



Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

Item G1

Rezoning

This application proposes to amend the Grand Island zoning map for property Proposed for platting as Autumn Park Third Subdivision. This application will change the zoning from RD Residential Development to amended RD Residential Development. (See full Directors Recommendation)

Staff Contact: chadn;

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 21, 2005

SUBJECT: *Zoning Change (C-04-2006GI)*

PROPOSAL: To amend the existing RD-Residential Development Zone for Autumn Park Subdivision located north of State Street and west of the Moore's Creek Drainway. The RD Zone application also includes both the Preliminary and Final Plats for the Autumn Park Third Subdivision in the City of Grand Island.

OVERVIEW:

Site Analysis

Current zoning designation:

Permitted and conditional uses:

RD Residential Development Zone

RD Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. In October of 1996, the Grand Island City Council permitted 144 units of apartments in 12 buildings units on this tract with an additional 144 units in 12 buildings planned for the final phase.

Comprehensive Plan Designation:

Existing land uses.

Medium Density Residential to Office Use

Farm Ground

Adjacent Properties Analysis

Current zoning designations:

North: R4- High Density Residential

East: B2-General Business

West R1- Suburban Density Residential

and South: R4- High Density Residential

Permitted and conditional uses:

B2 Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **R1** Residential uses at a density of 4 dwelling units per acre. **R4** Residential uses at a density of 43 dwelling units per acre. .

Comprehensive Plan Designation:

North: Medium Density Residential to Office Use

East: Commercial

West: Low to Medium Density Residential

South: Medium Density Residential to Office Use

Existing land uses:

North: Farm ground

East: Menards, Moore's Creek Drainway

West: Farm Ground

South: Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Provides Additional Housing Opportunities:* This development will add 144 apartments in along with private recreational facilities including a club house, playground and pool to the existing Autumn Park Apartments development. The final phase of the development would add another 144 apartments.
- *Continues a development that has been on hold for 9 years:* The second phase of this development was approved in 1996 and has had any activity since that approval.
- *Adds Connectivity to the Existing Apartments:* This proposal includes a connection between the north side of the existing parking lot and the new area to be developed. This lane will allow traffic, including emergency vehicles, multiple access points to the first and second phase of the Autumn Park Apartments.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen*

Other

The developers are proposing to keep the same number of units in this phase of the development as was approved in 1996. In addition to building 144 units of apartments in 9 buildings with this phase, they will be developing a clubhouse, playground and pool. These amenities will add to the development. The unbuilt portion of Ebony Lane the City Street on the southwest edge of this development will be built to provide a second entrance into the apartments. This street will be completed and connected as part of this phase of the development. The final phase of this development will include an additional 144 units of apartments in another 9 buildings.

The developers are not changing the number of units from the number originally approved for this RD zone but they are changing the location and number of buildings and adding amenities.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council amend the existing **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for Autumn Park Third Subdivision.

Chad Nabity AICP, Planning Director



Requested Zoning

 From RD : Residential Development Zone

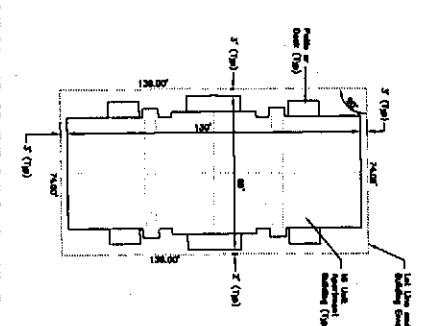
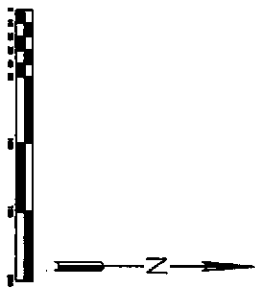
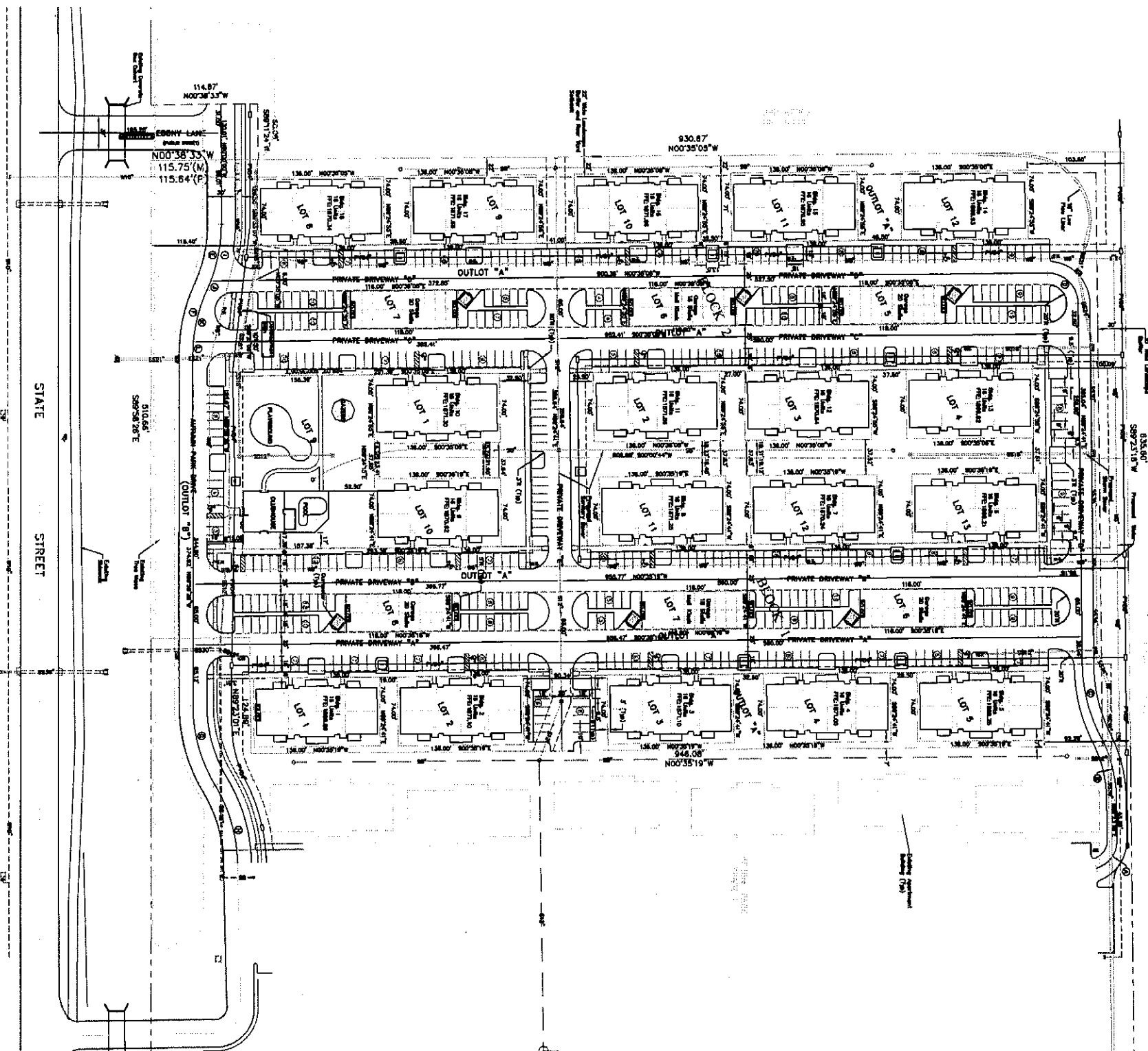
 To Amended RD : Residential Development Zone

Scale : NONE

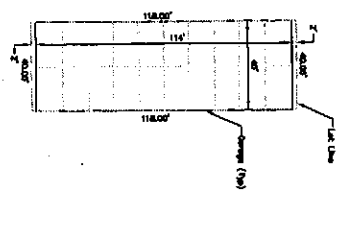
C-4-2006GI



PLANNING COMMISSION
2006-2008
2009-2011
2012-2015



TYPICAL APARTMENT BUILDING LAYOUT
Scale: 1"=30'



TYPICAL CARriage LAYOUT
Scale: 1"=30'

NOTES

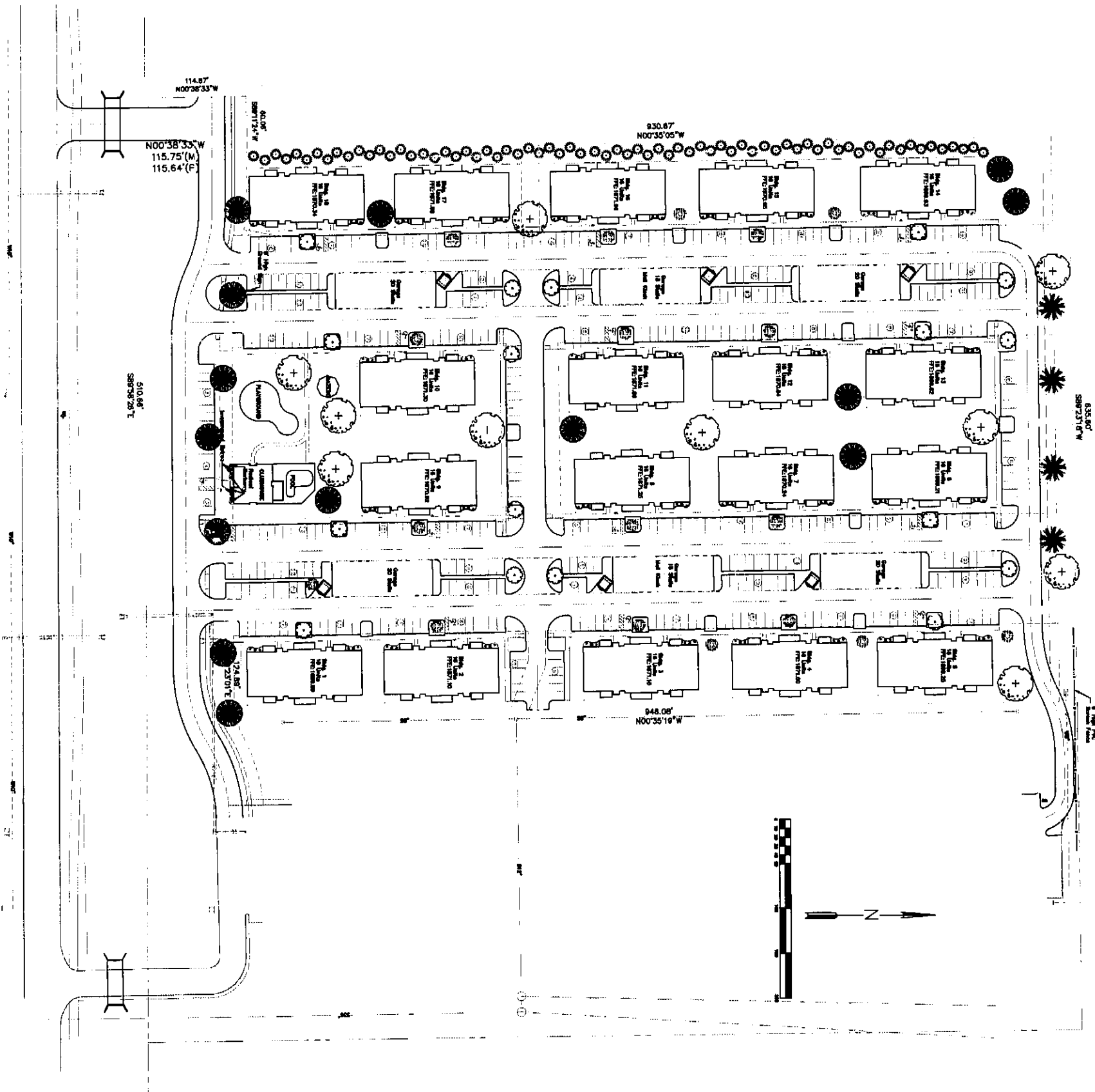
1. The property located within the limits of the Preliminary Plat consists of 15.00 acres.
2. The existing survey of the property is 100' wide.
3. The proposed development within the limits of the Preliminary Plat consists of 15.00 acres.
4. All structures shall conform to the minimum height limitations of the 100' Residential District.
5. Structures shall be set back from the street by a minimum of 10 feet.
6. All structures shall be set back from the side and rear property lines by a minimum of 10 feet.
7. The proposed development shall be constructed in accordance with the requirements of the City of Grand Island.
8. The proposed development shall be constructed in accordance with the requirements of the City of Grand Island.
9. All structures shall be set back from the street by a minimum of 10 feet.
10. All structures shall be set back from the side and rear property lines by a minimum of 10 feet.
11. Structures shall be set back from the street by a minimum of 10 feet.
12. The proposed development shall be constructed in accordance with the requirements of the City of Grand Island.
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21. The proposed development shall be constructed in accordance with the requirements of the City of Grand Island.
22. The proposed development shall be constructed in accordance with the requirements of the City of Grand Island.

CURVE DATA				
STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1+00.00	N 89.00° E	100.00	100.00	90.00
2+00.00	N 89.00° E	100.00	100.00	90.00
3+00.00	N 89.00° E	100.00	100.00	90.00
4+00.00	N 89.00° E	100.00	100.00	90.00
5+00.00	N 89.00° E	100.00	100.00	90.00
6+00.00	N 89.00° E	100.00	100.00	90.00
7+00.00	N 89.00° E	100.00	100.00	90.00
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13+00.00	N 89.00° E	100.00	100.00	90.00
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15+00.00	N 89.00° E	100.00	100.00	90.00
16+00.00	N 89.00° E	100.00	100.00	90.00
17+00.00	N 89.00° E	100.00	100.00	90.00
18+00.00	N 89.00° E	100.00	100.00	90.00
19+00.00	N 89.00° E	100.00	100.00	90.00
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22+00.00	N 89.00° E	100.00	100.00	90.00
23+00.00	N 89.00° E	100.00	100.00	90.00
24+00.00	N 89.00° E	100.00	100.00	90.00
25+00.00	N 89.00° E	100.00	100.00	90.00
26+00.00	N 89.00° E	100.00	100.00	90.00
27+00.00	N 89.00° E	100.00	100.00	90.00
28+00.00	N 89.00° E	100.00	100.00	90.00
29+00.00	N 89.00° E	100.00	100.00	90.00
30+00.00	N 89.00° E	100.00	100.00	90.00

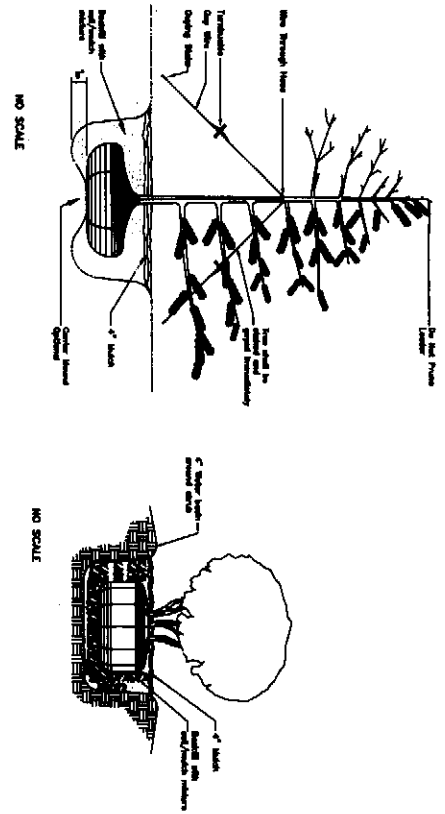
DEVELOPMENT SUMMARY	
APARTMENT UNITS	144
DETACHED GARAGE SITES	282
PARKING SPACES	282
LANDSCAPING SPACES	282
TOTAL SITES	282
APARTMENT UNITS	144
DETACHED GARAGE SITES	282
PARKING SPACES	282
LANDSCAPING SPACES	282
TOTAL SITES	282
APARTMENT UNITS	144
DETACHED GARAGE SITES	282
PARKING SPACES	282
LANDSCAPING SPACES	282
TOTAL SITES	282

LOT SUMMARY	
LOT 1-5	0.20
LOT 6-8	0.08
LOT 9	0.07
LOT 10-13	0.20
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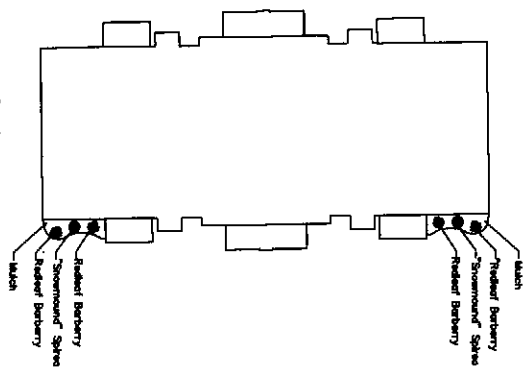




1. Landscape Contractor is required to provide all trees, shrubs and plants for the period of two years from the date of installation. The Contractor shall be responsible for the maintenance of the landscape during this period.
2. Utility locations shown are approximate. Contractor shall verify locations and depths by at least one utility locate prior to any excavation. The Contractor shall contact DigSafe (800-485-5844) to have utilities located.
3. All landscape except street trees shall be planted on private property. Street trees along public streets shall be planted between curb and sidewalk on City Right-of-Way.



4	Pine, Austrian	Prunus nigra	1 1/2' cal	B & B	30'	70'
8	Oak, Pin	Quercus palustris	1 1/2' cal	B & B	40'	65'
14	Maple, Red Sweet	Acer rubrum 'Red Sunset'	1 1/2' cal	B & B	30'	35'
70	Arbutus, Tree	Ulmus x 1	1 1/2' cal	B & B	12'	50'
17	Cornus, Red Summer	Malus 'Red Summer'	1 1/2' cal	B & B	18'	20'
18	Whitebark	Quercus canadensis	1 1/2' cal	B & B	12'	50'
76	Bursera, Redleaf	Bursera 'Redleaf'	15'-18'	B & B	3'	5'
36	Spiraea, Snowmound	Spiraea 'Snowmound'	15'-18'	B & B	3'	3'
3200 SF	Hardwood Mulch (2" Deep) over Landscape Fabric					



AMENDED PRELIMINARY PLAT
LANDSCAPE PLAN

AUTUMN PARK APARTMENTS
STATE STREET AND EBONY LANE

GRAND ISLAND

Project No. 148301-3
File 148301-3
Date 10/11/08

Scale 1"=50'
Drawn: BN
Checked: BN
Approved:

No. Revisions
Rev. Date

201 North 8th Street
Suite 401
Lincoln, NE 68502
Phone 402-474-1111
Fax 402-474-7878



engineering
no.

November 22, 2005

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located North of State Street, and West of Diers Avenue. (C-04-2006GI)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from RD Residential Development to an amended RD Residential Development for a tract of land located in the SE ¼ NW 1/4 Section 12, Township 11, Range 10. This property is located north of State Street, and West of Diers Avenue, as show on the enclosed map.

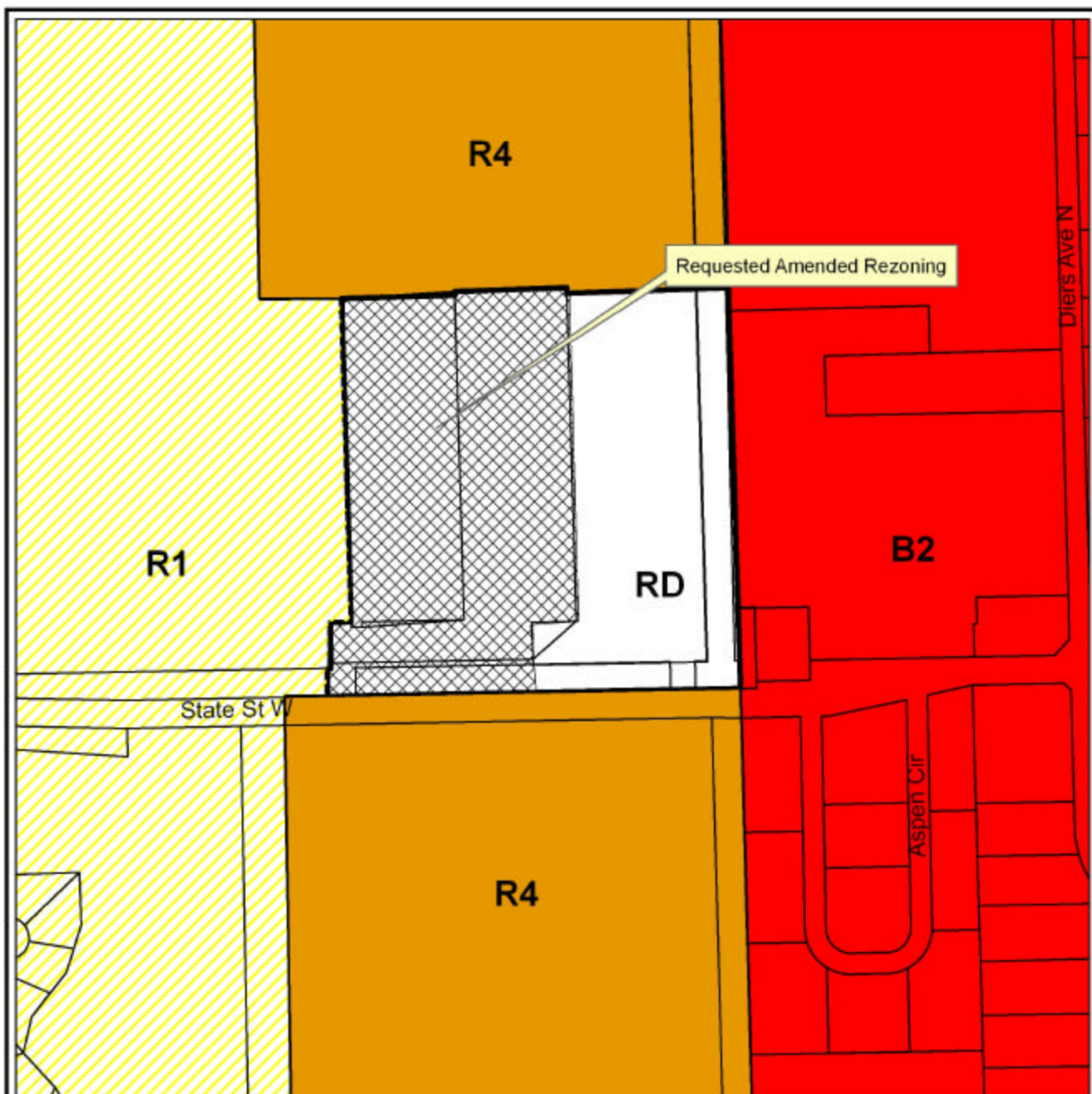
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Ross Engineering

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Requested Zoning

-  From RD : Residential Development Zone
-  To Amended RD : Residential Development Zone

Scale : NONE
C-4-2006GI



THE MAPS AND PLANS OF THE CITY OF ASPEN, COLORADO, ARE THE PROPERTY OF THE CITY OF ASPEN, COLORADO. NO PART OF THESE MAPS AND PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE CITY OF ASPEN, COLORADO.