



City of Grand Island

Tuesday, July 14, 2015

Council Session

Item E-3

Public Hearing on Request from Blender, LLC – Rick Johnson on behalf of Zella, LLC – Farhan Khan for a Conditional Use Permit for a Senior Living Facility located South of the Intersection of State Street and Ebony Lane

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: July, 14, 2015

Subject: Request of Blender LLC & Zella LLC, for Approval of a Conditional Use Permit to Allow Construction of a Senior Living Center at 1920 Sagewood Avenue

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 senior living center at 1920 Sagewood Avenue. The property is currently zoned R-4 High Density residential and as such senior living facilities are listed in the zoning regulations as a permitted conditional use requiring approval of the City Council.

The request is being submitted by Blender LLC, the current owners of the property with the expectation that upon approval the Zella LLC will become the owners and construct the proposed senior living facility.

Discussion

The property is currently part of an approximately 69 acre parcel proposed to be subdivided with the approval of Starlite Subdivision creating lots, one of 9.35 acres in which to build the proposed new facility. The proposal is to construct a 93 unit two story senior living center providing health and custodial care on a 24 hour basis, with the potential for an additional 70 units in the future. The facility will be constructed in conformance with the International Building and Fire Codes 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:

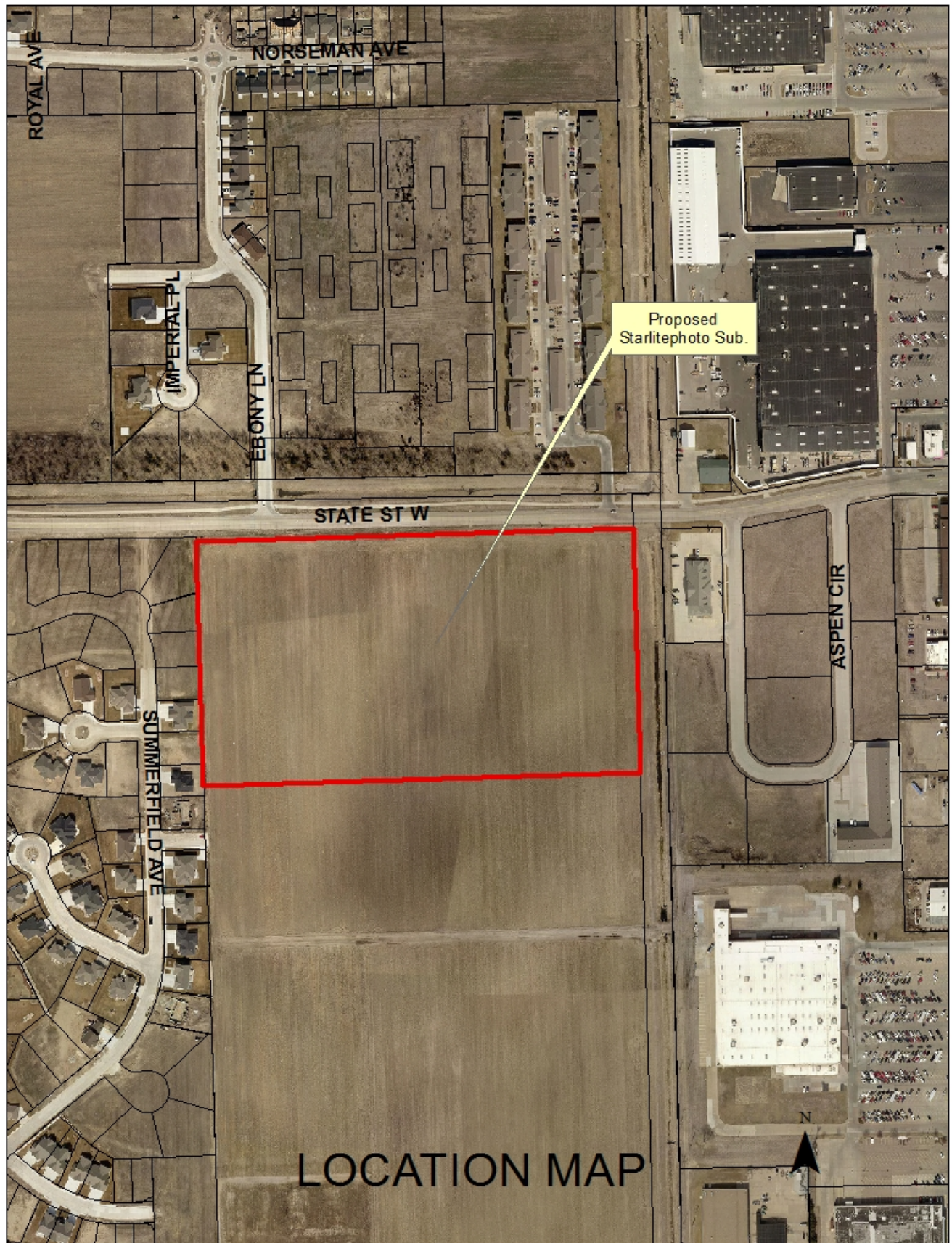
1. Approve the request for the Conditional Use Permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the Request, finding that the proposed application does not conform to the purpose of the zoning regulations.
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.



Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: SENIOR LIVING FACILITY
2. The owner(s) of the described property is/are: _____
3. The legal description of the property is: TBA, Lot 1 Starlight Subdivision
4. The address of the property is: TBD BY THE CITY 1920 Sagewood Ave.
5. The zoning classification of the property is: R4
6. Existing improvements on the property is: NONE
7. The duration of the proposed use is: PERPETUAL
8. Plans for construction of permanent facility is: RETIREMENT FACILITY
9. The character of the immediate neighborhood is: RESIDENTIAL w/ADJACENT COMMUNITY
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: TO ALLOW THE CONSTRUCTION OF A SENIOR LIVING FACILITY TO BE BUILT. ALSO SURFACE GARAGES.

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

6-23-15

Date

Blender LLC Rick S Johnson

Owners(s)

308-384-9452

Phone Number

Po Box 1664

Address

Grand Island

City

NE

State

68802

Zip

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

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: SENIOR LIVING FACILITY
2. The owner(s) of the described property is/are: ZELLA LLC
3. The legal description of the property is: TBA, Lot 1 Starlight Subdivision
4. The address of the property is: TBD BY THE CITY 1920 Sagewood Ave.
5. The zoning classification of the property is: R4
6. Existing improvements on the property is: NONE
7. The duration of the proposed use is: PERPETUAL
8. Plans for construction of permanent facility is: RETIREMENT COMMUNITY
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I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

6/22/15

Date

ZELLA LLC c/o FASHAN KHAN

Owners(s)

402.933-2561

Phone Number

11717 BURT ST. #102

Address

OMAHA

City

NE

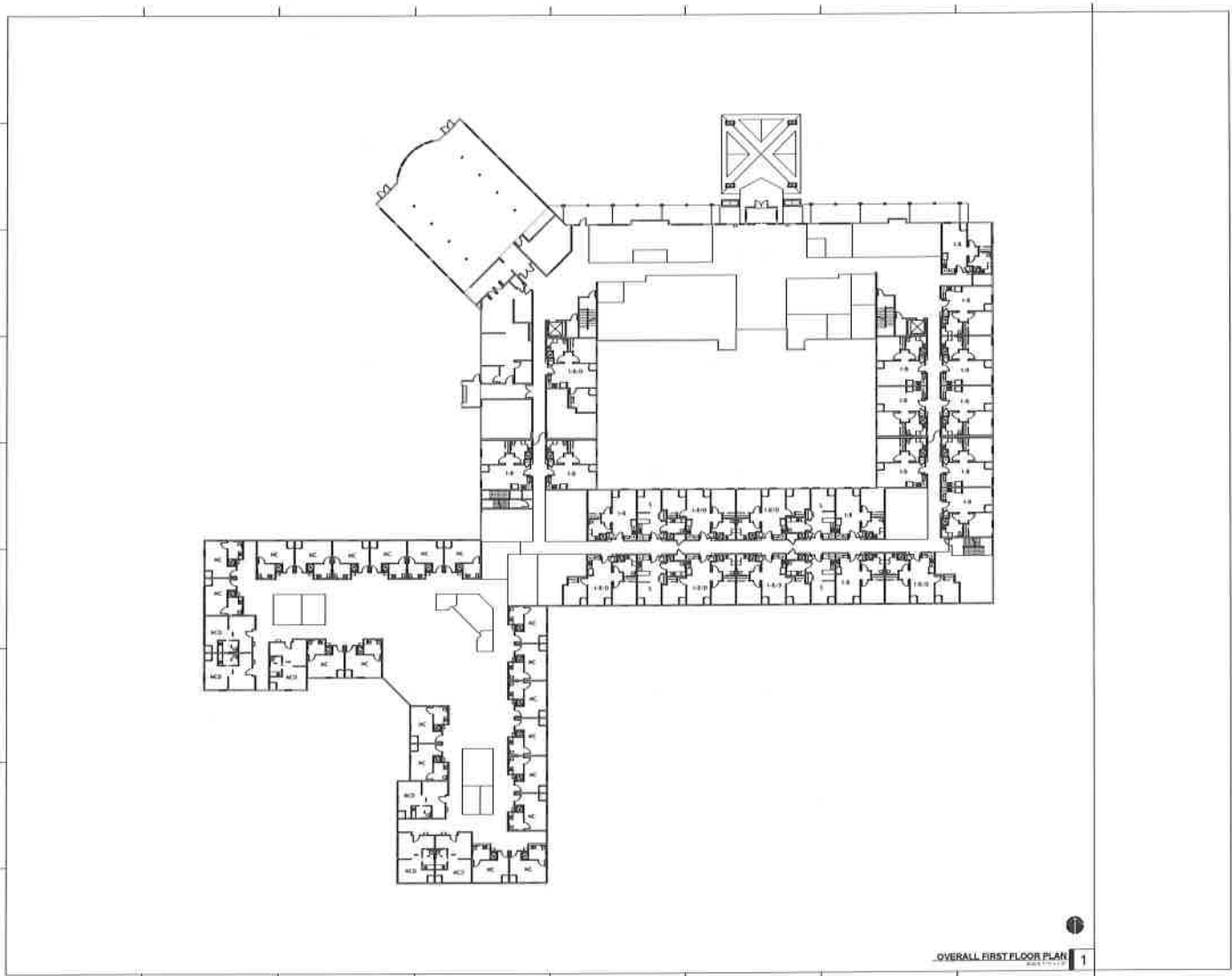
State

68154

Zip

Fashan Khan
JUNE 22, 15

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



OVERALL FIRST FLOOR PLAN
DATE: 7/14/2015



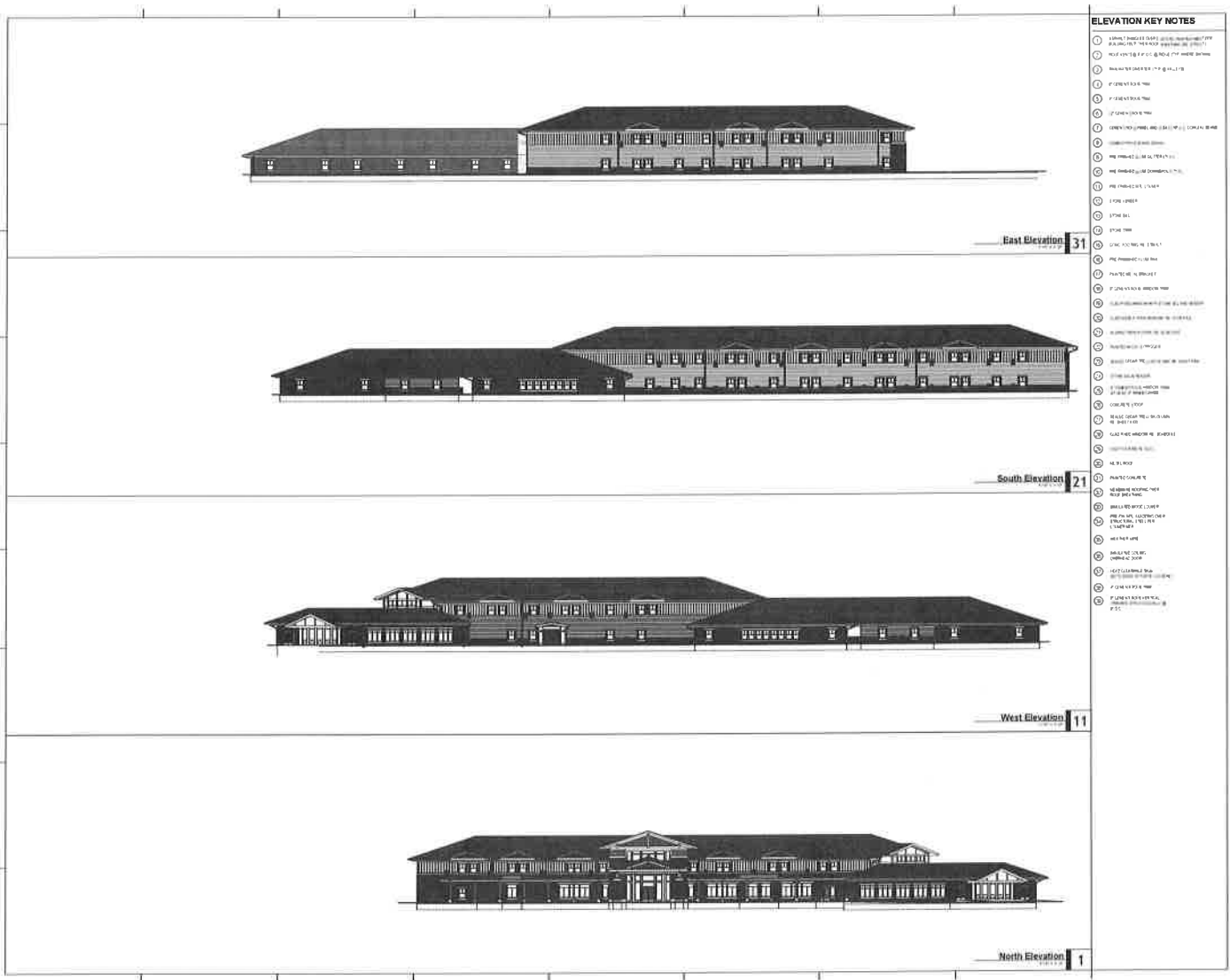
Heritage at Grand Island
New Construction
Grand Island, Nebraska



Project	Heritage at Grand Island
Client	City of Grand Island
Architect	Slaggie Architects
Engineer	Slaggie Architects
Interior Designer	Slaggie Architects
Construction Manager	Slaggie Architects
General Contractor	Slaggie Architects
Other	Slaggie Architects

Project No. 15-01
Drawing No. A-101
Overall First Floor Plan





SLAGGIE

Heritage at Grand Island

New Construction

Grand Island, Nebraska

Heritage

Living better

Division

Project

Program

Subproject

External Dimensions

A-200