



# Hall County Regional Planning Commission

Wednesday, January 03, 2007

Regular Meeting

## Item F1

### **Zoning Change C-08-2007GI**

*Planning Director's Recommendation to Regional Planning. This is a proposal to rezone approximately 31 acres of land north and east of the Indianhead Golf Course from M1 Light Manufacturing, M2 Heavy Manufacturing and R1 Suburban Density Residential to RD Residential Development Zone. The purpose of this rezoning is to prepare this property for development as a retirement community to be owned and operated by the Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota. The proposed development would provide between 212 and 256 dwelling units for retirement age persons ranging from independent living to skilled care.*

Staff Contact: Chad Nabity

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 22, 2006

**SUBJECT:** *Zoning Change* (C-08-2006GI)

**PROPOSAL:** To rezone approximately 31 acres of land north and east of the Indianhead Golf Course M1 light Manufacturing, M2 Heavy Manufacturing and R1 Suburban Density Residential to RD Residential Development Zone. The purpose of this rezoning is to prepare this property for development as a retirement community to be owned and operated by the Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota. The proposed development would provide between 212 and 256 dwelling units for retirement age persons ranging from independent living to skilled care.

### OVERVIEW:

#### Site Analysis

*Current zoning designation:*

**M1** – Light Manufacturing, **M2** – Heavy Manufacturing and **R1**- Suburban Density Residential

*Permitted and conditional uses:*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage **M1** – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage **R1** – Suburban Density Residential, (4 units per acre), churches, schools, parks;

*Comprehensive Plan Designation:*

Designated for future development as a combination of medium density residential to office uses, public/recreation and manufacturing, with the being medium density residential to office uses.

*Existing land uses.*

Vacant property, agricultural crops

*Proposed Zoning Designation*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage.

## Adjacent Properties Analysis

*Current zoning designations:*

**North: M2**–Heavy Manufacturing

**South, and West: R1**- Suburban Density Residential

**East:** – Light Manufacturing

*Permitted and conditional uses:*

**M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Minimum lot size of 6000 square feet with 65% coverage. **M1** – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage. **R1** – Suburban Density Residential, (4 units per acre), churches, schools, parks;

*Comprehensive Plan Designation:*

**North:** Designated for manufacturing

**East:** Designated for medium density residential to office uses,

**South:** Designated for low to medium density residential

**West:** Designated for Public/Recreational uses.

*Existing land uses:*

**North:** Manufacturing, asphalt plant, construction yard

**South:** Single family residential

**East:** vacant industrial ground

**West:** Indianhead Golf Course

## EVALUATION:

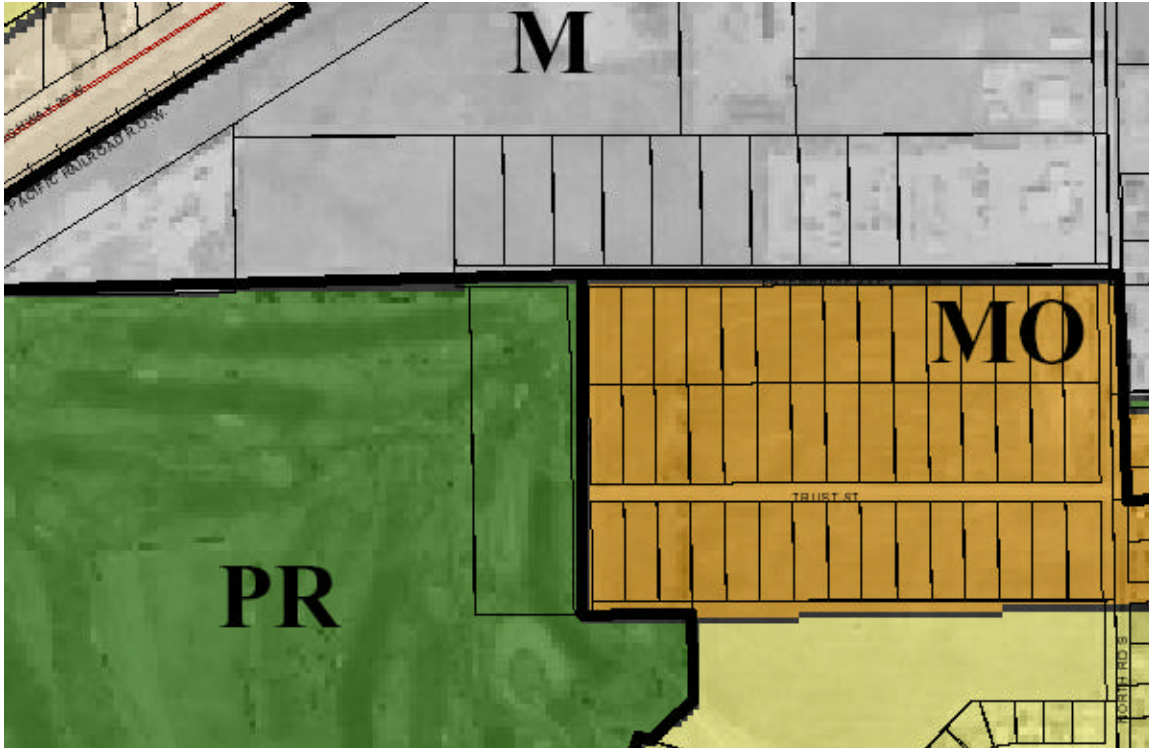
### Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for medium density residential to office uses. (typically R3 or RO).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services can be extended to serve the rezoning area. For this project to work a 12" water line needs to be extended from North Road.
- *Would provide additional elderly housing:* This would provide for more elderly housing. The proposed plans include everything from independent living to skilled care.
- *Would provide a buffer between the single family home and golf course to the south and west and the manufacturing to the north:* The proposed uses provide a wonderful transition zone between uses. This proposal, with a campus atmosphere allows an inward focus on this property that separates the uses on the north and south.
- *Monetary Benefit to Applicant and Adjacent property owners:* Would allow the applicant to develop the property as shown.

- **Negative Implications:**
- *None foreseen:*

### Other Considerations

The majority of this property is already intended for medium density residential to office uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

The original zoning for this area as light manufacturing occurred more than 20 years ago. At that time, sewer and water were not available to the properties and were not extended. Since then, the golf course and residential development to the south have grown and changed the nature of the area. The comprehensive plan designation of this property for medium density residential to office uses recognized the changes in the area and would support a change to the RD zone for this development. The table below shows a breakout of the proposed number of units by type.

Housing Type	Minimum Units	Maximum Units
Twin Home/Duplex	42	42
Assisted Living	36	48
Assisted Living/Skilled Care	72	72
Senior Apartments	38	58
Future Housing	24	38
<b>Total</b>	<b>212</b>	<b>256</b>

The five lots on the east side of the proposed Good Samaritan Place do not indicate what type of housing would be expected there and are not included in these totals. A revised development plan will be required to determine the usage of those lots.

#### *Sewer and Water*

This proposed development will include public sewer and water to all lots. Lots with multiple buildings including Lots 2 and 3 of Block 1 will have a single sewer tap for each lot and multiple buildings connecting to that line. A 12' water line must be extended to this property from North Road to provide adequate water pressure for fire suppression. The developers are working with neighboring property owners to the east on the creation of an assessment district for that waterline extension.

#### *Streets*

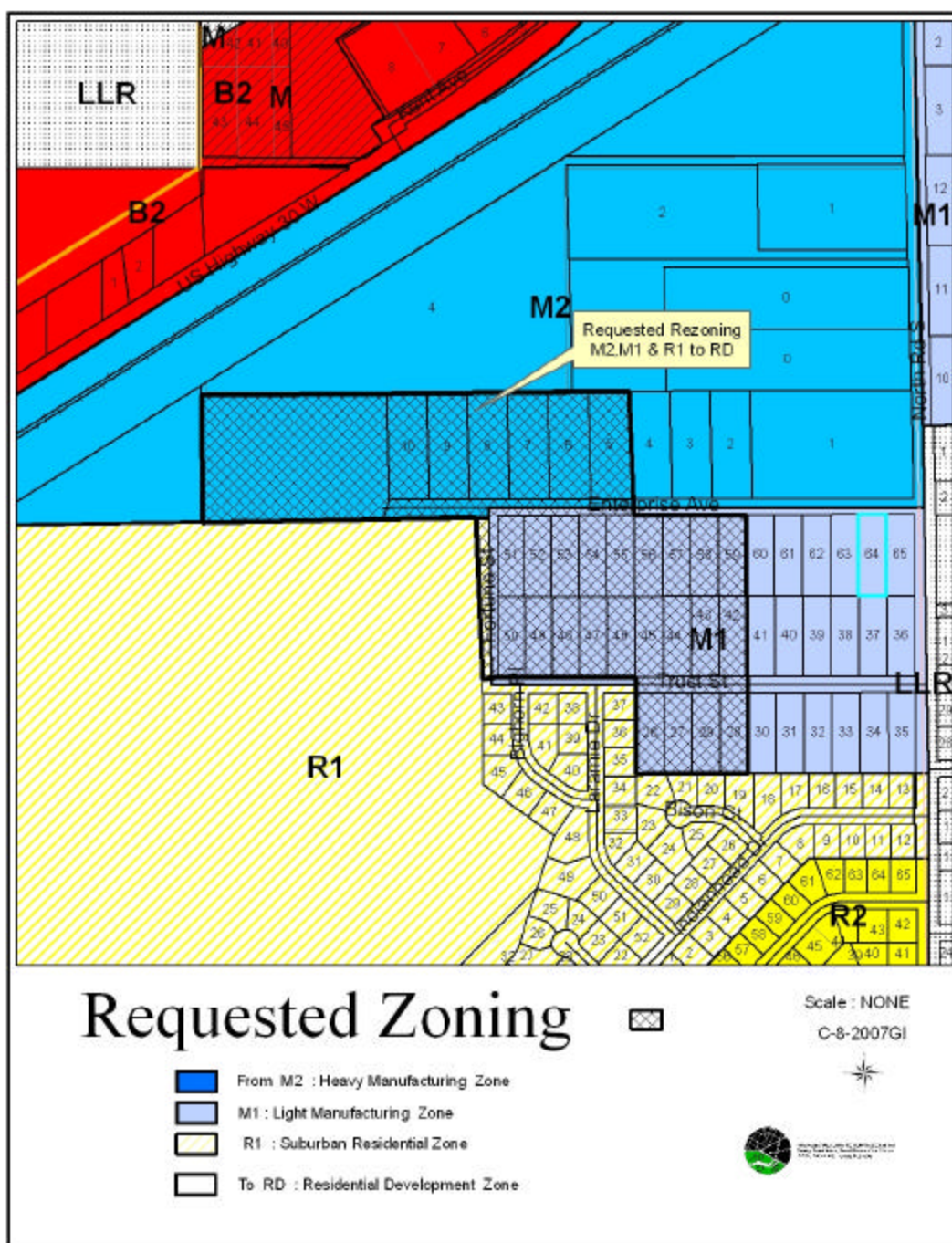
The developer is proposing to build 26' wide curb and gutter access drives throughout the interior of the subdivision. Enterprise Avenue and Trust Street are existing City asphalt streets. No improvements to these streets are anticipated or required by city code or policy. Good Samaritan Place, a new city street on the east side of the property will be built to the current standard (37' concrete, curb and gutter) for city maintained and owned streets in residential neighborhoods. Good Samaritan Place connects Enterprise Avenue and Trust Streets.

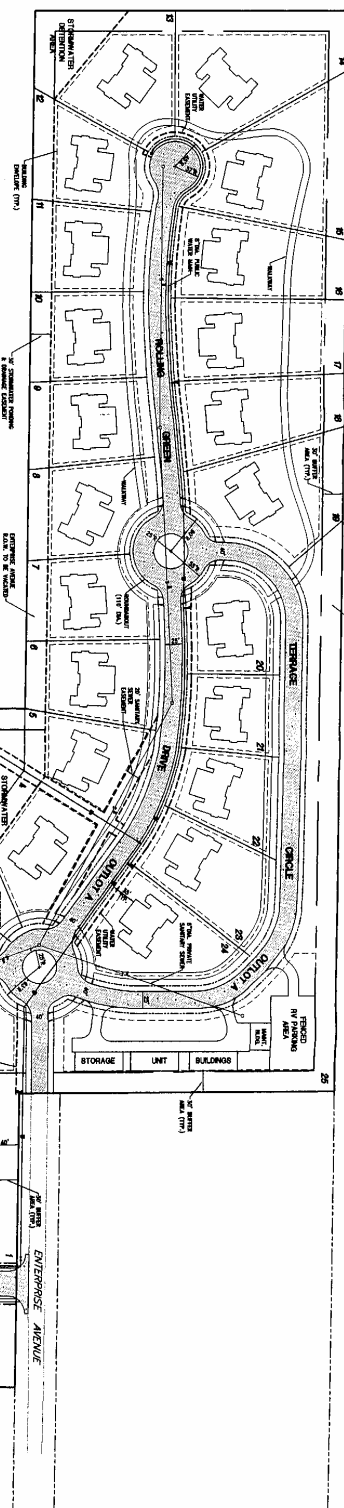
The Evangelical Lutheran Good Samaritan Society operates in 230 communities across the country including local retirement facilities in Wood River and Hastings. There appears to be a very good market for age restricted housing in Grand Island and this market is likely to continue to grow as the Baby Boomers approach retirement age. Grand Island has excellent support services for an older population along with shopping recreation, and entertainment options. These types of developments are a strong benefit to the community.

#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M1-Light Manufacturing, M2 Heavy Manufacturing and R1- Suburban Density Residential to RD Residential Development as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

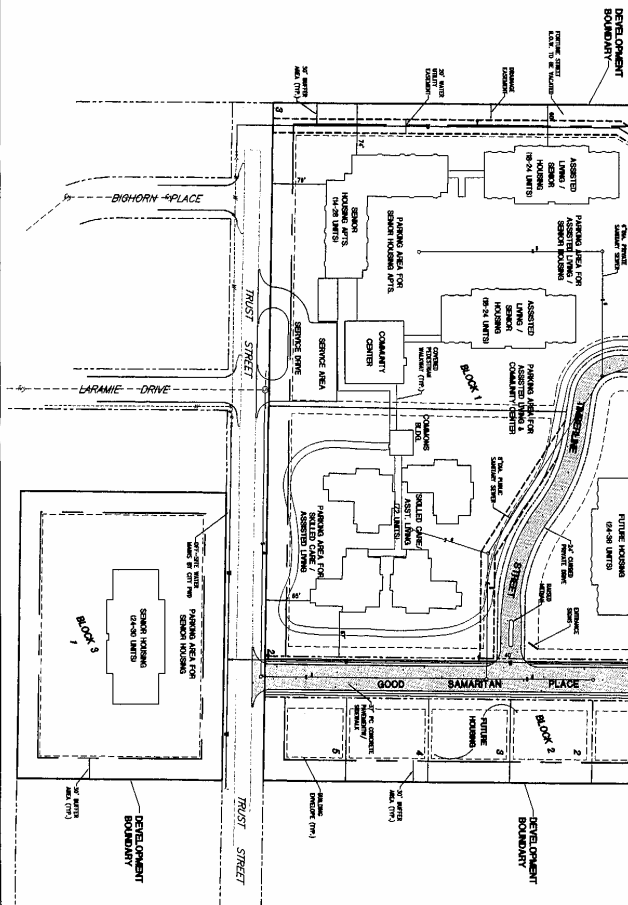


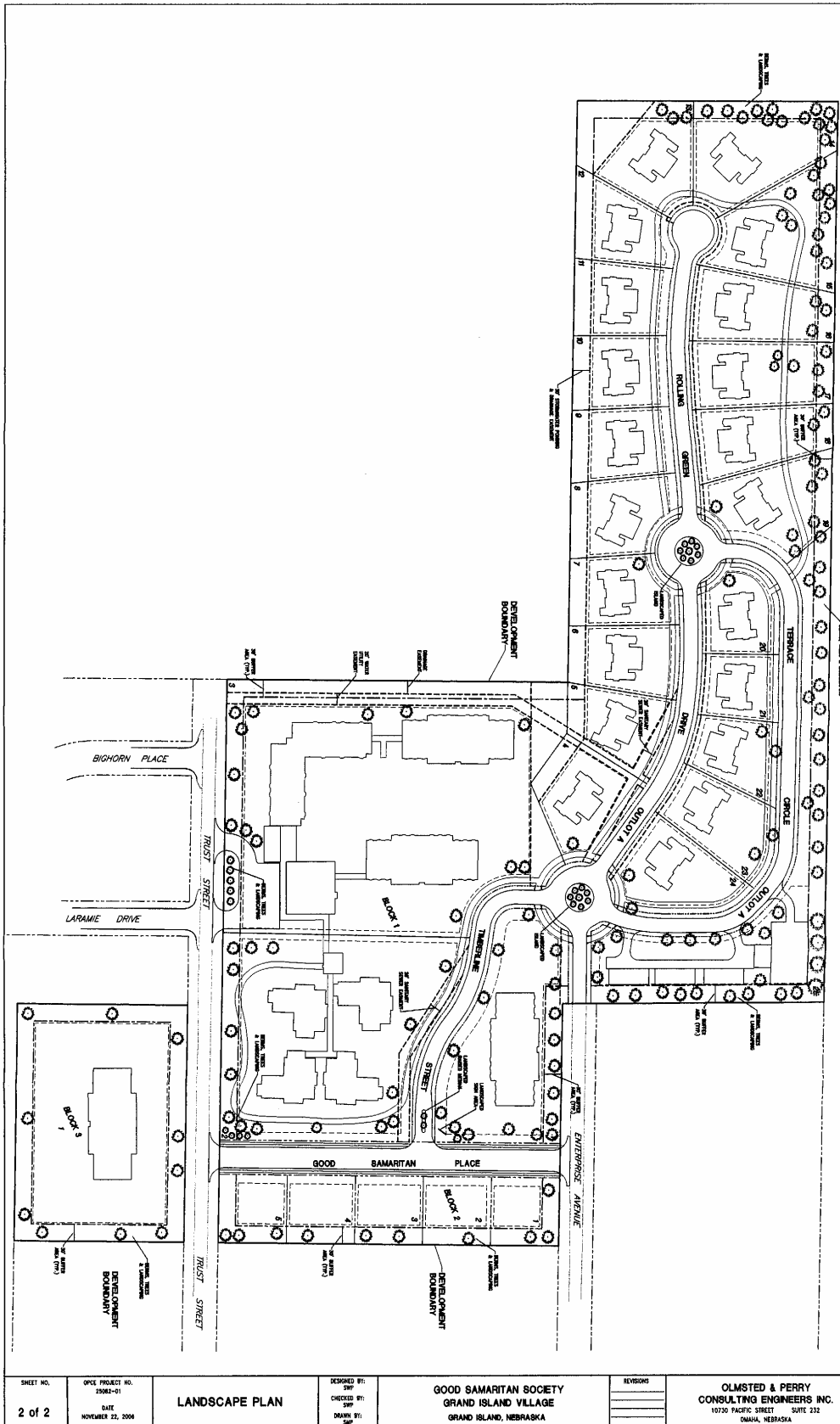


**GOOD SAMARITAN SOCIETY  
GRAND ISLAND VILLAGE  
DEVELOPMENT PHASING PLAN**

SENIOR HOUSING APARTMENTS 14-28 UNITS  
ASSISTED LIVING / SKILLED CARE / SENIOR HOUSING 20-50 UNITS  
TWIN HOME - 1 UNIT  
MAINTENANCE BUILDING

## DEVELOPMENT SCHEDULE









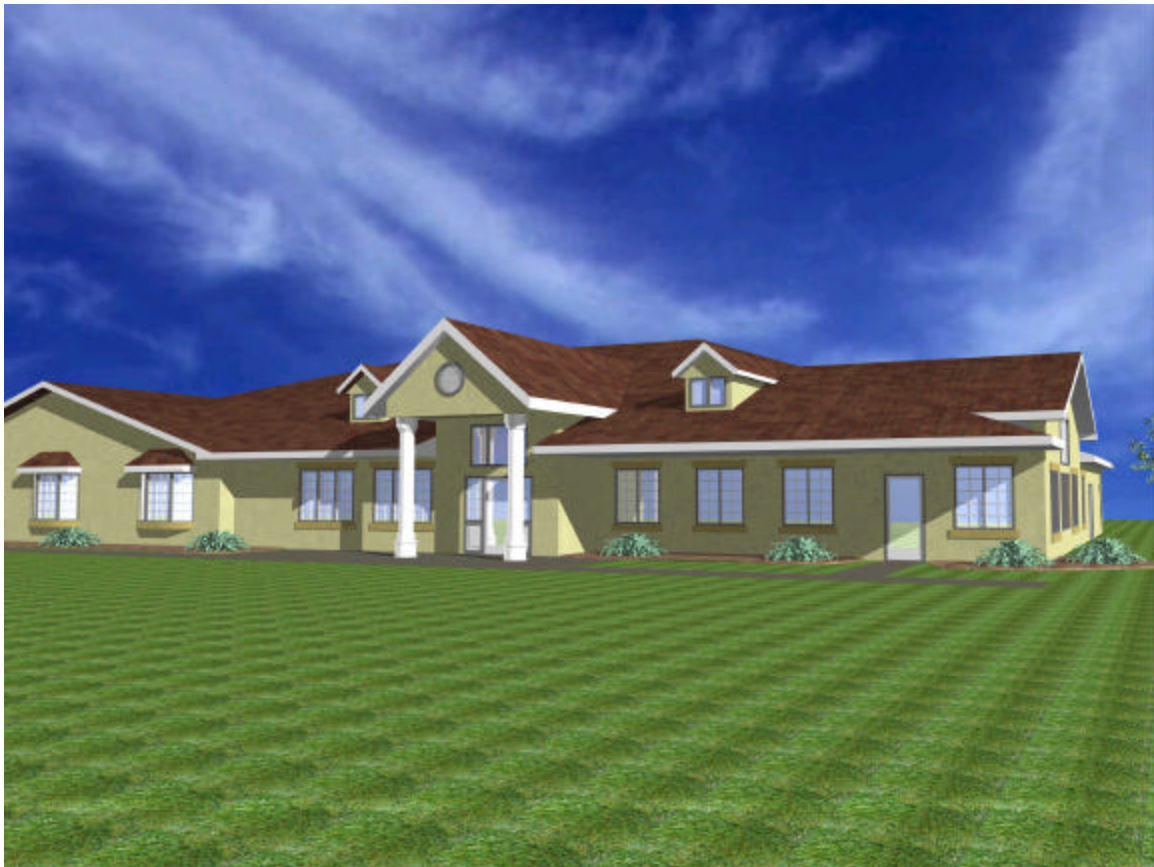
Proposed Duplex Style "Twin House" Unit



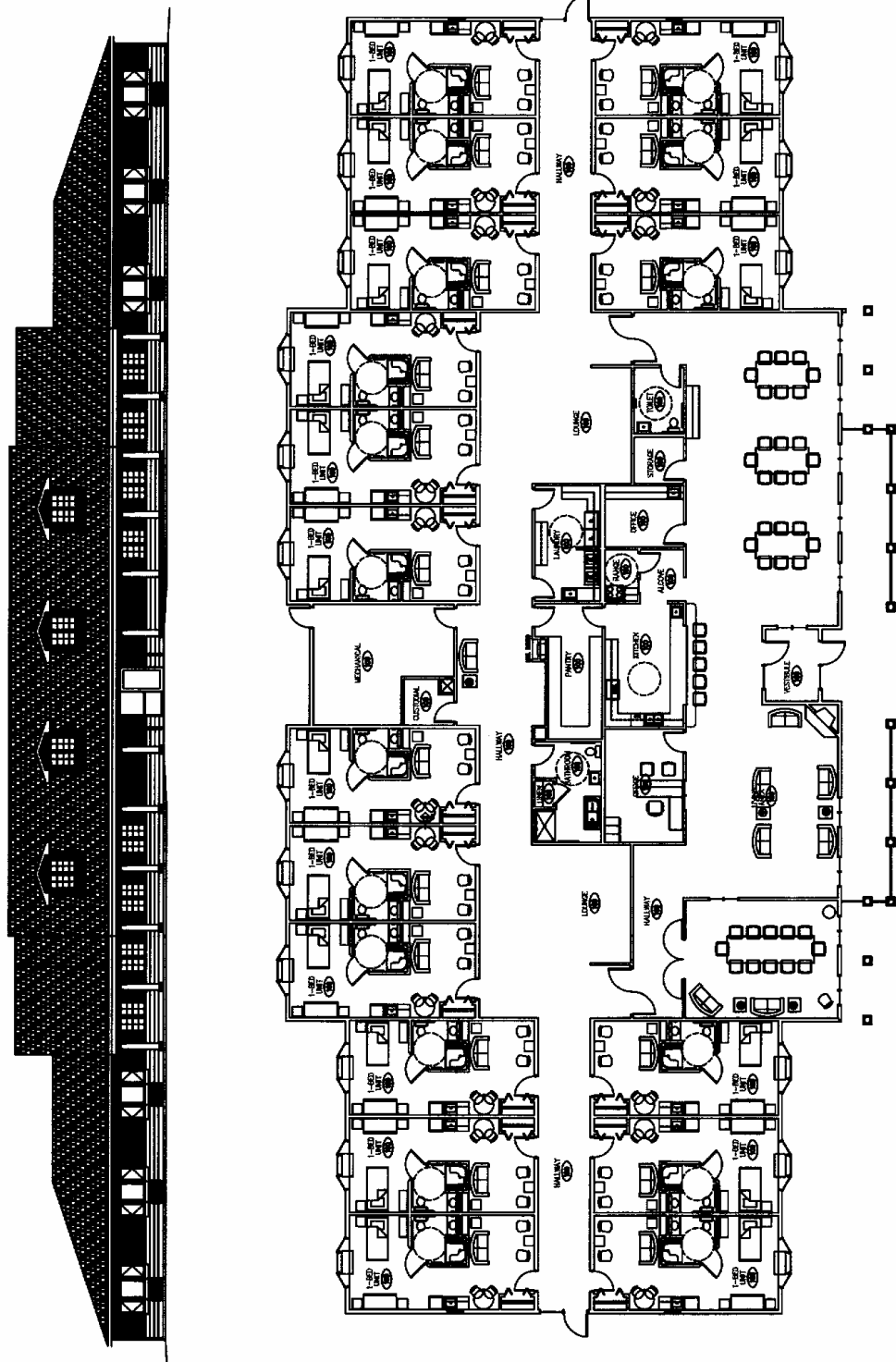
Proposed Assisted Living Building



Proposed Community Center



Proposed Skill Care Housing



Floor Plan for the 18 Unit Assisted Living Building





Proposed Skilled Care Housing Building Two



Similar skilled care building under construction at another site



Example of Proposed Signage