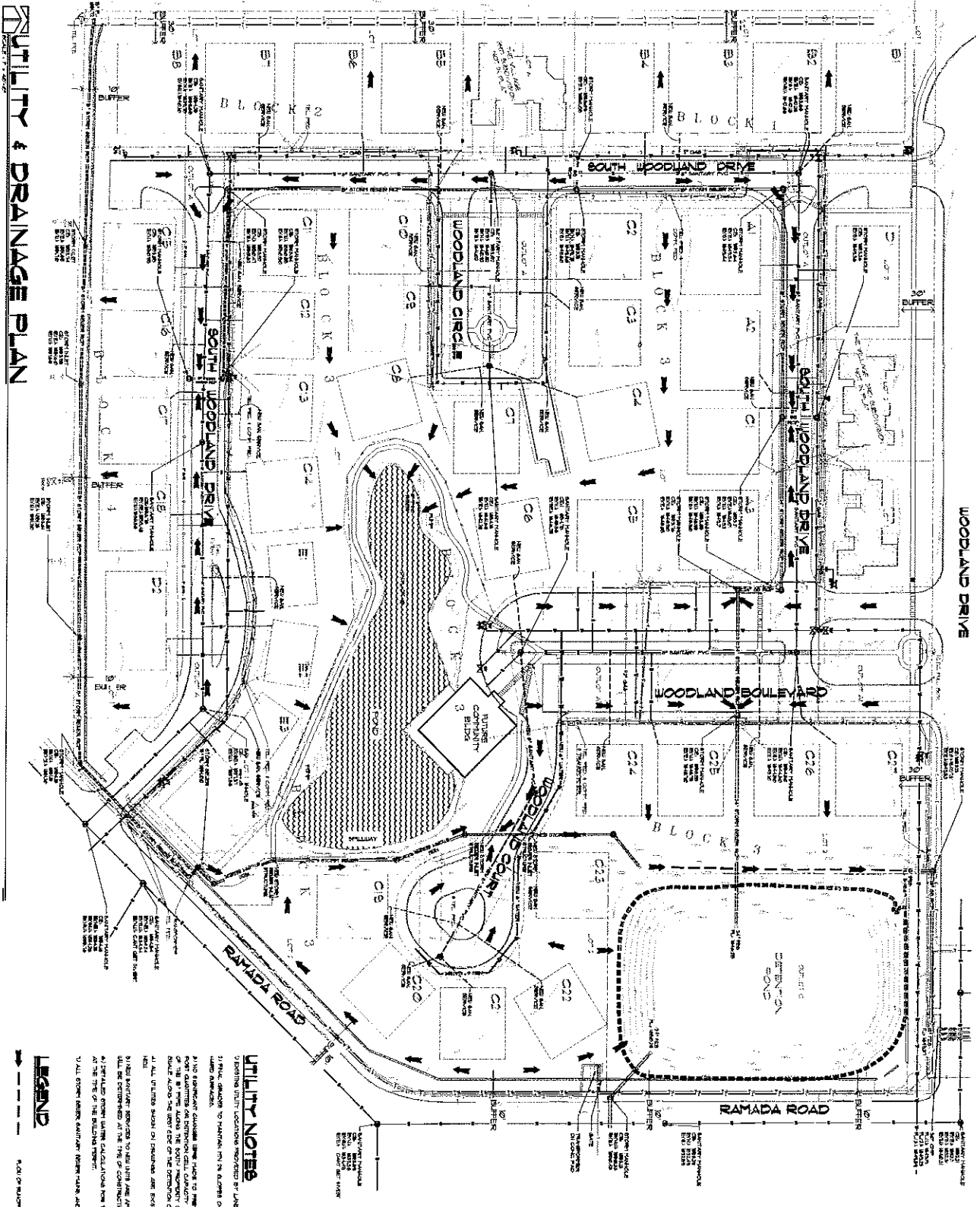
- LISTED PERSON ACTUAL BUILDINGS IN
DOWNEY REGION ADJACENT EXISTING

EXHIBIT B

Architectural Design Associates
Suite 106
7501 O Street
Lincoln Nebraska 68510
www.adallincoln.com
tel 402 486 3232

www.edallinc.com
tel 402 488 3232

UTILITY & DRAINAGE PLAN



UTILITY NOTICE

- [illegible]

LONG

RECEIVED

ON

THE VILLAGE AT RIVERSIDE LODGE
PRELIMINARY PLAT
WOODLAND DRIVE & RAMADA ROAD
GRAND ISLAND

EXHIBIT C

Architectural Design Associates
 Suite 106
 7601 O' Street
 Lincoln Nebraska 68510
 www.adalinc.com
 tel 402 486 3232

www.edallincoln.com
tel 402 486 3232

2) TOTAL LINEAR FEET OF BUFFER IS 120 FT.

3) LANDSCAPE REQUIREMENTS - 20% BUFFER = 24 FT. 20

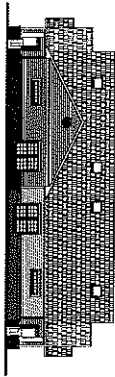
| NO. X 1 (PLANT TYPE) | NO. 30 PLANT TYPE |
|------------------------------|-------------------|
| NO. X 1 (LOW OR DRYED TREES) | NO. 30 PLANT TYPE |
| NO. X 2 (SHRUBS) | NO. 30 PLANT TYPE |
| NO. X 3 (TREES) | NO. 30 PLANT TYPE |

www.sdsilincorn.com
tel 402 486 3232

UNITS A, B, C, D FLOOR PLANS & ELEVATIONS

UNIT A

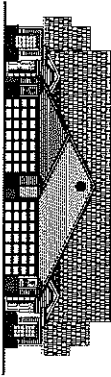
FRONT ELEVATION



SIDE ELEVATION

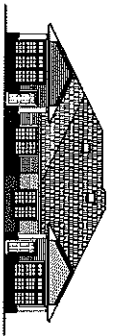


REAR ELEVATION



UNIT B

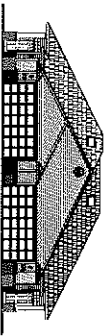
FRONT ELEVATION



SIDE ELEVATION

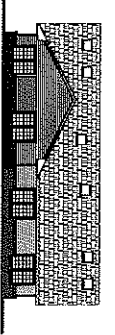


REAR ELEVATION

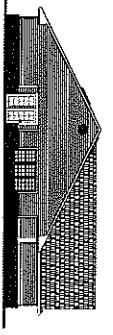


UNIT C

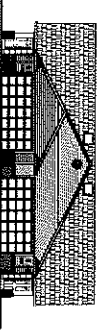
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

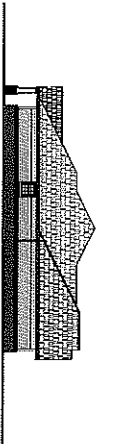


UNIT D

FRONT ELEVATION



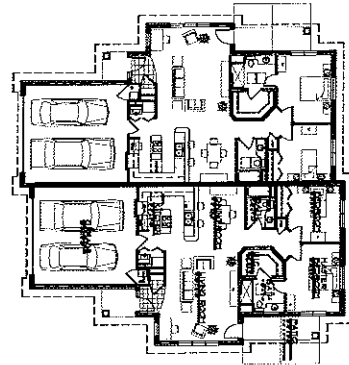
SIDE ELEVATION



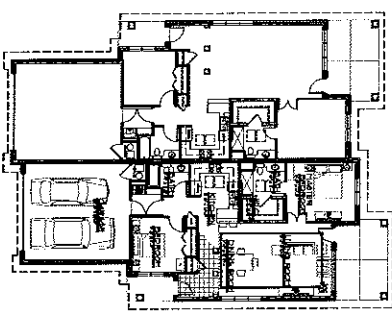
REAR ELEVATION



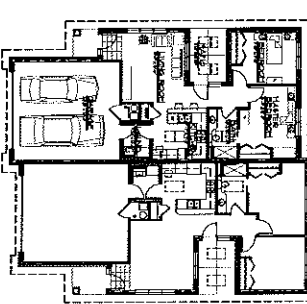
FLOOR PLAN A
128 SF LIVING
142 SF GARAGE
1800 SF TOTAL



FLOOR PLAN B
128 SF LIVING
142 SF GARAGE
1800 SF TOTAL



FLOOR PLAN C
128 SF LIVING
142 SF GARAGE
1800 SF TOTAL



FLOOR PLAN D
128 SF LIVING
142 SF GARAGE
1800 SF TOTAL

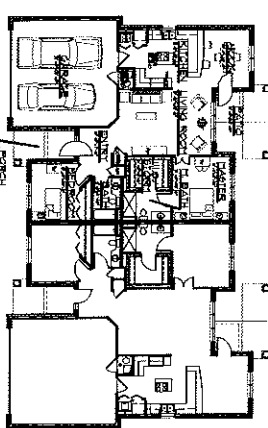


EXHIBIT E1

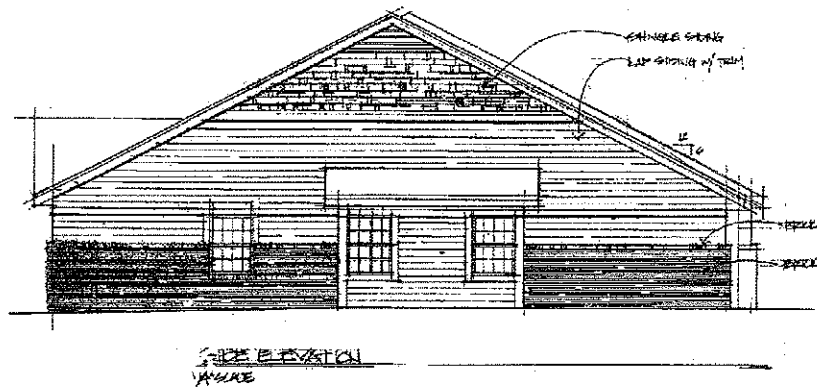
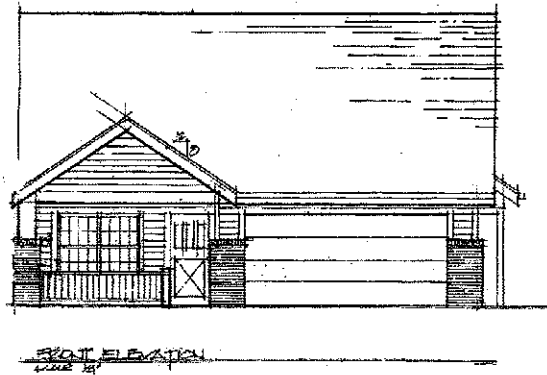
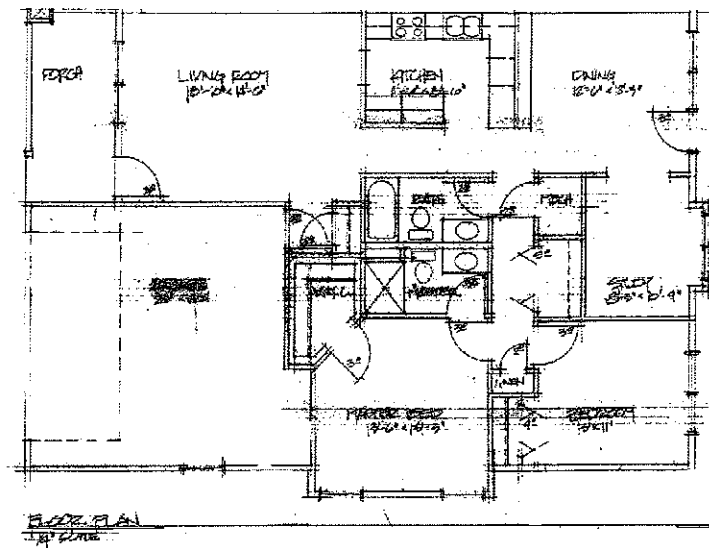
Architectural Design Associates

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EXHIBIT E2



UNIT III



Architectural Design Associates

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THE VILLAGE
AT RIVERSIDE LODGE

GRAND ISLAND, NEBRASKA