



Hall County Regional Planning Commission

**Wednesday, October 3, 2018
Regular Meeting**

Item F1

Public Hearing - Proposed Zoning Change

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 27, 2018

SUBJECT: *Zoning Change* (C-01-2018GI)

PROPOSAL: To change the building footprint and a number of allowable units on the approved development plan for Lot 1 Block 3 of Good Samaritan Subdivision from a central building with up to 30 units of apartments to a perimeter building with 52 units of apartments.

The Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota proposed this development in late 2006 and it was approved in 2007. In 2007 they requested an amendment to permit 9 additional apartment units on the main portion of the campus that was granted. This portion of the property was designated as phase 3 with no time frame for development other than as the market demands.

Based on current market conditions 12 years after the initial approval they are requesting a change to the approved development plant for Lot 1 Block 3 of the Good Samaritan Subdivision.

The development provides dwelling units for retirement age persons ranging from independent living to skilled care. This proposed change would allow them to serve more members.

OVERVIEW:

Site Analysis

Current zoning designation:

RD- Residential Development Zone

Permitted and conditional uses:

RD-Residential development oriented toward providing services to elderly residents. **See Figure 1.**

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

Proposed Zoning Designation

Amended RD Zone – 52 units of apartments restricted for elderly persons. The proposal is for 2 story buildings constructed along the west, south and east sides of the lot with a central parking lot between the buildings. The structures would be built in a building envelope that maintains the 30 foot landscape buffer between the east, south and

west property lines. **See Attached layout, drawings and elevations.**

Adjacent Properties Analysis

Current zoning designations:

North: RD—Residential Development Zone

South, and West: R1- Suburban Density Residential

East: – Light Manufacturing

Permitted and conditional uses:

RD –Residential Development Zone – The first phases of the Good Samaritan Retirement Development were constructed here. **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 and East: Designated Medium Density Residential to Office Uses

South and West: Designated for low to medium density residential

Existing land uses:

North: Senior Living Facilities

South and West: Single family residential

East: vacant industrial ground

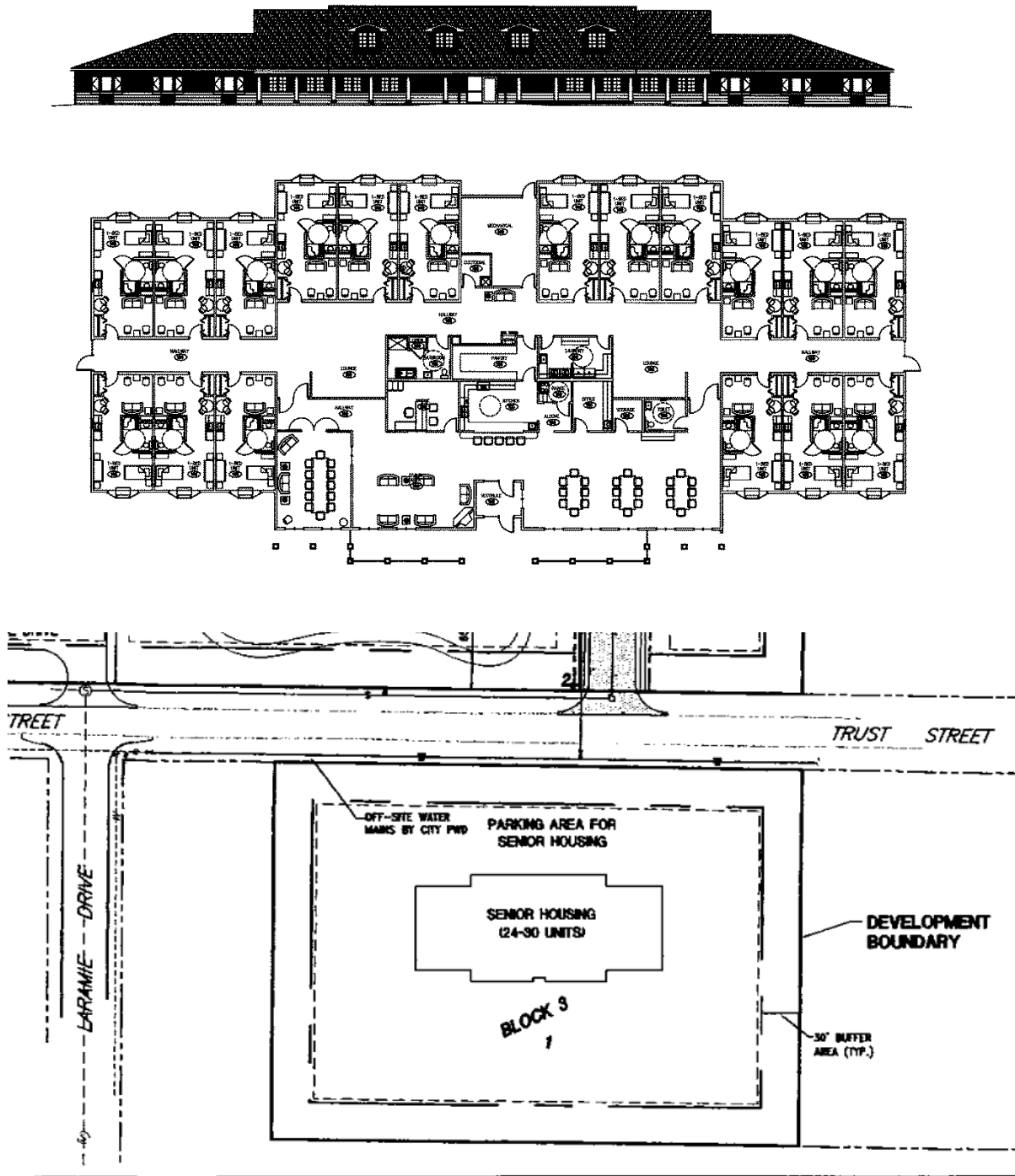


Figure 1. Development Plan As Approved in 2006 for Block 3 Lot 1

EVALUATION:

Positive Implications:

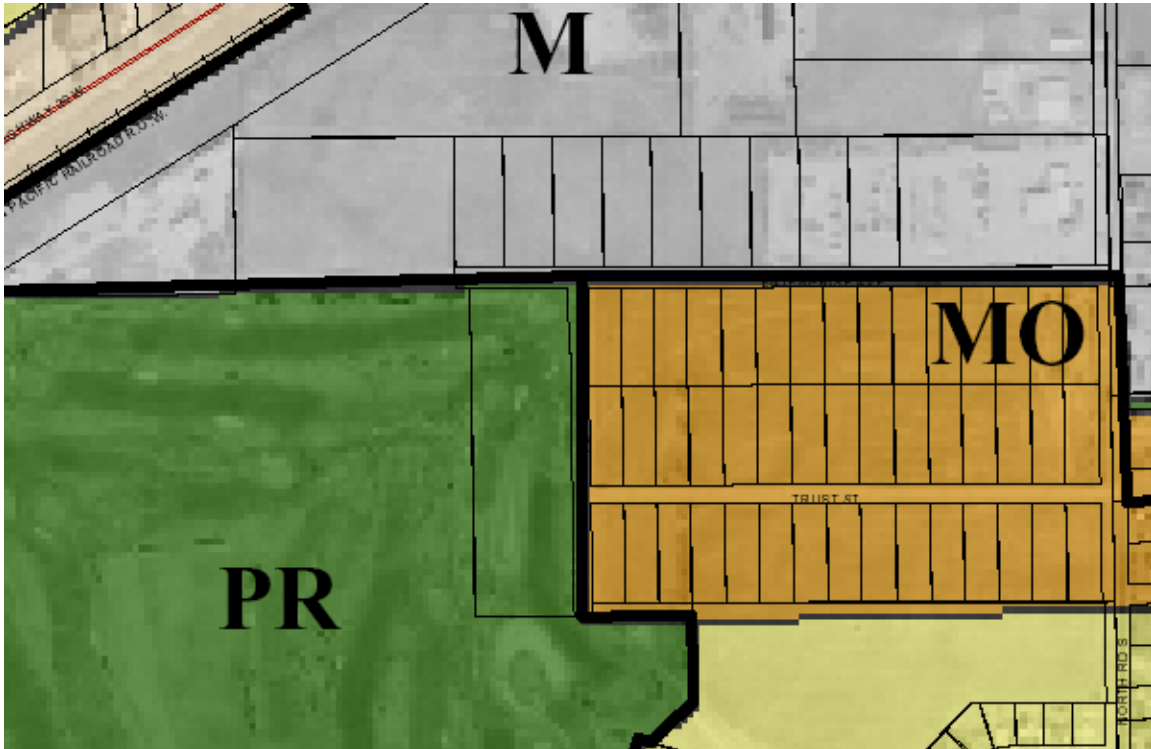
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for medium density residential to office uses. (typically R3 or RO).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional elderly housing:* This would provide for more elderly housing. The proposed plans include everything from independent living to skilled care.
- *Enhances the buffer between the single family home and golf course to the south and west and the manufacturing to the north:* This proposal builds on the existing campus atmosphere allows an inward focus on the property to the north and separates the uses on the north and south.
- *Monetary Benefit to Applicant:* 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

This proposal would amend the development plan to show buildings on the exterior of Lot 1 of Block 3 of Good Samaritan Subdivision. The 30' buffer zone with the neighboring residential will be maintained. The primary differences between this and plan as originally approved are the increase in the number of units 30 to 52 and the placement of the building at the edges of the property instead of centered. All of the parking in this proposed scenario will be shielded from view by the adjoining single family residential.

The Subdivision Agreement for Good Samaritan Subdivision Paragraph 9 Design and Construction Block 3 Lot 1 should be amended as follows:

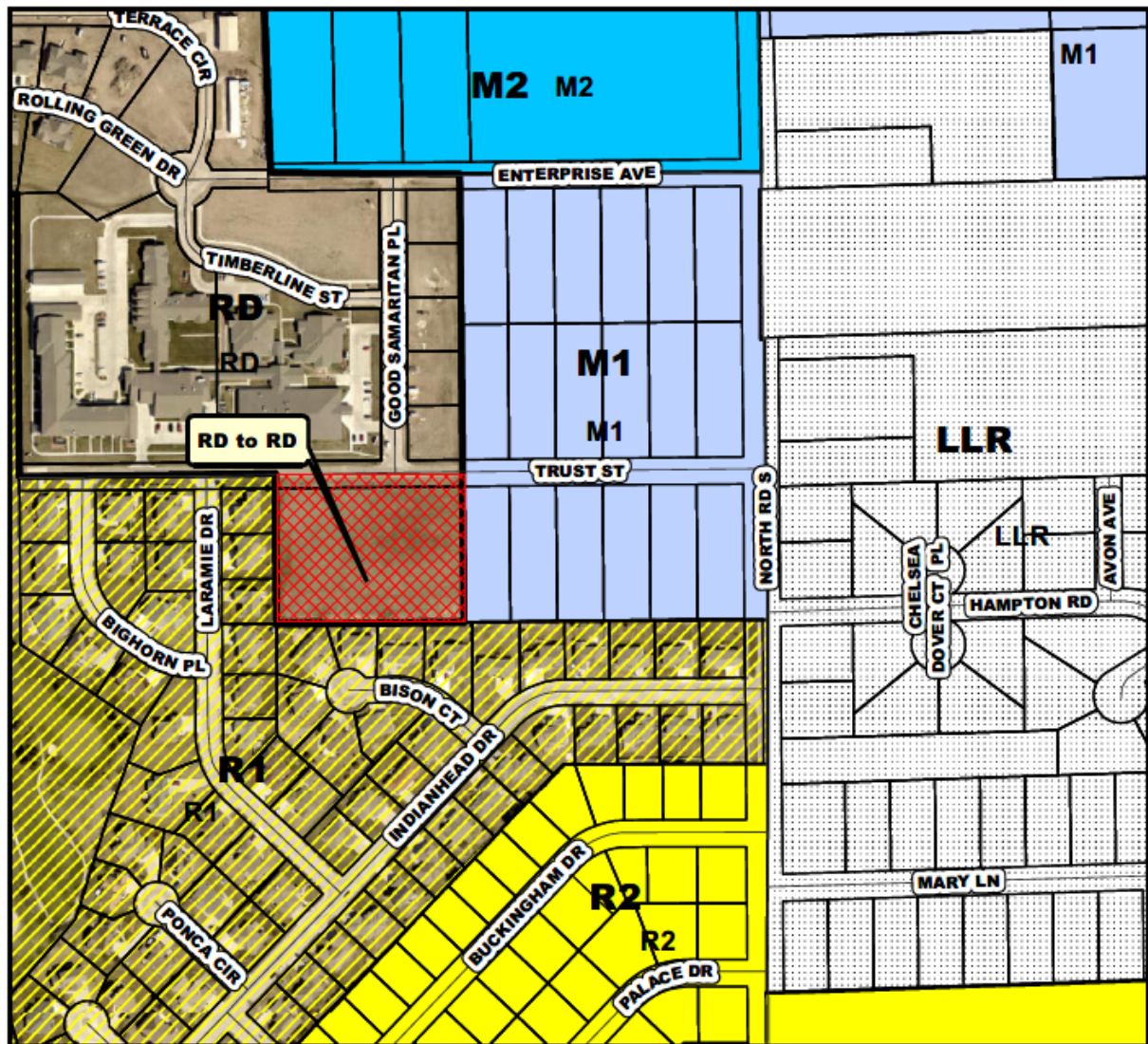
Block 3 Lot 1 Up to a 2 Story Apartment Building with **up to 52** ~~between-24 and 30~~ dwelling units as shown **on the attached layout**..

RECOMMENDATION:



That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to an Amend RD Zone by amending the Subdivision Agreement and development plan as shown above and in the attached Exhibit 1.

_____ Chad Nabity AICP, Planning Director

Rezoning Map



Legend

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

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hill
County, Grand Island, River and the Villages
of ARD, Clare and Douglas, Nebraska

GOOD SAMARITAN SUBDIVISION - GRAND ISLAND FIRST FLOOR PLANS

and Island

Regular Meeting - 10/3/2018

TRUE NORTH

0' 5' 10' 20'

SCALE: 3/32" = 1'-0"

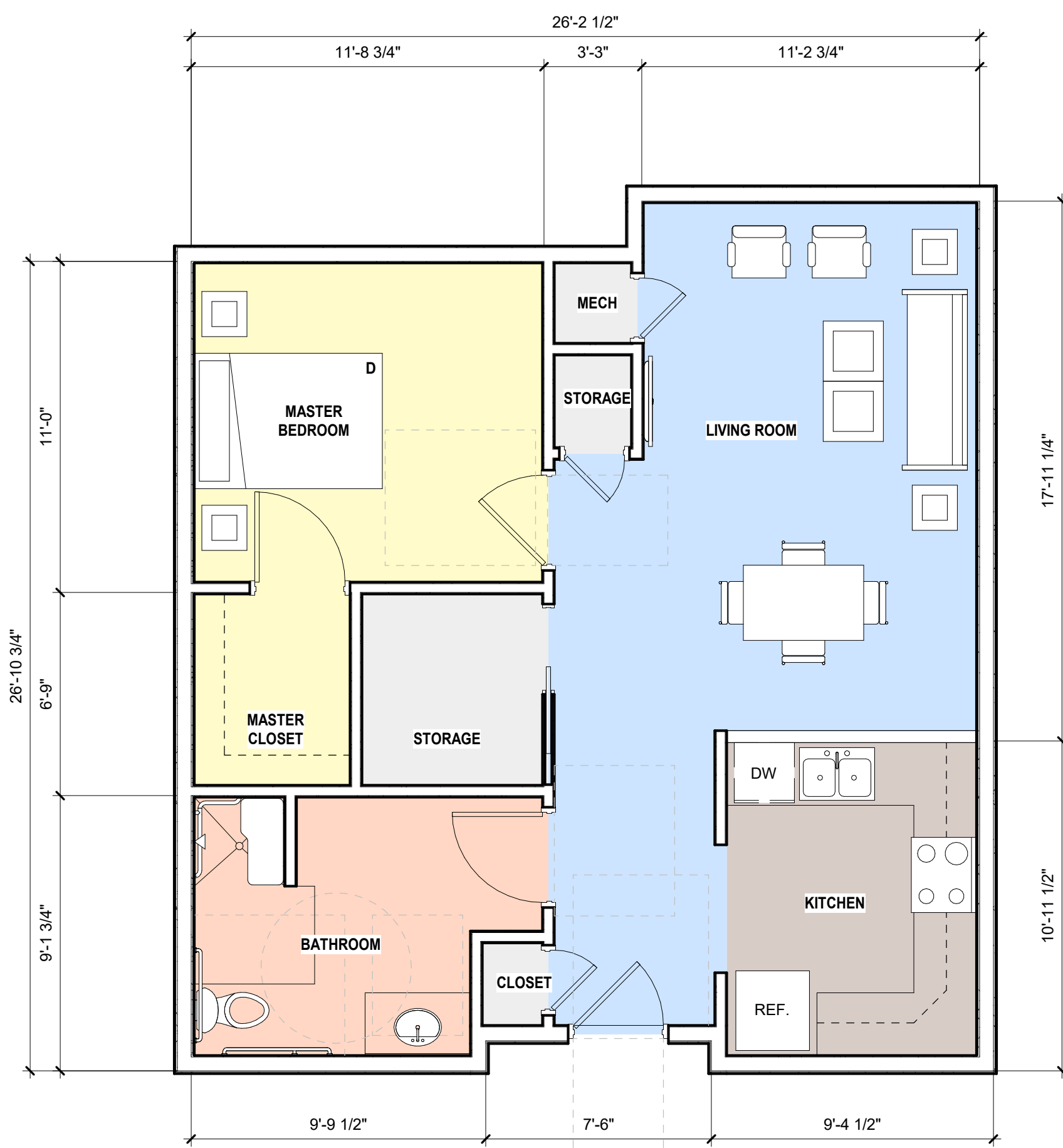
SCHEMMER

Design with Purpose. Build with Confidence.

09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
SECOND FLOOR PLAN
07401.001



PROGRAM SQUARE FOOTAGES -	
- APARTMENT BUILDING -	(46,330 GSF)
FIRST FLOOR:	24,065 GSF
SECOND FLOOR:	22,265 GSF
- 12-PLEX BUILDING	(13,275 GSF)



1 UNIT PLAN - 1-BED (700SF)
SCALE: 1/4" = 1'-0"



2 UNIT PLAN - 2-BED (900SF)
SCALE: 1/4" = 1'-0"

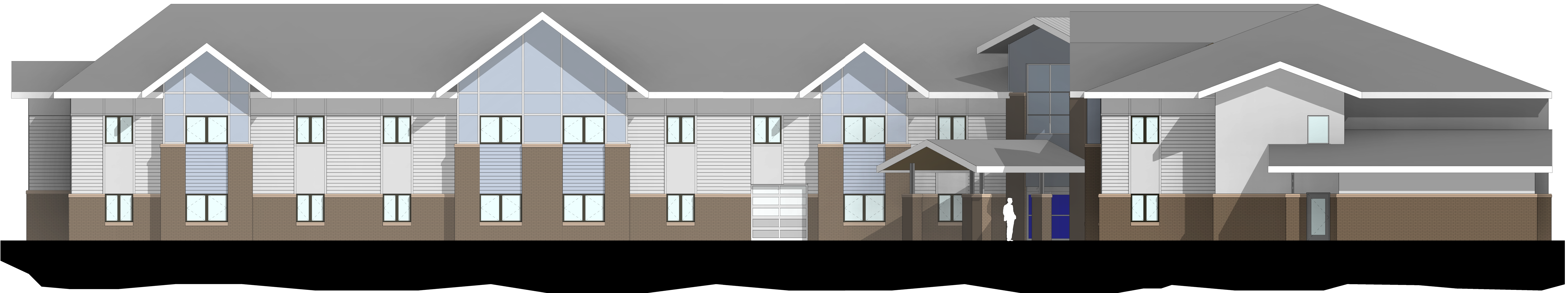


3 UNIT PLAN - 1-BED (780SF)
SCALE: 1/4" = 1'-0"

09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
UNIT PLANS
07401.001

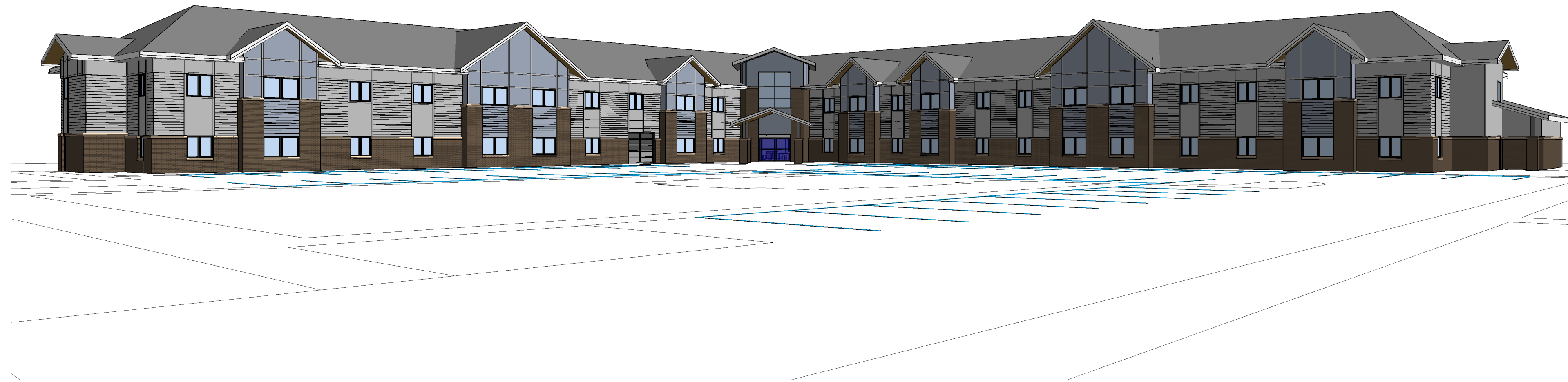


1 NORTH ELEVATION - APARTMENT
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - APARTMENT
SCALE: 3/16" = 1'-0"

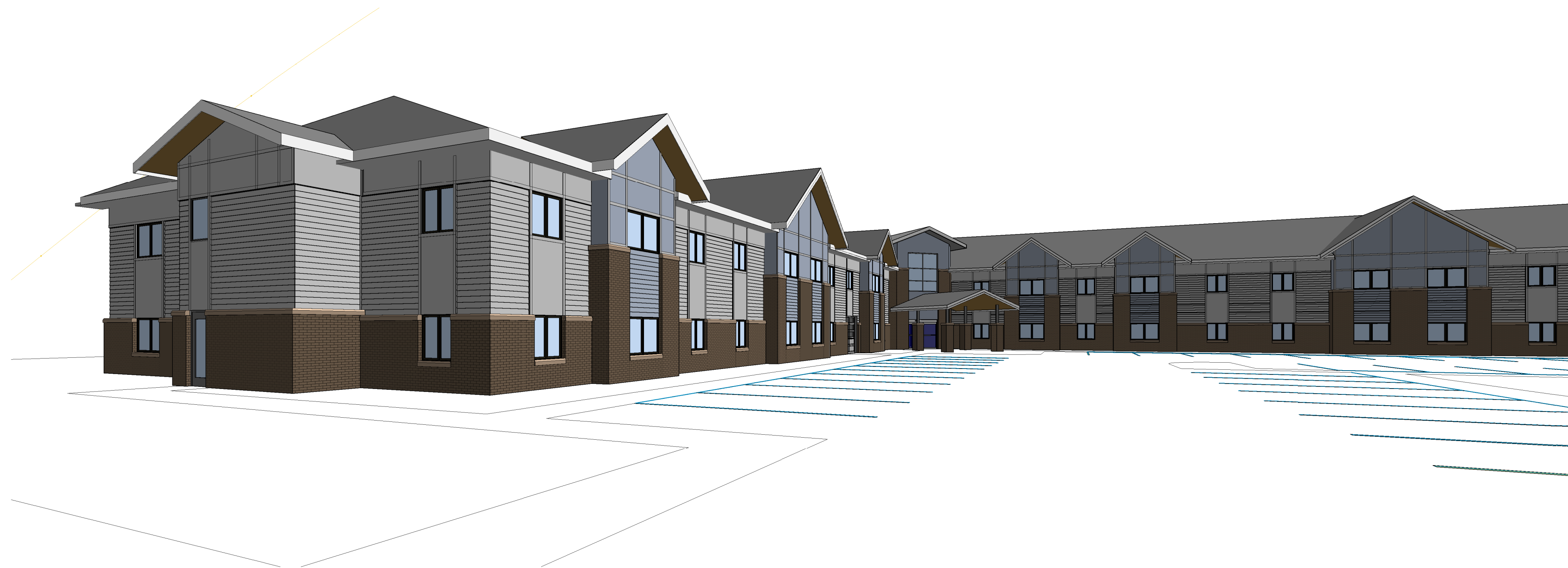
09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
BUILDING ELEVATIONS
07401.001



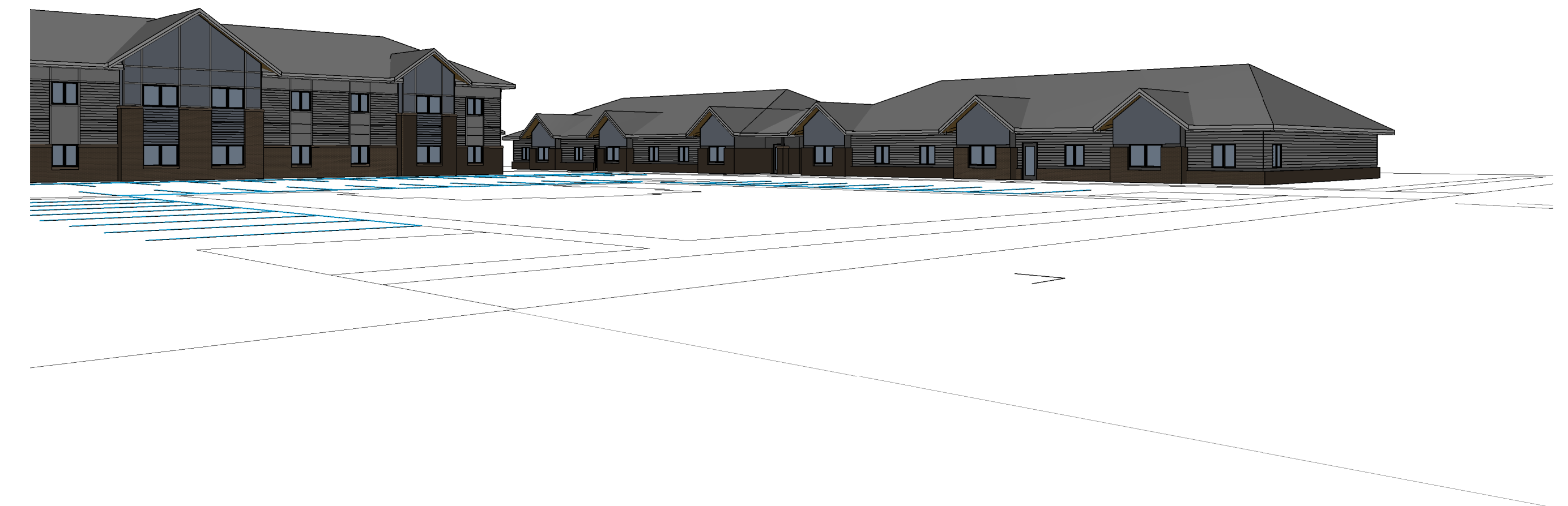
1 3D View from W entry drive
SCALE:



3 3D View from 12-PLEX entry
SCALE:



2 3D View from E entry drive
SCALE:



4 3D View from street
SCALE:

09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
BUILDING PERSPECTIVES
07401.001

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name: The Evangelical Lutheran Good Samaritan Society

Phone (h) _____ (w) 605-362-3891

Applicant Address: 4800 West 57th Street, Sioux Falls, SD 57108

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 4055 Trust Street

Legal Description: (provide copy of deed description of property)

Lot 1 Block 3 Subdivision Name Good Samaritan Subdivision, and/or

All/part _____ ¼ of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no ___)
(provide a properly scaled map of property to be rezoned)

From Residential Development (RD) to Amended Residential Development

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ___) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Initial development agreement was approved but due to changing market conditions we have determined the only way we can make development on the land feasible is to build 52 units on the land. This will amend the once agreed upon unit count, building footprint and required coverage area.

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person

Thomas A. Sykes

Date

8/30/2018

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2017

Service or Product	Fee
Zoning Map Amendment (General)	\$850.00
Zoning Ordinance Text Amendment	\$850.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$850.00
P.U.D. Rezoning (4 lots or less) (Hall County)	\$850.00 + \$10.00/lot
(5 lots or more) (Hall County)	

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island.**

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office.**

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office.**