

SECTION 6



**LAND USE PROJECTIONS &
SITE ANALYSIS.**

SECTION 6: **LAND USE PROJECTIONS & SITE ANALYSIS.**

INTRODUCTION.

Section 6 of the **Grand Island, Nebraska Community Housing Study with Strategies for Affordable Housing** discusses **Residential Land Use Needs**, in relation to residential development, as well as the necessary criteria for selecting and analyzing a residential development site.

It is imperative for any community to designate the appropriate amount of land to support new housing development projects, both within and adjacent, but outside a community's corporate limits. Residential development projects generally encompass three types: (1) infill development in older, existing residential neighborhoods, (2) acquisition and development of large tracts of vacant land inside a community's corporate limits for "large scale" development, and (3) acquisition and development of land as part of a designated future residential "growth area"

Infill housing development projects have the advantage of utilizing existing infrastructure and utilities, but may be challenged by the lot dimensions and setback requirements of local development code. Concepts including "narrow housing" and "stacked housing" may be the most appropriate housing type for infill development projects.

"Large scale" development projects involve the acquisition of tracts of undeveloped land and can be utilized for multiple residential related projects, including single family residential subdivisions, apartment complexes and senior housing "continuum of care" campuses. The appropriate zoning classification and future land use designation must be in place for these projects to occur. Additionally, these types of projects could have a more significant impact on a community's tax base and have a greater ability to encourage the development of both traditional and unique housing concepts and prototypes, potentially satisfying multiple community housing needs at once.

Residential "Growth Areas" identifies land outside, but adjacent a community's corporate limits, and being specifically designated for residential development. Land areas in this location may be the most affordable to purchase, but may not have appropriate utilities and infrastructure in place. Residential developments in growth areas typically include large lot subdivisions and acreages. "Build-through" subdivisions are encouraged, so as to be in conformance with local development code in the event of annexation.

HOUSING LAND USE PROJECTIONS.

Table 6.1, Page 6.3, identifies the estimated **land use projections and housing types per age sector** in the Community of Grand Island, Nebraska, by 2024. An estimated **339 acres of land** will be required to complete the needed housing developments throughout the Community. This includes both land for new construction and housing purchase-rehab-resale/re-rent projects, including single family, duplex/triplex, town home, patio home and apartment units.

An estimated 459 units should be targeted for the 55+ age group. This would require an estimated 105 acres. Housing development programs for seniors should include single family housing for owners (94 units) and duplex/triplex housing for renters (107 units).

An estimated 902 units will need to be developed for non-elderly families (18 to 54 years), including special populations, requiring an estimated 234 acres. This also includes housing for persons with a disability and needing housing with specialized amenities. Housing unit types in greatest demand include Single family housing for owners (404 units), which should include a Credit- or Lease-To-Own housing development program.

For renters, the greatest demand is for apartments, including housing in Downtown Grand Island and the development of larger scale multifamily housing complexes (184 units). Rental housing units should be directed towards providing housing for persons involved in the local workforce, at 45+ percent AMI, needing decent, affordable rental housing.

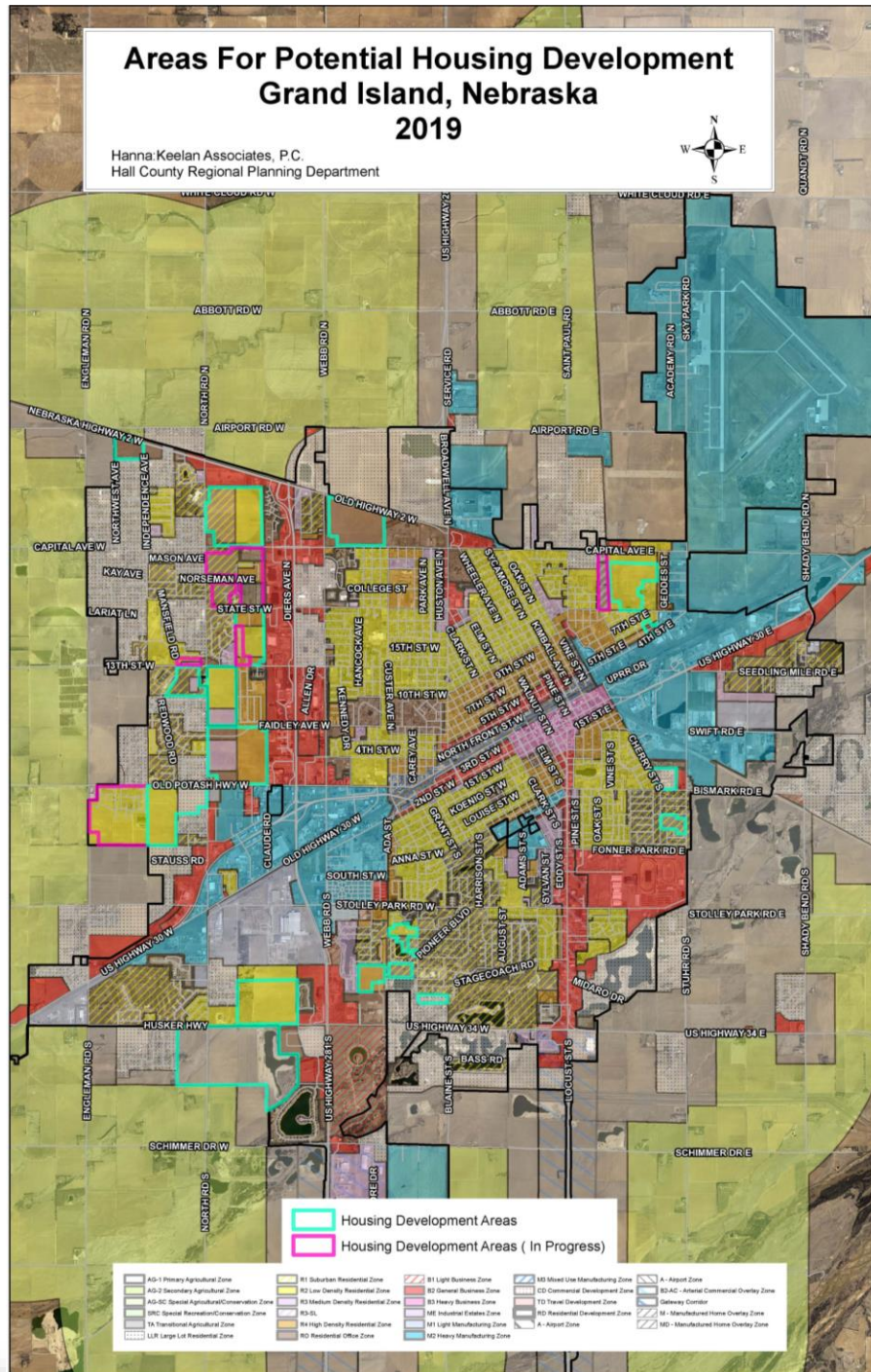
A total of 1,155 units, including 628 owner and 527 rental units, should be new construction projects, requiring a total of 295 acres. The City of Grand Island will also need to designate 885 acres of residential land for future residential growth areas, as per the Grand Island Comprehensive Plan, for planned new construction activities, three times the required amount for new housing construction, to allow for land choice, as per availability, for selected project specific housing developments. These land areas could be located both within and/or outside but adjacent the Grand Island Corporate Limits.

**TABLE 6.1
HOUSING UNIT TARGET DEMAND –
HOUSING LAND USE PROJECTIONS/PER HOUSING TYPE/ AGE SECTOR
GRAND ISLAND, NEBRASKA
2024**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)^</u>
18 to 54 Years**	Single Family Unit	404 / 60*	176
	Patio Home Unit	24 / 10	10
	Town Home Unit	50 / 40*	11
	Duplex/Triplex Unit	16 / 90	20
	Apartment - 4+ Units***	24 / 184	17
Totals		518 / 384	234 Acres
55+ Years	Single Family Unit	94 / 12	40
	Patio Home Unit	36 / 15	15
	Town Home Unit	52 / 38	20
	Duplex/Triplex Unit	20 / 107	23
	Apartment - 4+ Units***	20 / 65	7
Totals		222 / 237	105 Acres
TOTAL UNITS / ACRES		740 / 621	339 Acres
TOTAL UNITS / ACRES OF NEW CONSTRUCTION		628 / 527	295 Acres / 885 Acres^^
*Includes Credit-To-Own Units. **Includes housing for persons with a disability. ***Includes housing in Downtown. ^Includes Public Right-of-Way. ^^Residential Land Use Plan for New Construction, 3.0x total acres.			
Source: Hanna:Keelan Associates, P.C., 2019.			

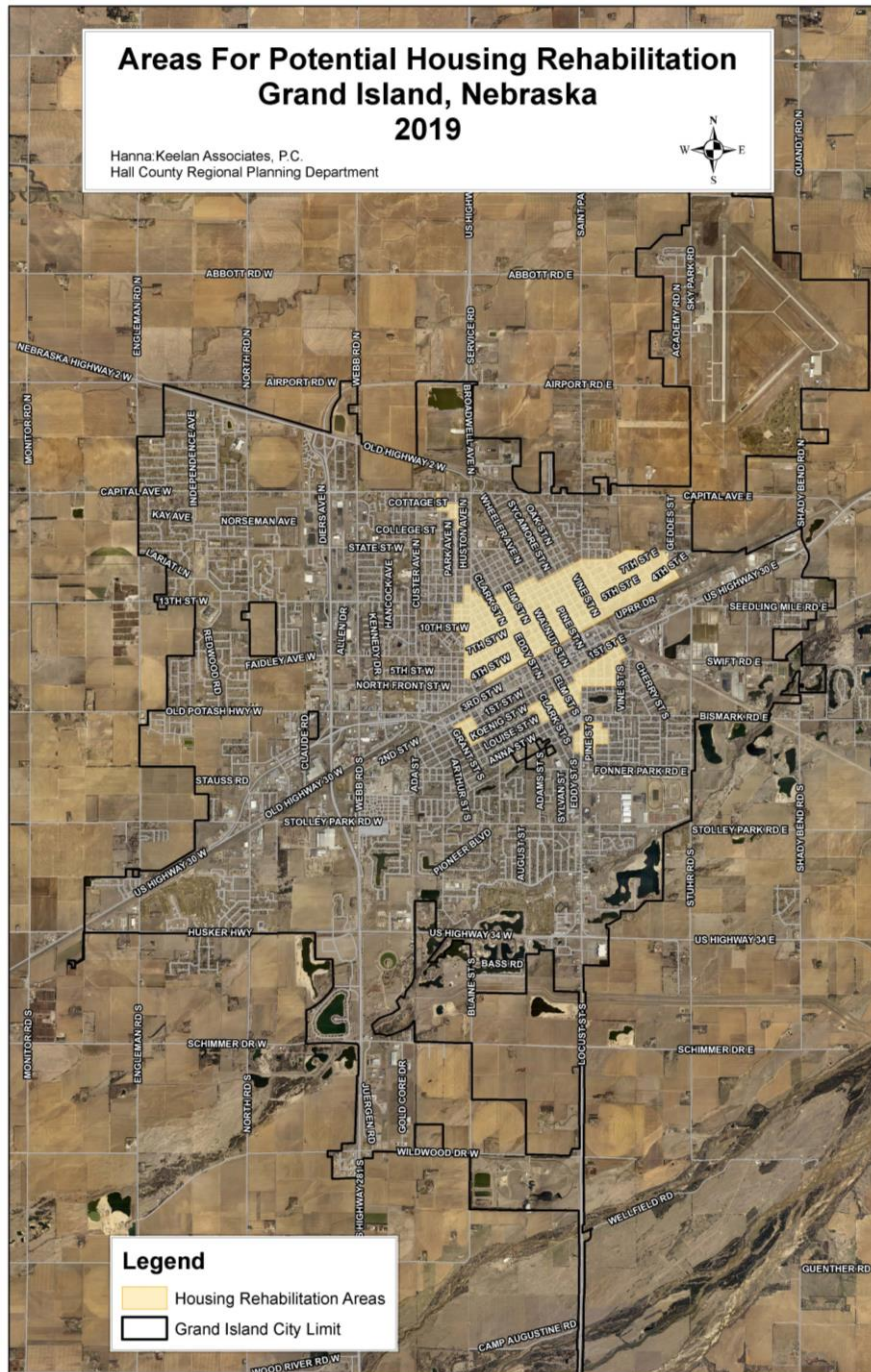
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The **illustration**, below, identifies potential land areas for residential development, as well as subdivisions with active housing construction in the City of Grand Island. An overlay of existing zoning districts is also included. A total of 310.8 acres are currently subdivided, platted and currently experiencing development. An additional 1,308.9 acres are undeveloped, but considered “prime” tracts land for new residential development.



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The **illustration**, below, identifies target housing rehabilitation and redevelopment in the City of Grand Island. This area is generally located around the Downtown, consisting of some of Grand Island's original and oldest neighborhoods. A total of 872 acres were highlighted and contain a large portion of land area and residential properties, available for both owner rehabilitation and purchase-rehab-resale/re-rent activities.



SITE ANALYSIS PROCESS.

The location of a proposed housing project to pertinent facilities and services crucially influences the benefits a person can derive from society. These facilities/services are comprised of many things, including schools, shopping, recreation and medical, to name a few.

Physical capabilities, age and household structure establish the priority for particular amenities. The services/amenities of households for the elderly and persons with a physical or mental disability(ies) differ from those needed by young and middle-aged families. Facilities are prioritized into categories: Primary and Secondary Services.

In an attempt to rate a subject property in terms of proximity of Primary and Secondary amenities, a point scale was derived based upon distance. The criteria presented on the following page provides a basis from which to analyze a proposed housing site. If, for example, the medical facility was located one mile from a proposed housing site, one (1) point would be awarded to elderly/disabled housing and three (3) points would be allocated for family housing. For each housing type, a minimum total of 14 to 16.5 points are required for recommended development.

Residential Site Analysis Criteria

Housing for the Elderly and Disabled

<u>Primary</u>	<u>Points</u>	<u>Points</u>	<u>Points</u>
	3	2	1
A. Grocery	Wkg.	½ M	1 M
B. Drug	Wkg.	½ M	1 M
C. Medical	Wkg.	½ M	1 M
D. Shopping	½ M	¾ M	1 M
E. Religious	½ M	¾ M	1 M
 <u>Secondary</u>			
F. Educational	1 M	2 M	3 M
G. Recreational	1 M	2 M	3 M

Family Housing

<u>Primary</u>			
A. Educational	Wkg.	½ M	1 M
B. Recreational	Wkg.	½ M	1 M
C. Shopping	½ M	¾ M	1 M
D. Religious	½ M	¾ M	1 M
E. Grocery	1 M	2 M	3 M
F. Drug	1 M	2 M	3 M
 <u>Secondary</u>			
G. Medical	2 M	3 M	4 M

Notes: Wkg = Within Walking Distance
M = Miles

The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent historic districts, buildings or archeological sites, which may mean expensive building modifications to conform to historic preservation requirements and a lengthy review process. This is especially prevalent in Downtown Grand Island.
- Sites near airports, railroads or high volume traffic arteries which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

“Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment.”