



City of Grand Island

Tuesday, March 23, 2021

Council Session

Item E-4

Public Hearing on Request from Phil Mader for a Conditional Use Permit for Adding a Water Well/Electric Service and Two Accessory Buildings to Property located at 551 Midaro Drive

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: March 23, 2021

Subject: Request of Phil & Linda Mader for approval of a Conditional Use Permit for the property at 551 Midaro Dr. PT. W1/2 SE ¼ of Sec. 27-11-9.

This request is to allow for a private recreational area 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 Lewis, Building Department Director

Background

This request is to utilize the newly amended zoning code which allows as a conditional use a private recreational area 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 publicly.
- 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 purchased a tract of land of 10.8 acres on Madero drive and wishes to improve the site to provide the ability to utilize the property for a private recreational use.

Discussion

Because the vacant lot would not at this time have a permitted principal use or building, the proposed construction of a 16'x16' pergola, a 16'x 20' accessory structure and the installation of an electrical service and private water well would not be allowed without a principal use. The tract of land is part of a past sand and gravel mining operation providing 10.8 acres with 1.5 acres of land and the remaining 8.5 acres water.

A conditional use approved by the City Council would allow the use and provides the ability to place additional conditions on the property if applicable, and allows for neighboring properties to express any concerns. As this location is fairly isolated and adjacent to other parcels of the same past mining operation it appears the proposed application may have a limited impact on the area.

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.
5. Table the issue.

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 a private recreational area with the listed improvements, and 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: ut.ilities Added to property
16 X 16 pergula Added to property - Recreation Use
2. The owner(s) of the described property is/are: Phil and Linda Mader
3. The legal description of the property is: 27-11-9 Pt W 1/2 SE 1/4 108Ac
4. The address of the property is: 551 Midaro Drive
5. The zoning classification of the property is: LLR Large Residential Zone
6. Existing improvements on the property is: Retaining Wall
7. The duration of the proposed use is: indefinite
8. Plans for construction of permanent facility is: immediate
9. The character of the immediate neighborhood is: minimum 10Ac Residential lots
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: We would like to Add ut.ilities - water
Well - Electric service to our property.
We would like to Add pergula - 16 X 16 to 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.

3-8-21

Date

Phil Mader

Owners(s)

308 379 7694

Phone Number

3326 W Abbott Rd

Address

Grand Island

City

Ne

State

68803

Zip

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

City of Grand Island,

Phil and Linda Mader would like to add a 16x20 accessory building with for their Recreational property on 551 Midaro Drive. Please add this to our public hearing agenda for March 23,2021.

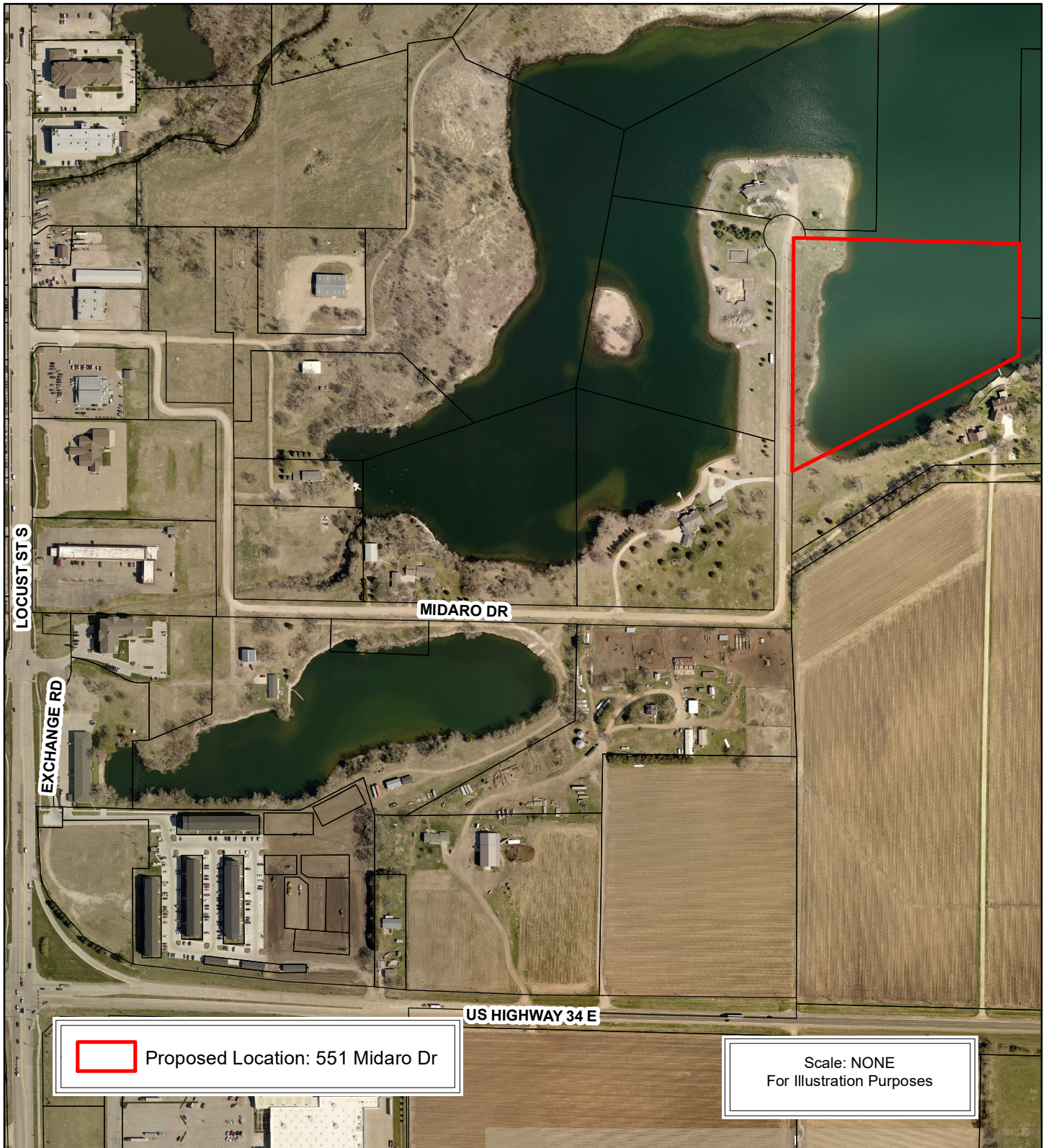
Thank you,

Phil Mader
Linda Mader

Phil

308-379-7694

Conditional Use Permit Application: 551 Midaro Dr
Conditions to allow for a private Recreational Area in a LLR Zone



Conditional Use Permit Applicant: Phil & Linda Mader
Presenter: Craig Lewis, Building Department Director
Grand Island City Council: March 23, 2021