

## 7.b.. Regulatory Factors – Zoning

Document zoning classification of proposed site, nearby and surrounding property and whether International Building Code Use Group I-2, Nursing Home, is a permitted use. If site is not zoned to allow proposed use group, or if proposed use group requires special or conditional use permit, provide assurance of support from jurisdiction for construction of Home on proposed site, unencumbered by zoning restrictions.

The property where the home is proposed is currently zoned District M-1 and must be rezoned to permit an assisted living/retirement center or a medical office/hospital to become operational. The City of Kearney has begun the process to rezone the property District BP, Business Park, which would permit either above use types. This zoning will also afford the developer the opportunity to lease or sell parcels not used by the Veterans Home for other, consistent uses at their discretion, such as: healthcare facilities, cultural facilities, offices, or custom manufacturing. **The rezoning of the site and adjacent City property south of 56<sup>th</sup> Street to BP will be completed by August 1, 2013.**

The 2012 International Building Code classifies all use types based on degrees of hazards and limitations on self-preservation for the individuals using the facility. A Group I-2 occupancy would permit 24-hour medical care for more than 5 individuals who are incapable of self-preservation and would include, hospitals and nursing home type facilities. A Group I-1 would include buildings used for the care of 16 or more persons who reside on a 24 hour basis in a supervised environment and receive custodial care. A Group I-1 would include assisted living facilities, congregate care facilities and convalescent facilities. **Both above use types are permissible in a BP District.**