



City of Grand Island

Tuesday, October 23, 2018

Council Session

Item F-1

#9711 - Consideration of Request to Rezone Property located at 4055 Trust Street from RD- Residential Development to Amended RD – Residential Development (The Evangelical Lutheran Good Samaritan Society)

This item relates to the aforementioned Public Hearing item E-4.

Staff Contact: Chad Nabity

ORDINANCE NO. 9711

An ordinance to amend the Final Development Plan for the Residential Development Zone located south of Trust Street rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of Lot 1 Block 3 of Good Samaritan Subdivision in the City of Grand Island, Hall County, Nebraska as more particularly described below, from RD Residential Development Zone to Amended RD Residential Development Zone directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on October 3, 2018, held a public hearing on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on October 23, 2018, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following existing platted Final Development Plan for the Residential Zone comprising Lot 1 Block 3 of Good Samaritan Subdivision in the City of Grand Island is hereby rezoned and amended to increase the number of housing units from 30 to 52 and to allow development on the lot as shown on the attached Exhibit 1.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	□ _____
October 18, 2006	□ City Attorney

ORDINANCE NO. 9711 (Cont.)

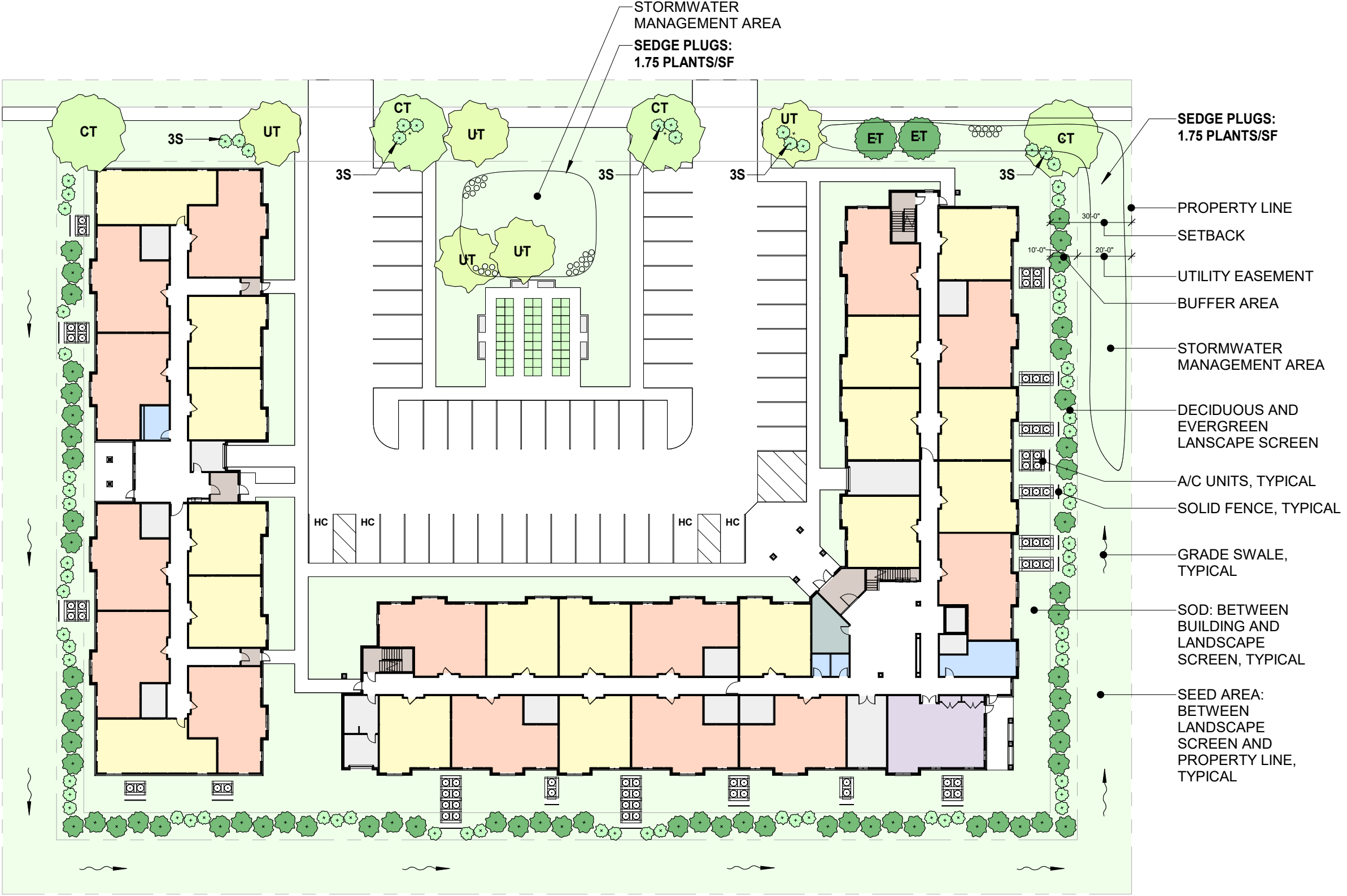
SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: October 23, 2018

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

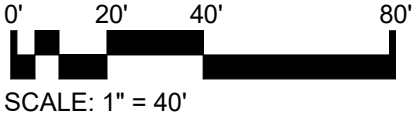


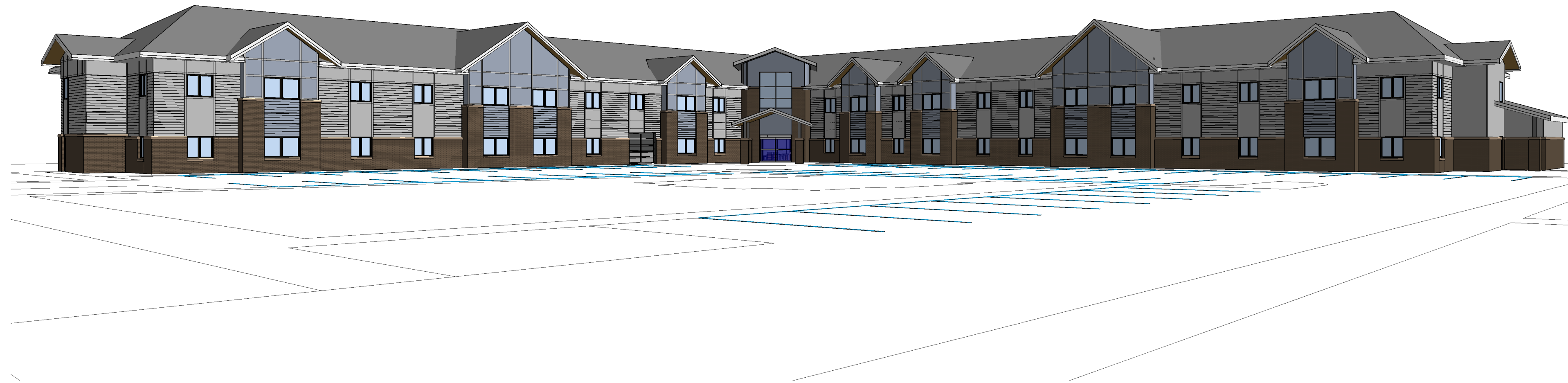
LANDSCAPING KEY -	
CT -	CANOPY TREE 30' MINIMUM MATURE HEIGHT
ET -	EVERGREEN TREE 20' MINIMUM MATURE HEIGHT
UT -	UNDERSTORY TREE 30' MAXIMUM MATURE HEIGHT
3S -	SHRUBS (3)
PROGRAM BREAKDOWN -	
- APARTMENT BUILDING	(46,330 GSF)
FIRST FLOOR:	24,065 GSF
SECOND FLOOR:	22,265 GSF
- 12-PLEX BUILDING	(13,275 GSF)
UNIT BREAKDOWN -	
- APARTMENT BUILDING	(39 UNITS)
FIRST FLOOR:	11 - 1 BED UNITS 8 - 2 BED UNITS
SECOND FLOOR:	10 - 1 BED UNITS 10 - 2 BED UNITS
- 12-PLEX BUILDING	(12 UNITS)
	6 - 1 BED UNITS 6 - 2 BED UNITS
51 -	TOTAL UNITS
1 -	FULL-TIME EMPLOYEE
PARKING BREAKDOWN -	
- PROPOSED REQUIREMENTS	1 PER UNIT + 1 PER FULL-TIME EMPLOYEE
52 -	TOTAL PARKING SPACES
- PROVIDED SPACES	52 - STANDARD SPACES 4 - HANDICAP SPACES 56 - TOTAL PARKING SPACES
SITE COVERAGE -	
IMPERVIOUS SF:	71,500 SF
TOTAL SITE SF:	124,800 SF
TOTAL IMPERVIOUS COVERAGE:	57.3%

RIVER BIRCH TERRACE - GRAND ISLAND

PRELIMINARY SITE PLAN

07401.001 10/10/2018 SCALE: 1" = 40'-0"

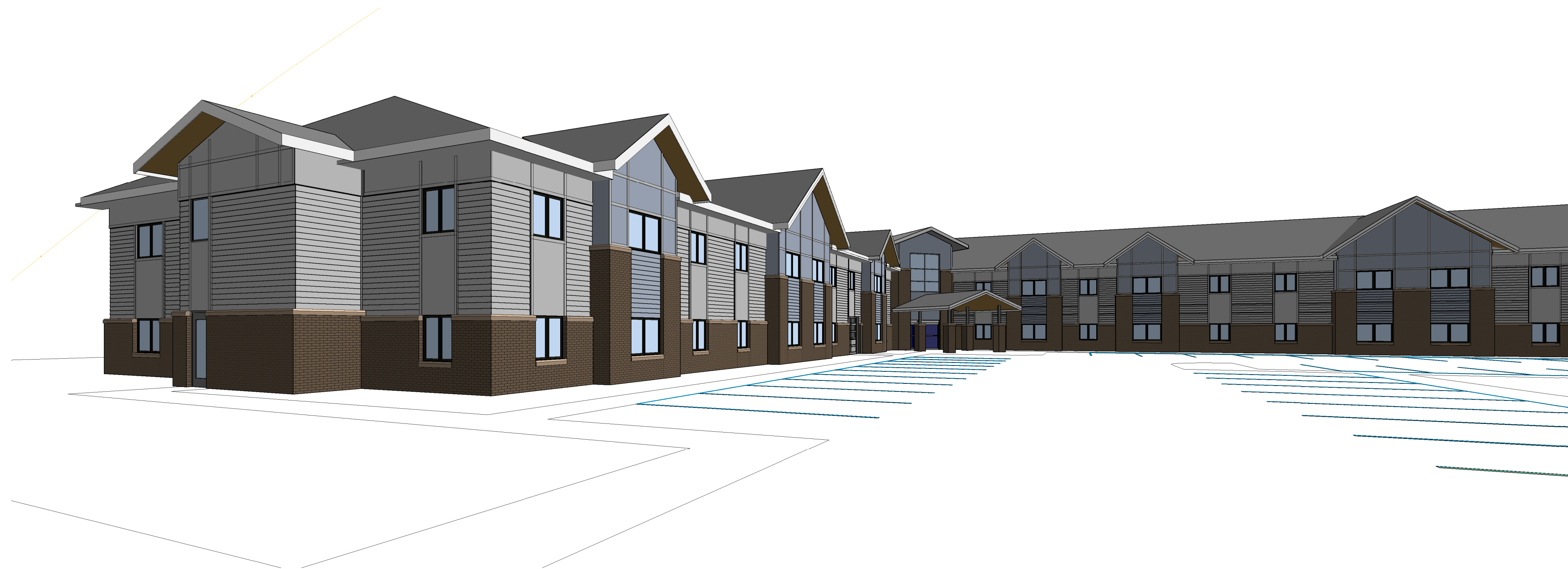




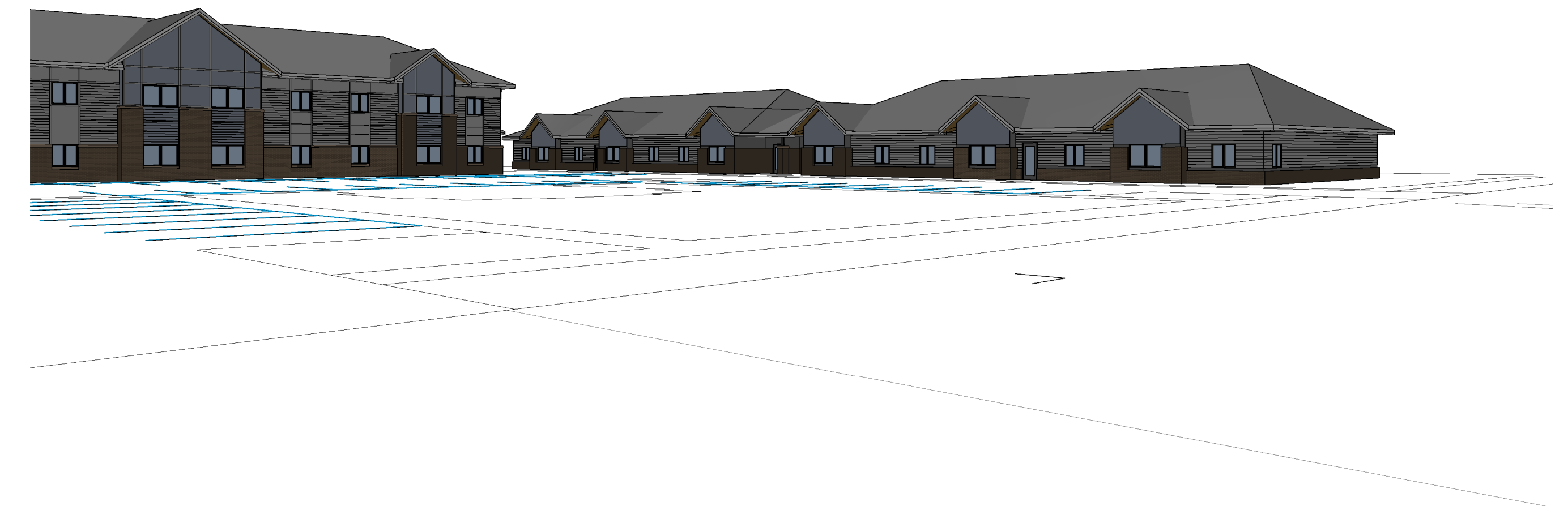
1 3D View from W entry drive
SCALE:



3 3D View from 12-PLEX entry
SCALE:

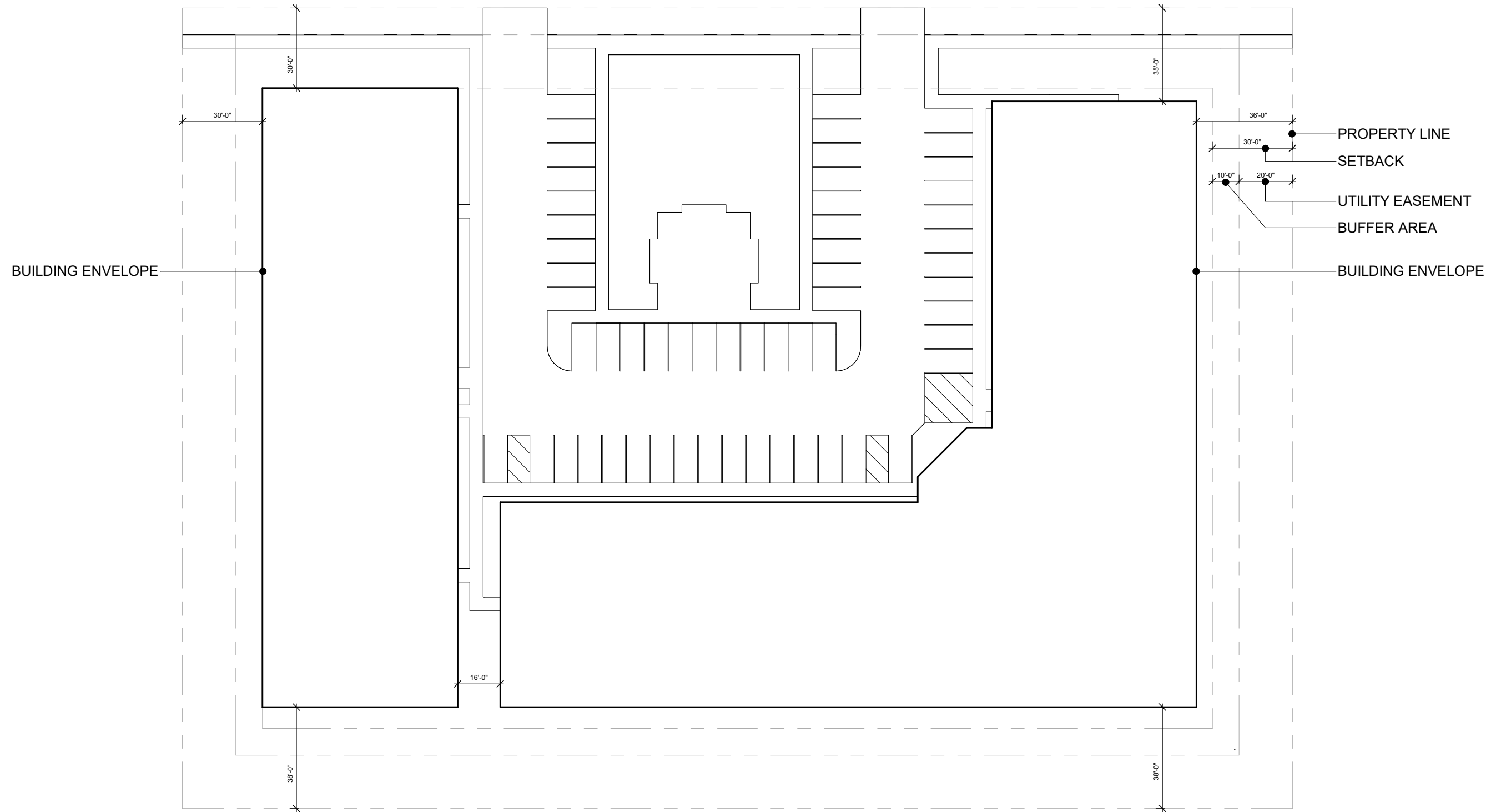


2 3D View from E entry drive
SCALE:



4 3D View from street
SCALE:

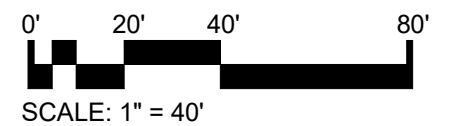
09/18/2018
GOOD SAMARITAN SUBDIVISION - GRAND ISLAND
BUILDING PERSPECTIVES
07401.001



RIVER BIRCH TERRACE - GRAND ISLAND

BUILDING ENVELOPE PLAN

07401.001 10/17/2018 SCALE: 1" = 40'-0"



SCHMMEER
Design with Purpose. Build with Confidence.

Exhibit 1 Page 2