City of Grand Island

Tuesday, August 25, 2009
Council Session

Item E2

Public Hearing on Request from Mosaic Group Home for a Conditional Use Permit for a Mosaic Group Home Located at 2905 West 5th Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: August 25, 2009

Subject: Request of Mosaic Group Home for Approval of a Conditional Use Permit to Allow Construction of a Group Care Home at 2905 West 5th Street

Item #'s: E-2 & H-1

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 2905 West 5th Street. The property is currently zoned R-2 Low 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.

The submitted drawing identifying the location of the proposed building appears to utilize three of the adjacent lots for the development. Either an administrative subdivision combining these lots into one needs to be presented and approved or the building needs to be constructed across the property lines of these three lots to tie the lots together as one

lot, or the applicable setbacks need to be provided from the existing property lines. Any approvals should as a condition require compliance with zoning setback requirements.

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.

CITY OF GRAND ISLAND

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: Lot 20 thru 22. Kallos Second Subdivision
4. The address of the property is: Address has not been assigned yet.
5. The zoning classification of the property is: R2
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.

11/22/09
Date

Owners(s)

402-896-3884
Phone Number

4980 S. 118th St.
Address

Omaha NE 68137
City State Zip

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

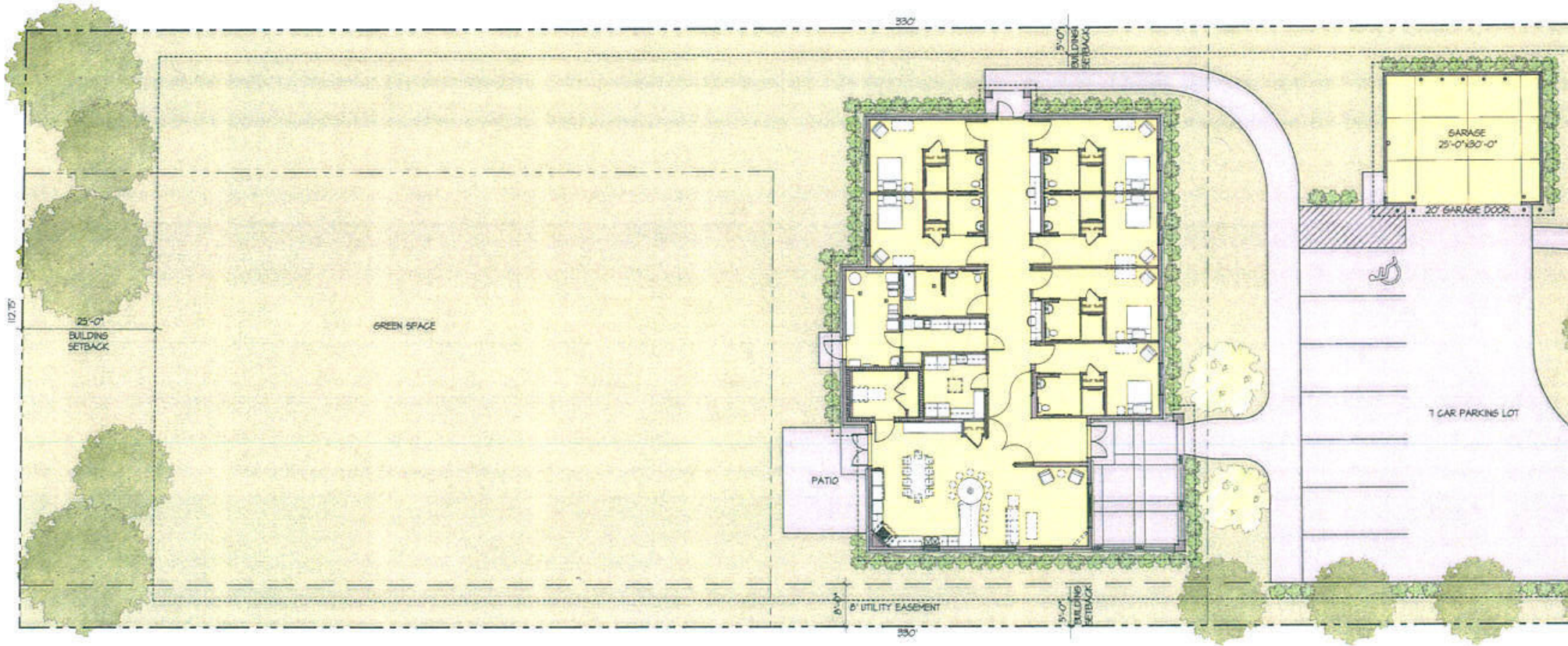
ZONING:

LOTS 20, 21 & 22 KALLOS 2ND SUBDIVISION, GRAND ISLAND, NEBRASKA
R2 ZONING - CONDITIONAL USE PERMIT NEEDED
SITE SQ FT: 31,259 SQ FT
.86 ACRES

	REQUIRED:	PROVIDED:
HEIGHT:	35 FEET MAXIMUM	
IMPERVIOUS COVERAGE:	35 PERCENT MAXIMUM 13,041 SF FT MAX	11,342 SQ FT
PERVIOUS COVERAGE:	65 PERCENT MINIMUM 24,218 SQ FT MIN	25,448 SQ FT
BUILDING SETBACKS:		
FRONT YARD:	25 FEET	111'-0"
STREET SIDE YARD:	12.5 FEET	N/A
INTERIOR SIDE YARD:	5 FEET	10'-11"
REAR YARD:	20 FEET	154'-5"

BUILDING SQ FT: 4,344 SQ FT

PARKING REQUIREMENTS:
1 SPACE PER 4 PEOPLE
2 SPACES FOR LOADING

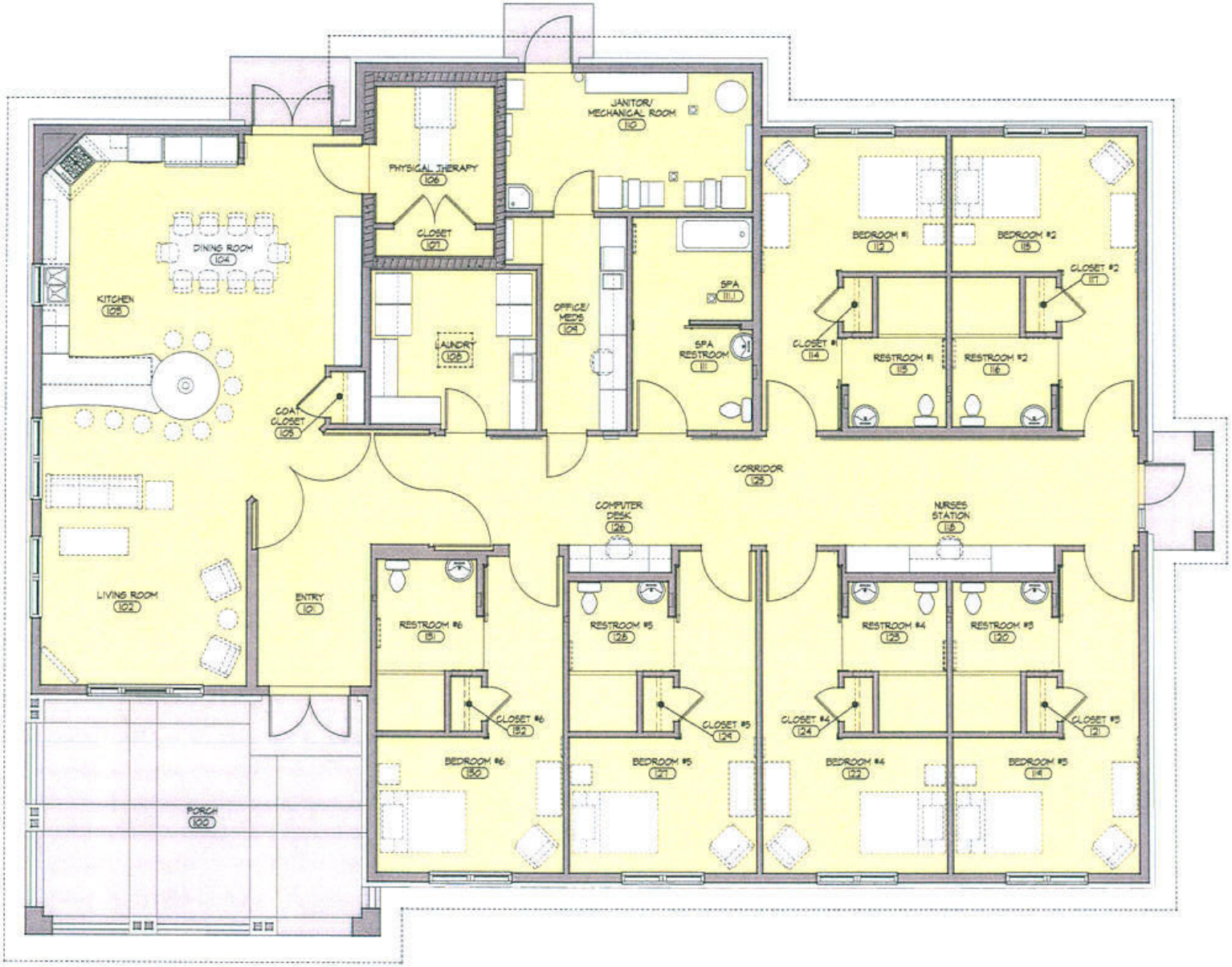


SITE PLAN

0 10' 20'

MOSAIC

ICF/MR - CDD-MSU

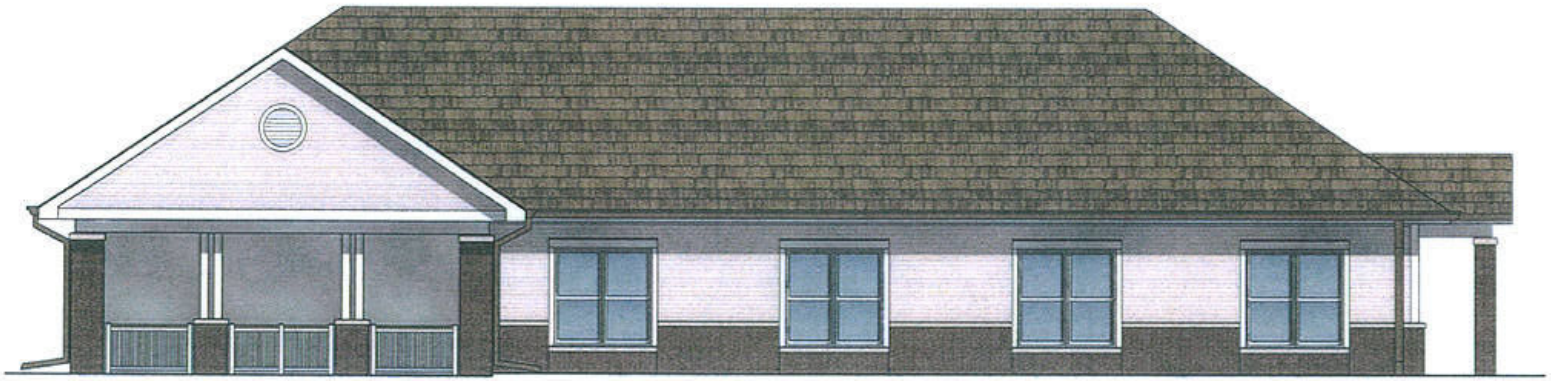


FLOOR PLAN

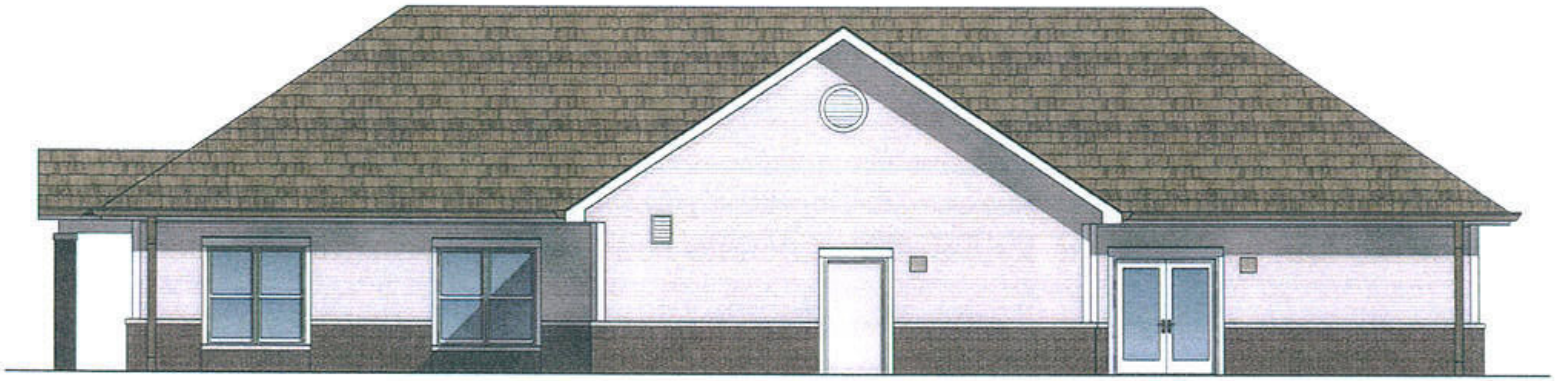
0 4' 8'

MOSAIC

ICF/MR - CDD-MSU



FRONT ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS

0 4' 8'

MOSAIC

ICF/MR - CDD-MSU

SIDE ELEVATION

SIDE ELEVATION

EXTERIOR ELEVATIONS

0 4' 8'

MOSAIC

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