



# Hall County Regional Planning Commission

Wednesday, June 04, 2008  
Regular Meeting

## Item F1

### Public Hearing - Good Samaritan

*Insert a narrative here*

Staff Contact:

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

### SUBJECT:

*Concerning amendments Subdivision Agreement for the Good Samaritan Village Subdivision an RD Residential Development Zone located at the west ends of Enterprise and Trust Streets and east of Indian Head Golf Course. (C-15-2008GI)*

### PROPOSAL:

The developers are requesting a change to the permitted development as agreed to in paragraph 9 Block 1 Lot 3 of the agreement as shown on the attached document. All areas with changes are **highlighted**. Additions are ***italicized and underlined*** and deletions are in **~~strike-out~~**.

### OVERVIEW:

Good Samaritan Homes has changed their initial plan to build up to 28 units of senior apartments to 37 units of senior apartments in the initial phase of their project. They also intend at some point if this is approved to build additional units on the site as needed. The additional units will be built within the building envelope defined on the development plan as it was approved by the Grand Island City Council.

This change does not significantly impact scope, intent or integrity of the overall development. Approving this now allows them to plan appropriately for the site.

### RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Subdivision Agreement and Development Plan as requested.

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

9. **Design and Construction.** No building shall be constructed within the Subdivision except within the Building Envelope Areas as defined on the Development Plan (Exhibit "A"). The buildings to be constructed shall be designed so that the exterior of such building shall be architecturally and aesthetically compatible in material and color. The design and construction shall be in conformity with sound architectural and engineering standards. No portion of any building constructed (including architectural features) shall exceed a height of 35 feet above the center of the intersection of Enterprise Avenue and Good Samaritan Place.

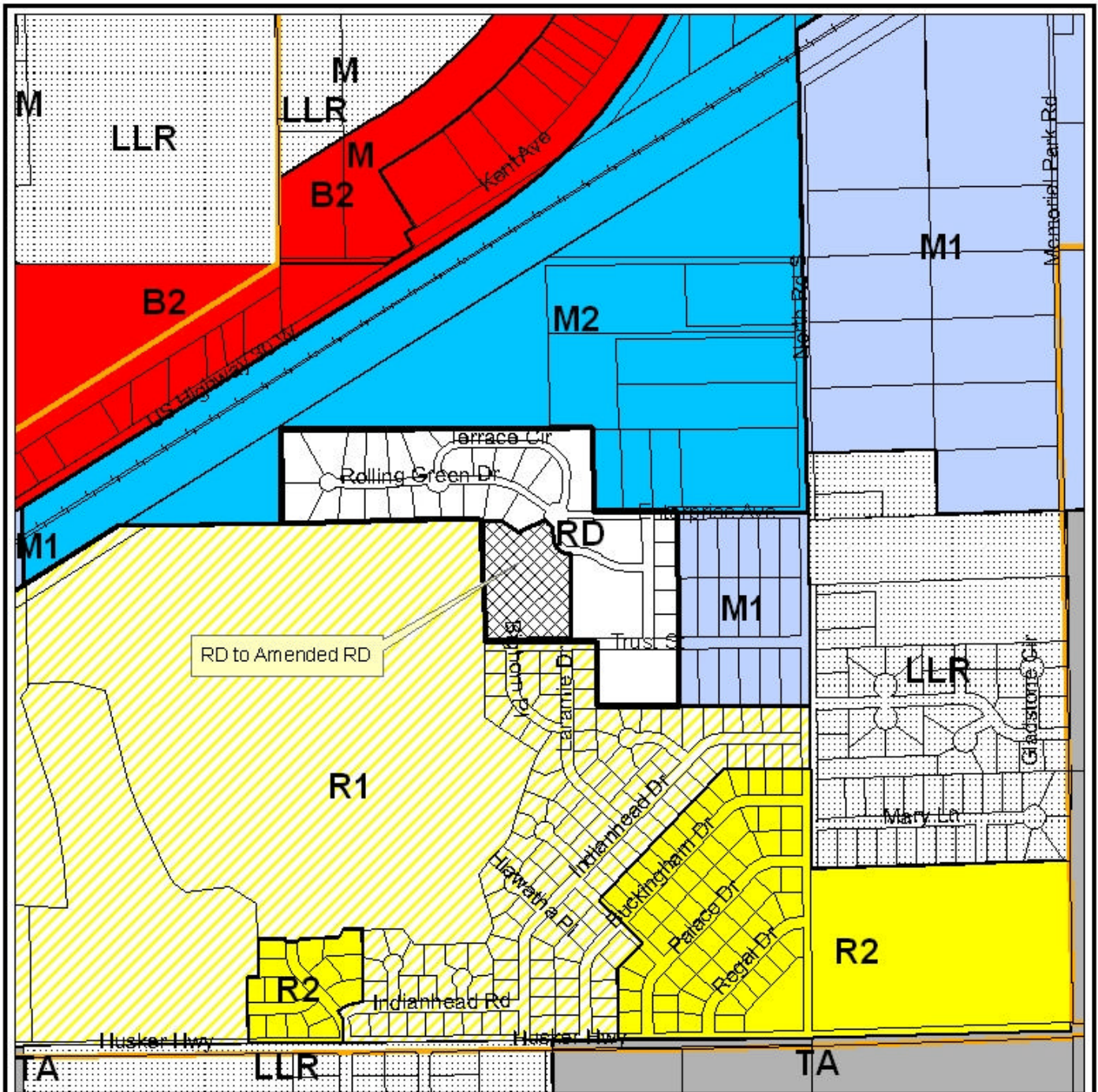
**Buildings Permitted**

**Block 1 Lot 1** Up to a 2 Story Apartment Building with between 24 and 36 dwelling units.

**Block 1 Lot 2** Four Buildings for Skilled Care and Assisted Living up to a maximum of 72 units and Commons Building. These buildings may be connected with an enclosed covered pedestrian walkway.

**Block 1 Lot 3** Three Buildings up to 2 stories for Assisted Living and Senior Apartments; Two building with between 18 and 24 Units and One building with between 14 ~~37~~ and 28 ~~65~~ units. A Community Center Building may also be constructed on this lot. These buildings may be connected with an enclosed covered pedestrian walkway.

**Block 1 Lot 2 & 3**, Buildings between lots 2 & 3 may be connected with an enclosed covered pedestrian walkway.





# Requested Zoning



Scale : NONE  
C-15-2008GI



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

