



City of Grand Island

Tuesday, July 25, 2017

Council Session

Item E-5

Public Hearing on Request from Midland Ag Service, Inc. for a Conditional Use Permit to Allow Parking for the Nebraska State Fair and Similar Events Located at 1311 South Stuhr Road

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: July 25, 2017

Subject: Request of Roger Lubbe and the Nebraska State Fair for Approval of a Conditional Use Permit to Allow the Continued Use as a Parking Lot on the Property at 1311 S. Stuhr Road

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for approval of a conditional use permit to allow the property to continue to be utilized as a parking lot. The 36 acre tract of land located east of Stuhr Road has been utilized as parking for the State Fair since 2012 under the provisions of Section 36-96 (B) (3). The property is currently zoned T-A Transitional Agriculture and as such a parking lot is not a listed permitted or conditional use. However a public service facility is a listed conditional use and Section 36-89 (E) allows temporary uses if approved by the City Council as a conditional use. Conditional uses as listed in the zoning code must be approved by the City Council after a finding that the proposed use promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Discussion

This proposal is to continue to utilize the undeveloped tract of land for parking as the provisions of Section 36-96(B)(3) allow for tracts of land twenty acres or more used for seasonal events of not more than 14 consecutive days in duration to be exempt from providing required parking lot improvements.

This request is to allow continued parking for the State Fair and any similar event that would comply with the provision of the City Code for the next 10 years.

Conditions for the original approval in 2012 were a minimum 10' setback from the property line before any parking begins, limited access to the site in two drives as approved by the Public Works Department, and any parking lot lighting provided shall

comply with the National Electric Code and be permitted and inspected by City electrical inspectors.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for a Conditional Use Permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or Deny the request finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the request to meet the wishes of the Council.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue

Recommendation

City Staff recommends that the Council approve the conditional use permit with the condition identified, finding that the request does promote 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 requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform 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: Utilize existing 36 acre parcel as parking area for Nebraska State Fair + similar events.
2. The owner(s) of the described property is/are: Midland Ag Services, Inc
3. The legal description of the property is: (W 1/2 sec. 23 11-9-76 H&H Co.
4. The address of the property is: 1311 South Stahr Road
5. The zoning classification of the property is: TA (transitional agriculture)
6. Existing improvements on the property is: Pivot
7. The duration of the proposed use is: 10 years
8. Plans for construction of permanent facility is: none
9. The character of the immediate neighborhood is: residential / agricultural
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: Nebraska State Fair has discussed using the referenced parcel to provide parking for the annual State Fair. The owner, Roger Luckbe, has agreed with this request and has plans to possibly use the parcel for similar events in the future.

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

7-12-17
Date

308-382-8185
Phone Number

Midland Ag Services, Inc
by Roger Luckbe Owners(s)
1012 So. Shady Bend Rd.
Address

GI City NE State 68801 Zip

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

