



City of Grand Island

Tuesday, January 23, 2007

Council Session

Item E3

Public Hearing on Change of Zoning for Grand Island Industrial Park West Subdivision Located North and East of Indianhead Golf Course and West of North Road from M1 Light Manufacturing Zone, M2 Heavy Manufacturing Zone and R1 Suburban Residential Zone to

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 23, 2007

Subject: Change of Zoning (C-08-2007GI)

Item #'s: E-3 & F-5

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This application proposes to rezone approximately 33 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 the 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.

Discussion

This proposal is largely consistent with the City's Comprehensive Land Use Plan and is 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. The developers are working with neighboring property owners to the east on the creation of an assessment district for that waterline extension. The proposed uses provide an excellent transition zone between uses. This proposal, with a campus atmosphere, allows an inward focus on this property that separates the manufacturing uses on the north and the residential/recreational uses on the south. 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. 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.

During the public hearing at the Planning Commission Meeting:

Kim Johansen, Executive Director for the Good Samaritan facilities located in Wood River, Hastings and the proposed facility in Grand Island, gave an overview of the Good

Samaritan Society sharing their mission statement and various facts regarding the corporation. There are 24 Good Samaritan facilities in Nebraska including one facility in Hastings and one facility in Wood River. Good Samaritan is excited about coming into Grand Island and offering a comprehensive retirement facility at this location.

Harold Rosenkotter spoke before the commission. He stated that there appears to be a need for age restricted housing in Grand Island and that the need would likely continue to grow as the Baby Boomers approach retirement age. He also stated that these types of developments are a strong benefit to the community.

Pat O'Neill, Chairman of the Planning Commission asked Ms. Johansen about the number of people at the Hastings Facility. She stated that there are typically between 700 and 800 residents at that facility. He also asked about the width of the streets and how many vehicles are parked on those streets in front of the twin houses (duplexes) at that facility. Ms. Johansen said the streets at the Hastings facility are less than 20 feet wide and that people do not park on those streets. Mr. O'Neill commented that that is consistent with what he has seen when visiting that facility. Several other planning commission members also agreed with this assessment.

Alternatives

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

1. Approve the rezoning as presented
2. Modify the rezoning to meet the wishes of the Council
3. Table the issue

Recommendation

A motion was made by Amick 2nd by Miller to recommend approval of the project as presented.

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Reynolds, Snodgrass) voting in favor.

Sample Motion

Approve the rezoning as presented.

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

<i>Current zoning designation:</i>	M1 – Light Manufacturing, M2 – Heavy Manufacturing and R1 - Suburban Density Residential
<i>Permitted and conditional uses:</i>	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;
<i>Comprehensive Plan Designation:</i>	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.
<i>Existing land uses.</i>	Vacant property, agricultural crops
<i>Proposed Zoning Designation</i>	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

<i>Current zoning designations:</i>	North: M2 –Heavy Manufacturing South, and West: R1 - Suburban Density Residential East: – Light Manufacturing
<i>Permitted and conditional uses:</i>	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, Golf Course

East: Vacant industrial ground

West: Indianhead Golf Course

EVALUATION:

Positive Implications:

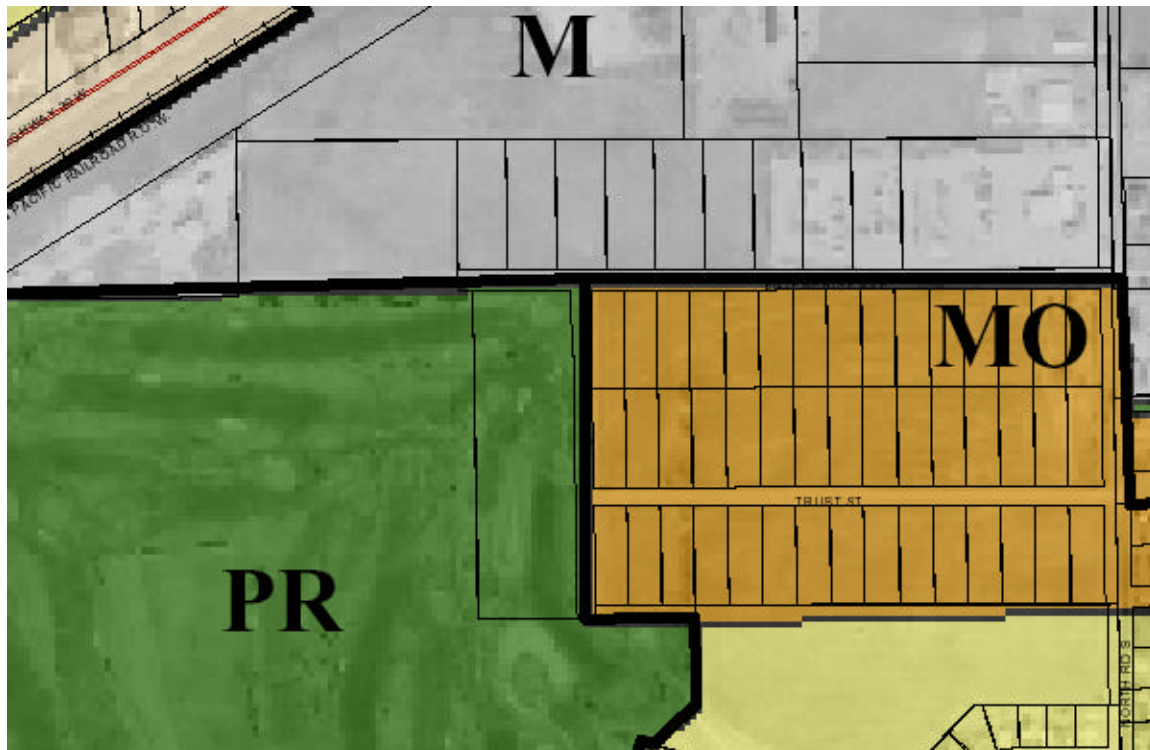
- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for medium density residential to office uses. (typically R3 or RO).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services can be extended to serve the rezoning area. 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
Total	212	256

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

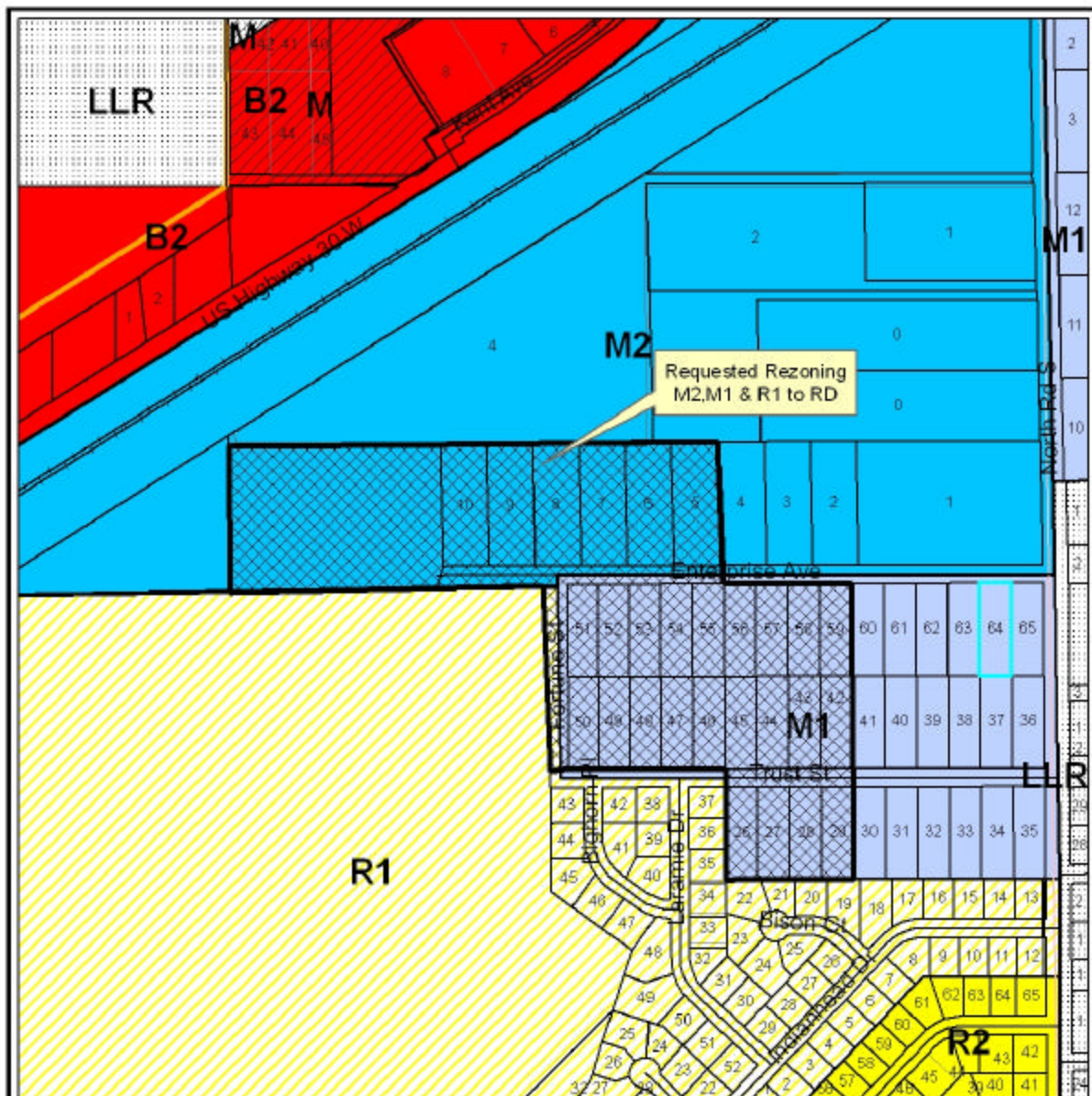
The developer is proposing to build 26' wide curb and gutter access drives throughout the interior of the subdivision. Enterprise Avenue and Trust Street are existing City asphalt streets. No improvements, to these streets are anticipated or required by city code or policy. Good Samaritan Place, a new 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



Requested Zoning



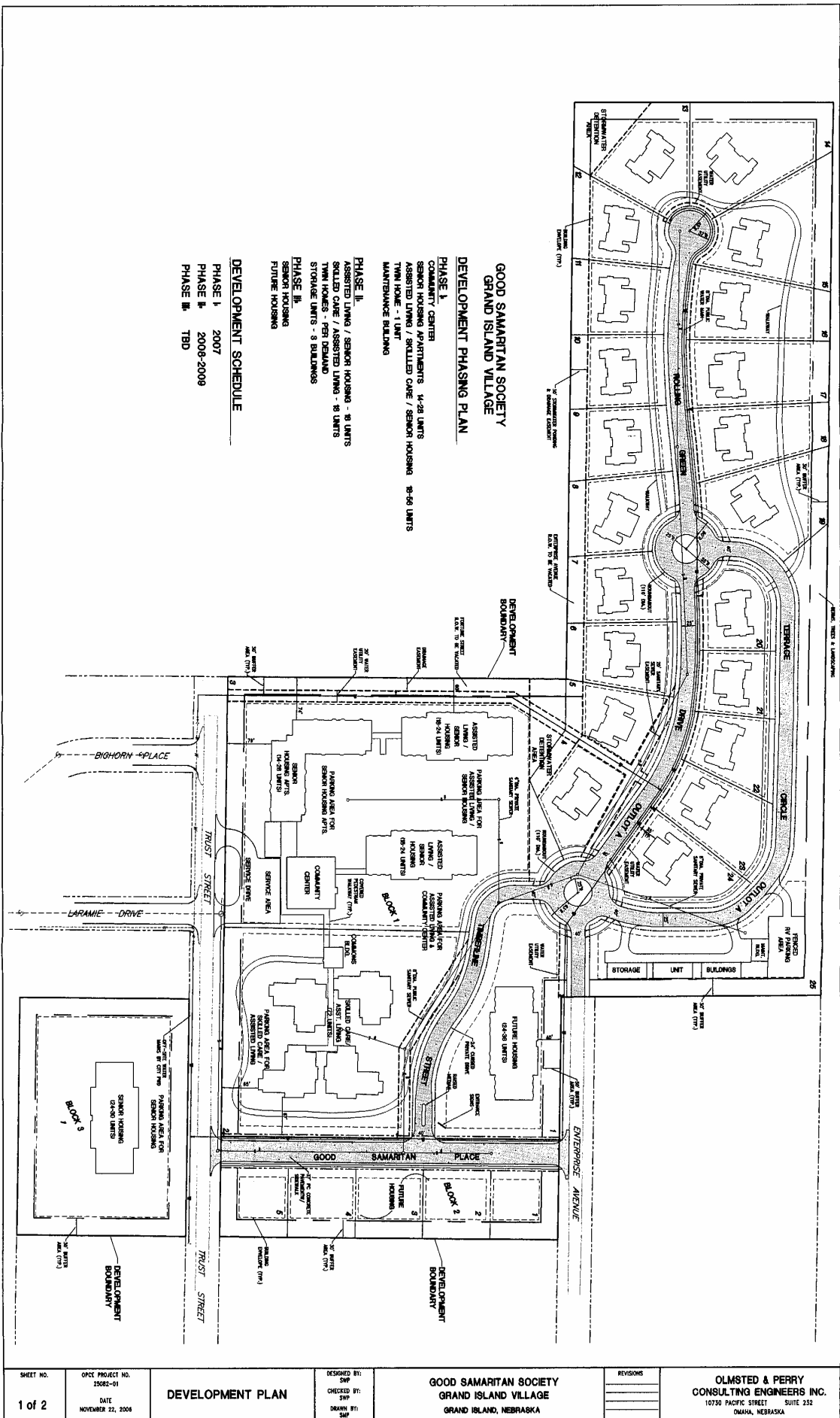
Scale : NONE

C-8-2007GI

- From M2 : Heavy Manufacturing Zone
- M1 : Light Manufacturing Zone
- R1 : Suburban Residential Zone
- To RD : Residential Development Zone



OFFICIAL CITY OF GRAND RAPIDS, MICHIGAN
PLANNING DEPARTMENT





Proposed Duplex Style "Twin House" Unit



Proposed Assisted Living Building



Proposed Community Center



Proposed Skill Care Housing



Proposed Skilled Care Housing Building Two



Example of Proposed Signage