



City of Grand Island

Tuesday, June 09, 2009

Council Session

Item E2

**Public Hearing on Request from Holland Basham Architects for a
Conditional Use Permit for a Mosaic Group Home Located at 1517
and 1523 Hope Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: June 9, 2009

Subject: Request of Mosaic Group Home for approval of a Conditional Use Permit to Allow Construction of a Group Care Home at 1517 Hope Street

Item #'s: E-2 & H-2

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for the approval of a Conditional Use Permit to allow for the construction of a group home facility at 1517 Hope Street. The property is currently zoned R-3 Medium Density residential and as such 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 construct a six bedroom facility for individuals with disabilities providing health and custodial care on a 24 hour basis from a residential setting. The facility will be constructed 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.

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.



Non-Refundable Fee: \$200.00
Return by: _____
Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Mosaic Group Home, www.mosaic.org
2. The owner(s) of the described property is/are: Vacant lot owned by Mosaic.
3. The legal description of the property is: South 1/2 of the West 1/2 of Block 13 in the Pleasant Home Addition
4. The address of the property is: 1517 and 1523 Hope Street, Grand Island
5. The zoning classification of the property is: R3
6. Existing improvements on the property is: Vacant Lot
7. The duration of the proposed use is: Perpetuity
8. Plans for construction of permanent facility is: Group Home for the Disabled
9. The character of the immediate neighborhood is: Residential
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: _____
Mosaic would like to build a 6 bedroom group home for the disabled. The architecture of the proposed structure would be residential style to compliment the surrounding homes. Zoning section 36-64 does not allow Group Homes in the permitted principle use.

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

5/21/2009
Date
402-896-3584
Phone Number

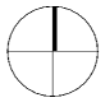
Mosaic by [Signature]
Owners(s)
4980 S. 118th Street
Address
Omaha NE 68138
City State Zip

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



PRELIMINARY SITE PLAN

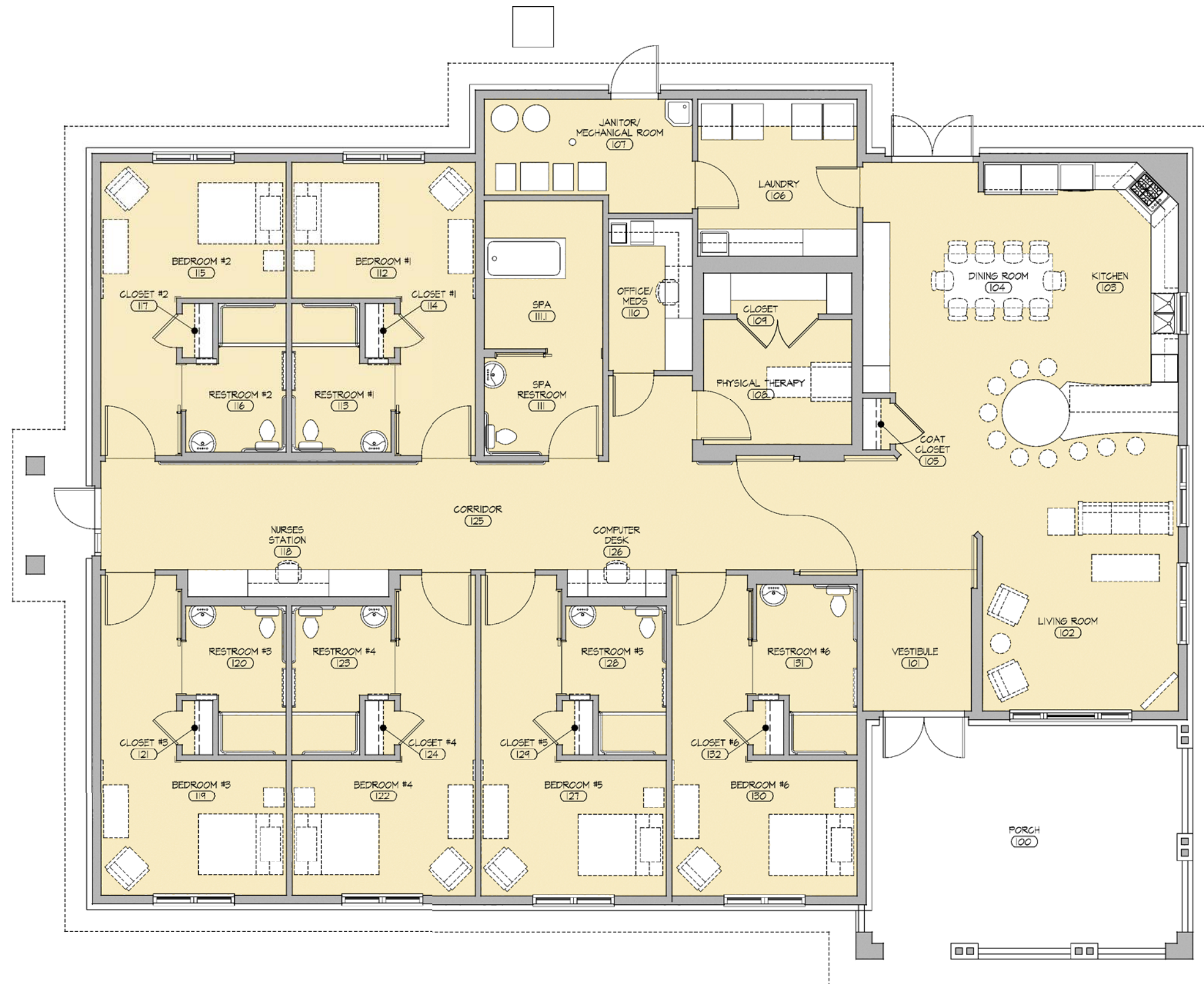
0 10' 20'



MOSAIC
ICF/MR - CDD-MSU

HBA
HOLLAND BASHAM
ARCHITECTS

20 May 2009



PRELIMINARY FLOOR PLAN

0 4' 8'



3D MODEL



WEST ELEVATION



EAST ELEVATION

PRELIMINARY EXTERIOR ELEVATIONS

0' 4' 8'

MOSAIC
ICF/MR - CDD-MSU

HBA
HOLLAND BASHAM
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NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

0' 4' 8'

MOSAIC
ICF/MR - CDD-MSU

 **HBA**
HOLLAND BASHAM
ARCHITECTS

20 May 2009



Bonded Abstracter

EILEEN F. HARMS – HAL A. SCHAGER

Member of Nebraska Land Title Association

704 West Third Street – P.O. Box 627 – Grand Island, NE 68802

Telephone (308) 382-4651 – Fax (308) 382-7782

CONDITIONAL USE PERMIT SEARCH

ReZoning Search-200'

1517 and 1523 Hope Street

Name & Address	Description
<ul style="list-style-type: none">G.I. School District 123 S. Webb Rd Grand Island, NE 68803	Lot 1,2,3,4 & 5 Grand Island School Add
<ul style="list-style-type: none">David J. & Amy J. Dever 523 Hedde Grand Island, NE 68801	N1/2W1/2 Blk 13 Pleasant Home Sub
<ul style="list-style-type: none">J & B Rentals, LLC 1611 N. St. Paul Rd Grand Island, NE 68801	W153' S1/2 Blk 12 Pleasant Home Sub
<ul style="list-style-type: none">KC & Deborah Marie Hehnke 8406 N. 110th Rd Dannebrog, NE 68831	Lot 2 Bob Sub
<ul style="list-style-type: none">Francisco A. Penate Jr. 1516 S. Sylvan Grand Island, NE 68801	Lot 1 Bob Sub
<ul style="list-style-type: none">Jerry E. & Beverly A. Thorne 1512 S. Sylvan Grand Island, NE 68801	S 93.32' E1/2N1/2 Blk 13 Pleasant Home Sub
<ul style="list-style-type: none">Donald R. Jelinek 1504 S. Sylvan Grand Island, NE 68801	N 46.68' E1/2 Blk 13 Pleasant Home Sub



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- Ken B & Su Z. Moffett
1422 S. Sylvan
Grand Island, NE 68801
S 94' E 132' Blk 12
Pleasant Home Sub
- Abbey G. Wilkinson
1416 S. Sylvan
Grand Island, NE 68801
N 46' E 132' S1/2 Blk 12
Pleasant Home Sub
- Rolland R. & Dorothy Ann Smith
1411 S. Sylvan
Grand Island, NE 68801
S 49' W1/2N1/2 Blk 11
Pleasant Home Sub
- Darrell D. & Janine E. Bayles
1413 S. Sylvan
Grand Island, NE 68801
N1/2W1/2S1/2 Blk 11
Pleasant View Sub
- Jonathan N. & Jennifer K. Stromer
420 W. Hedde
Grand Island, NE 68801
S 70' W1/2 Blk 11
Pleasant Home Sub
- Don J. Schenck
421 Hedde
Grand Island, NE 68801
N 85' W1/2 Blk 14
Pleasant Home Sub
- Dana A. & James A. White
2911 Bearing Point Dr
Grand Island, NE 68803
S 65' N150' W1/2 Blk 14
Pleasant Home Sub
- Regina A. & Darrlyn Juhl
404 East St
Shelton, NE 68876
S 130' W1/2 Blk 14
Pleasant Home Sub
- Niels McDermott
923 Austin Ave
Grand Island, NE 68801
Pt SE1/4 21-11-9
- City of Grand Island
100 1st St
Grand Island, NE 68801
Pt SE1/4 21-11-9
- David L. & Catherine M. Larson Trustee
505 Linden Ave
Grand Island, NE 68801
Lot 4 Sunny Acres 2nd
Sub



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- OHHO Partnership
8406 N 110th Rd
Dannebrog, NE 68831
Lot 25 Sunny Acres Sub
- William & Agnes Gomes
4077 David Ave
Grand Island, NE 68803
Lot 23 Sunny Acres Sub
- Ruff Properties LLC
P O Box 5592
Grand Island, NE 68802
Lot 24 Sunny Acres Sub
- Southwood Apartments Inc.
5101 Central Park Dr #100
Lincoln, NE 68504
Lot 16 Sunny Acres Sub
- Tyler S. Williams
702 Church Rd
Grand Island, NE 68801
Lots 14 & 15 Sunny Acres Sub
- William & Agnes Gomes
4077 David Ave
Grand Island, NE 68803
Lots 1, 2, & 3
Birmingham Estate Sub
- Baker Development Co.
P O Box 2161
Grand Island, NE 68802
Lot 1 Nottingham Estates
2nd Sub
- Donald E. & Donna J. Preisendorf
4216 Arizona Ave
Grand Island, NE 68803
Pt Lots 16, 17 & 18
Nottingham Estates Sub
- Grand Island Renovations LLC
4006 Reed Rd
Grand Island, NE 68803
Lot 19 & 20
Nottingham Estates Sub



Adams St S

Hedde St W

Hope St

Sylvan St

Hedde St W

Hope St

Church Rd

1517 Hope St.

