



City of Grand Island

Tuesday, September 13, 2016

Council Session

Item E-2

Public Hearing on Request from David and Debra McMullen for a Conditional Use Permit to Allow Construction of a New House while Living in the Existing House located at 3225 N. Webb Road

Council action will take place under Request and Referrals item H-2.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: September 13, 2016

Subject: Request of David and Debra McMullen for Approval of a Conditional Use Permit to Allow for the Construction of a New Single Family Dwelling while continuing to live in the Existing Dwelling at 3225 N. Webb Road

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the construction of a new single family dwelling while continuing to occupy the existing dwelling on the site.

The property is currently zoned AG-2 Secondary Agricultural, and is approximately 1.5 acres in size.

City Code provides that only one principal building shall be permitted on one zoning lot.

Discussion

To facilitate this request City Council approval of a temporary use is necessary. Approval will allow the owners to occupy the existing dwelling during construction of a new dwelling and allow the Building Department to issue a building permit for the new dwelling while the existing dwelling remains during the construction process. After the new dwelling is completed and a certificate of occupancy issued the existing dwelling is proposed to be removed within a specified time. Six months is recommended.

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 a special committee for a determination of a finding of fact.
5. Table the issue.

Recommendation

Approve the request for a temporary use allowing a building permit to be issued and two principal buildings on the site for a one year period.

Sample Motion

Move to approve the request to allow construction of a single family dwelling with the existing dwelling to remain for a 12 month period expiring on September 15, 2017

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: 2nd House on Property
2. The owner(s) of the described property is/are: David J & Debra J McMillen
3. The legal description of the property is: see Attached
4. The address of the property is: 3225 N. Webb Rd
5. The zoning classification of the property is: Large Lot Residential & Ag
6. Existing improvements on the property is: 1000 sq foot house & out Buildings
7. The duration of the proposed use is: PERMANENT
8. Plans for construction of permanent facility is: AS SOON AS APPROVED
9. The character of the immediate neighborhood is: Residential & Ag
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: LIVE IN EXISTING HOUSE UNTIL NEW HOUSE IS BUILT

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

8-24-16

Date

308-379-5003

Phone Number

David J. McMillen

Owners(s)

3225 N. Webb Rd

Address

Grand Island

City

NE

State

68803

Zip

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

