



City of Grand Island

Tuesday, October 27, 2020

Council Session - Updated

Item E-2

**Public Hearing on Request from Gerald and Pamela Dean for a
Conditional Use Permit to Allow Livestock on Premises located at
2670 N. St. Paul Road**

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: October 27, 2020

Subject: Request of Gerald & Pamela Dean for approval of a Conditional Use Permit for the property at 2680 N. St. Paul Road. The request is to allow keeping of livestock on a property zoned Large Lot Residential, in excess of 5 acres, and in conformance with Section 36-61 of the Grand Island Zoning Code.

Presenter(s): Craig A. Lewis, Building Department Director

Background

This request is to utilize the newly amended zoning code which allows as a conditional use livestock on property zoned Large Lot Residential subject to the following minimum conditions;

- Size of property is at least 5 acres.
- All buildings requiring a building permit are identified on the application.
- All services such as water, sewer, natural gas and electric are identified on the application whether provided privately or public.
- Number and or type of animal is consistent with the limitations of the Grand Island Animal Ordinance Chapter 5 of the City Code.
- Additions of services or buildings accessory to this approved use will require an additional hearing for a conditional use permit to review the proposed additions.

The applicant has prepared a subdivision of the ten acre tract of land and if the requested conditional use is approved the proposed subdivision will then be filed to complete the subdivision of land into Lot 1 of 8.9 acres and Lot 2 .8 acres of Brooklyn Subdivision. This subdivision will create Lot #2 with the existing single family dwelling at 2670 N St. Paul Rd. and the other Lot #1 requesting the conditional use permit for keeping of livestock at 2680 N St. Paul Road.

Discussion

Because the vacant lot would not have a permitted principal use and the keeping of livestock is not a listed permitted principal use the amendment to the zoning code allows as a conditional use the keeping of livestock.

As a conditional use approved by the City Council it allows the use and the ability to place additional conditions on the property if applicable.

As this location is fairly isolated and allows separation from adjacent properties it does not appear the proposed application will have any negative impact.

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 the public health, safety, and welfare of the community.
2. Disapprove or Deny the request finding that the proposed use 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.

Recommendation

City Administration recommends that the Council approve this request finding that the request does promote the health, safety, and general welfare of the community, does protect the 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 to allow the keeping of livestock in conformance with the provisions of the adopted City Code.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: TO KEEP LIVESTOCK ON A PIECE OF PROPERTY THAT IS ZONED LLR AND LARGER THAN 5 ACRES.
2. The owner(s) of the described property is/are: GERALD L AND PAMELA K. DEAN
3. The legal description of the property is: SEE ATTACHED WARRANTY DEED
4. The address of the property is: 2670 N. SAINT PAUL RD., G.I., NE 68801
5. The zoning classification of the property is: LLR
6. Existing improvements on the property is: HOUSE, GARAGE AND OUTBUILDINGS
7. The duration of the proposed use is: PERPETUAL
8. Plans for construction of permanent facility is: NOTHING AT THIS TIME
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: TO ALLOW LIVESTOCK ON PREMISES.

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

10-8-2020
Date

Pamela K. Dean
Owners(s)

308-380-0344
Phone Number

14 SAINT JAMES PLACE
Address

GRAND ISLAND NE 68803
City State Zip

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

(Jerry DEAN)

6 to 15 head of horses

3 (West)
Brooklyn Sub Division

(South)

(North)

12x20
shade

15x30
Storage

Electric
Needed

12x20
shade

12x20
shade

Garage

House

(EAST)

St Paul Road