



City of Grand Island

Tuesday, June 11, 2019

Council Session

Item E-3

**Public Hearing on Request from Christopher and Kay Kotulak,
DVM for a Conditional Use Permit for a Veterinary Clinic/Animal
Hospital-Equine located at 5066 Ft. Kearney Road**

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 11, 2019

Subject: Request of Christopher & Kay Kotulak , DVM
for approval of a Conditional Use Permit to allow for the
establishment and operation of an equine veterinary
clinic at 5066 Fort Kearney Rd, Grand Island, NE.

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for approval of a conditional use permit to allow for a veterinary clinic at the above address.

The property is currently zoned LLR, Large Lot Residential , that zoning classification allows Veterinary clinics and animal hospitals only as a conditional use approved by the City Council.

This proposal is to continue to utilize the existing single family dwelling on the property which is a permitted principal use and add as an accessory use the equine veterinary clinic to facilitate the treatment of a few horses on the east part of the property for a short duration of treatment.

Discussion

This request is for approval to create an additional use on the property as an equine veterinary clinic. The veterinary clinic would be a commercial use and should meet all the building and fire codes required as a commercial facility.

This would be similar to a home occupation except for public contact at the property and the requirement for fire and life safety code provisions in the buildings utilized as a commercial facility.

The existing residential dwelling would not be affected except for modifications to existing utility connections.

If approved compliance with additional zoning and building regulations will still need to be completed, examples would be parking, building and life safety codes, and a limit of two horses per acre of the east area utilized for outdoor paddock and recovery.

The site location is such that it would not appear that this request will have any negative impact on the neighboring properties.

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 finding that the request does promote health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

A motion to approve the request for a conditional use permit including the staff recommendations, 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: Veterinary Clinic / Animal Hospital - Equine
2. The owner(s) of the described property is/are: Christopher C. Kotulak & Kay M. Kotulak SUM
3. The legal description of the property is: Sec 7, Twp 11, R8, SW 1/4 NW 1/4 E part SE 1/4 NW 1/4
4. The address of the property is: 5066 Ft Kearney Rd, GI, NE 68801
5. The zoning classification of the property is: LLR
6. Existing improvements on the property is: home, detached garage, outbuildings, large barn
7. The duration of the proposed use is: 15 years
8. Plans for construction of permanent facility is: additions to existing structures
9. The character of the immediate neighborhood is: 1/4 residential, 3/4 rural
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.
(KOTULAK)
11. Explanation of request: The new owners of the property at 5066 Ft Kearney Rd. would like to establish a small equine veterinary clinic. The clinic would only keep a few horses on the property for a short period of time for the duration of necessary treatment. All livestock will be kept on East half of property.

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

5.15.2019

Date

308-201-1478

Phone Number

Christopher C. Kotulak & Kay M. Kotulak

Owners(s)

1409 10th St

Address

Aurora

City

NE

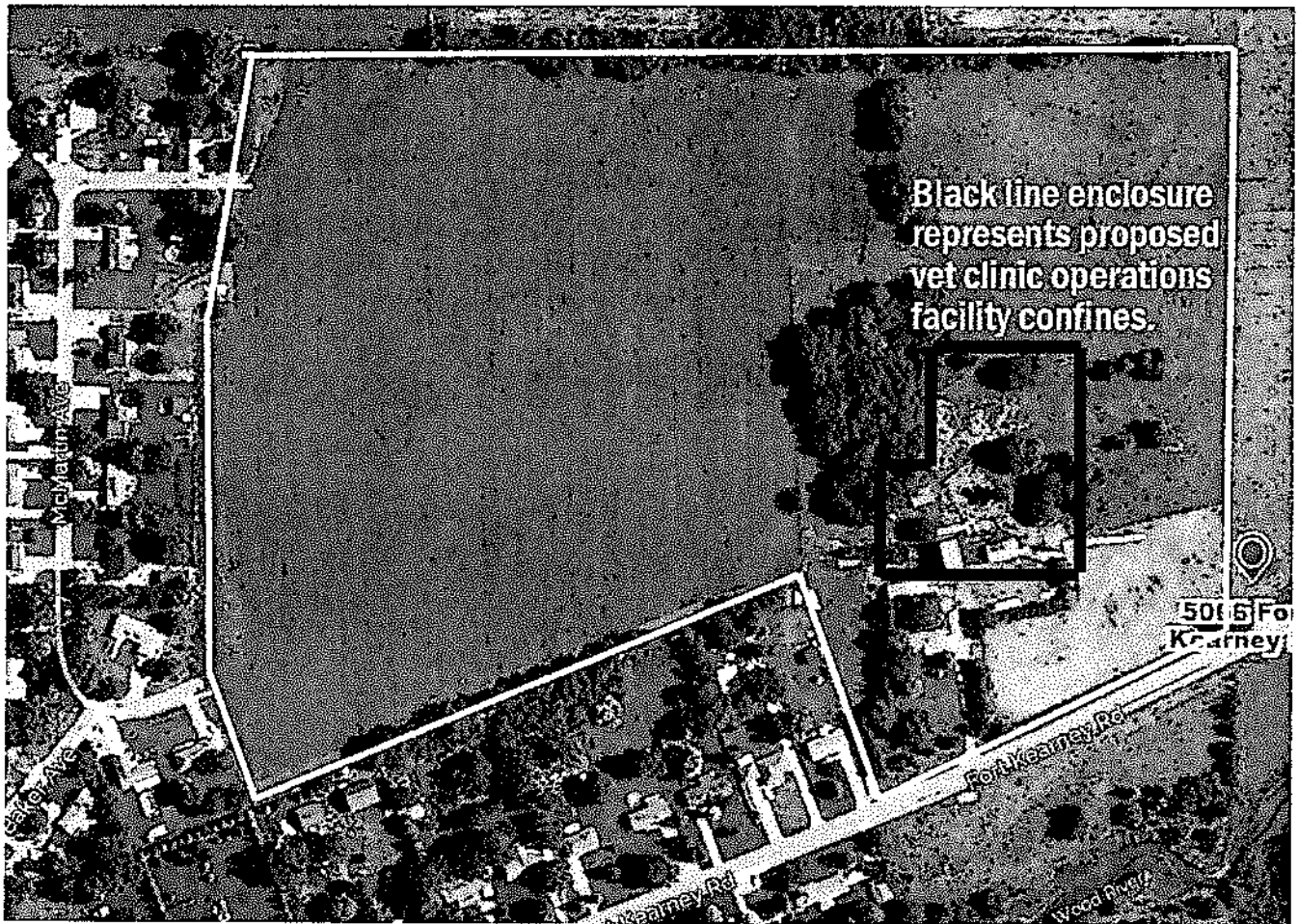
State

68818

Zip

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

41 total acres property at 5066 Ft Kearney Road, Grand Island, NE 68801



The equine veterinary clinic would include a small clinic built into existing structures and a few outdoor paddock areas with sheds to keep horses during treatments.

The facility would be set back behind the home and not extremely visible from the road.