



City of Grand Island

Tuesday, May 11, 2021

Council Session

Item E-2

Public Hearing on Request from D & A Investments, LLC for a Conditional Use Permit to Allow for an Assisted Living/Memory Care Facility of Property located at 2904 West 5th Street

Council action will take place under Request and Referrals item H-1.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: May 11, 2021

Subject: Request of D&A Investments for approval of a Conditional Use Permit to allow an Assisted Living/Memory Care facility at 2904 West 5th Street, Grand Island, Ne.

Presenter(s) Craig Lewis, Building Department Director

Background

This request is for the approval of a Conditional Use permit to allow for the renovation of an existing duplex into an Assisted Living/Memory Care facility at 2904 W. 5th Street. The purchase of the property is dependent upon approval of the conditional use permit. The property is currently zoned R-3 Medium Density Residential and as such assisted living or group home facilities are listed in the zoning matrix as a permitted conditional use requiring approval of the City Council.

Discussion

The proposal is to renovate the existing duplex into an Assisted living/Memory Care facility for up to 12 individuals with memory care needs and providing health and custodial care on a 24 hour basis from a residential setting. The facility will be renovated in conformance with the International Building Code as an institutional occupancy classification, that classification provides life safety requirements in addition to those required in a residential dwelling.

A conditional use by definition is a use where allowed by the district regulations, that would not be appropriate generally throughout the zoning district without restrictions, but which, if controlled as to number, size, area, location, relationship to the neighborhood or other minimal protective characteristics would not be detrimental to public health, safety, and general welfare.

There appears to be existing assisted living facilities in the immediate neighborhood. The submitted application identifies the location of the existing building located on two adjacent lots along 5th Street and would not appear to have any negative impact on the surrounding neighborhood.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for the Conditional Use Permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the Request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to special committee for a determination of a finding of fact.

Recommendation

Approve the request, finding that the proposed use and application promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the request for a conditional use permit, finding that the application conforms with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: ASSISTED LIVING/MEMORY CARE
2. The owner(s) of the described property is/are: DVA INVESTMENTS, LLC
3. The legal description of the property is: CHATEAU OCEAN TRACT SUB LOTS 3 & 4
4. The address of the property is: 2904 10th
5. The zoning classification of the property is: R3 MEDIUM DENSITY RESIDENTIAL
6. Existing improvements on the property is: DUPLEX w/ ADDITION
7. The duration of the proposed use is: PERMANENT
8. Plans for construction of permanent facility is: ASSISTED LIVING/MEMORY CARE
9. The character of the immediate neighborhood is: RESIDENTIAL/FOREVER HOMES/CARE FACILITY
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: The sale of this property is contingent on the granting of this conditional use permit to allow this property to be used as an assisted living/memory care facility.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

4/22/2021
Date

DR. MICHAEL R. ROBERTS, INC. DVA Investments LLC
by Dennis Roberts by Robert M. Roberts
Owners(s)

888-555-0154
Phone Number

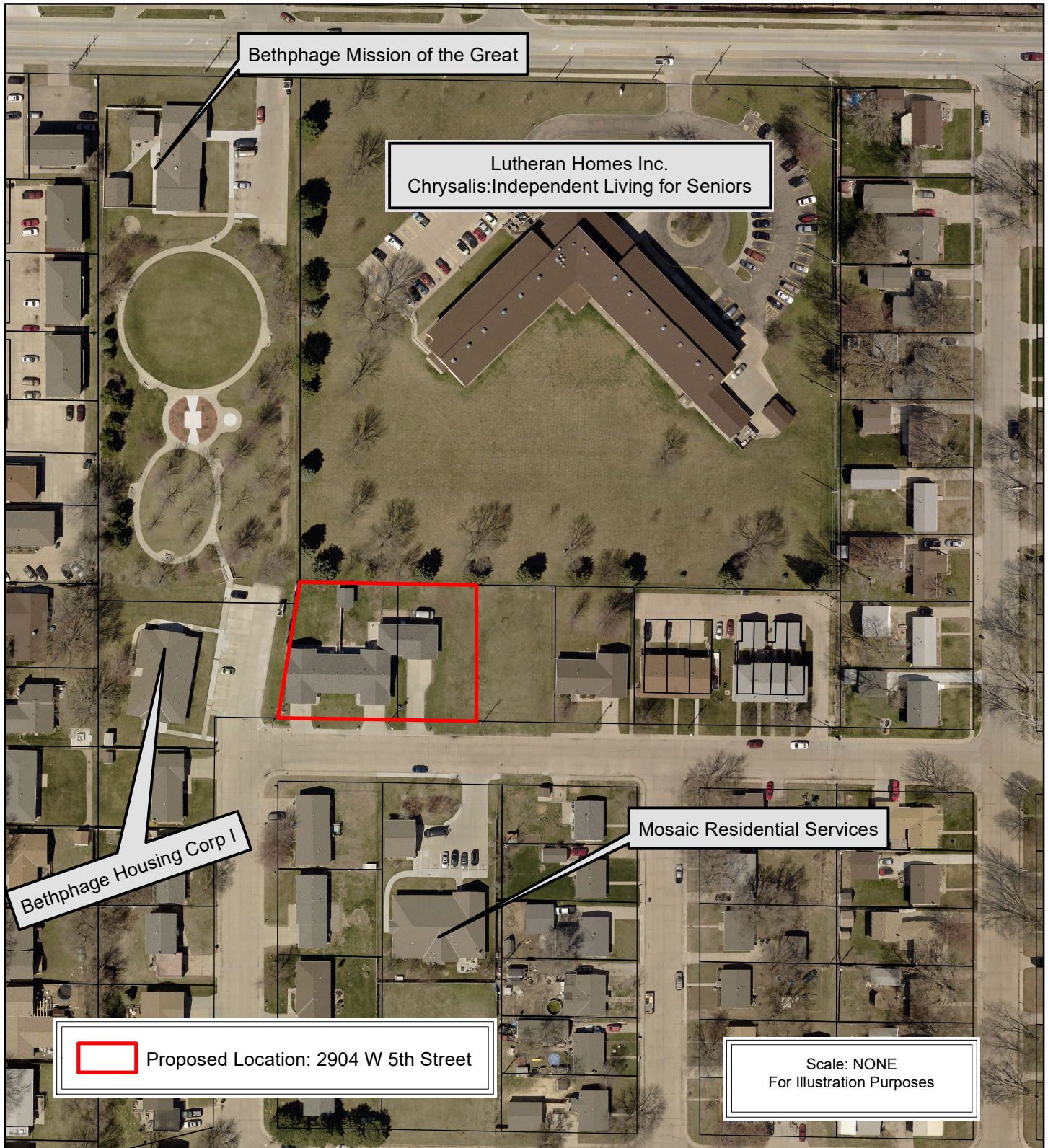
2904 10th
Address

ASTORIA OR 97103
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

Conditional Use Permit Application: 2904 W 5th Street

Conditions to allow for an Assisted Living/Memory Care Facility in a R3 Zone



Conditional Use Permit Applicant: D & A Investments
Presenter: Craig Lewis, Building Department Director
Grand Island City Council: May 11, 2021