



# City of Grand Island

Tuesday, September 14, 2021

Council Session

## Item E-3

**Public Hearing on Request from Central District Health Department for a Conditional Use Permit to allow for a Temporary Building located at 1137 South Locust Street**

*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:** September 14, 2021

**Subject:** Request of Central District Health Department. for Approval of a Conditional Use Permit to Allow for a Temporary Building at 1137 South Locust Street

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for approval of a conditional use permit to allow for a temporary building to be placed at 1137 South Locust Street to facilitate COVID Testing and vaccination.

The property is currently zoned B-2 General Business, that zoning classification does not allow for the placement of temporary buildings without the approval of the City Council in the form of a Conditional Use permit.

Approvals may be granted from the City Council as zoning regulations do not provide for temporary buildings unless approved by the City Council.

Section 36-89 of the City Code provides for temporary buildings and uses not to exceed two years in undeveloped areas and six months in developed areas of the City.

I believe the intent of Section 36-89 is to allow for temporary buildings and uses for a time certain to allow permanent facilities to be constructed, or studied to determine feasibility, or simply to allow a temporary use as the Health Department has requested.

## **Discussion**

This request is for approval to place Rapid on Demand Portable Medical Platforms to facilitate COVID testing and vaccination for a two year period. The proposal is to locate an All Season Drive thru pod, consisting of three pod with a total footprint of 20' x 35' on the existing site of the Health Department.

If approved, compliance with additional building regulations will still be needed to secure the pods to the parking lot and provide adequate electrical power.

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:

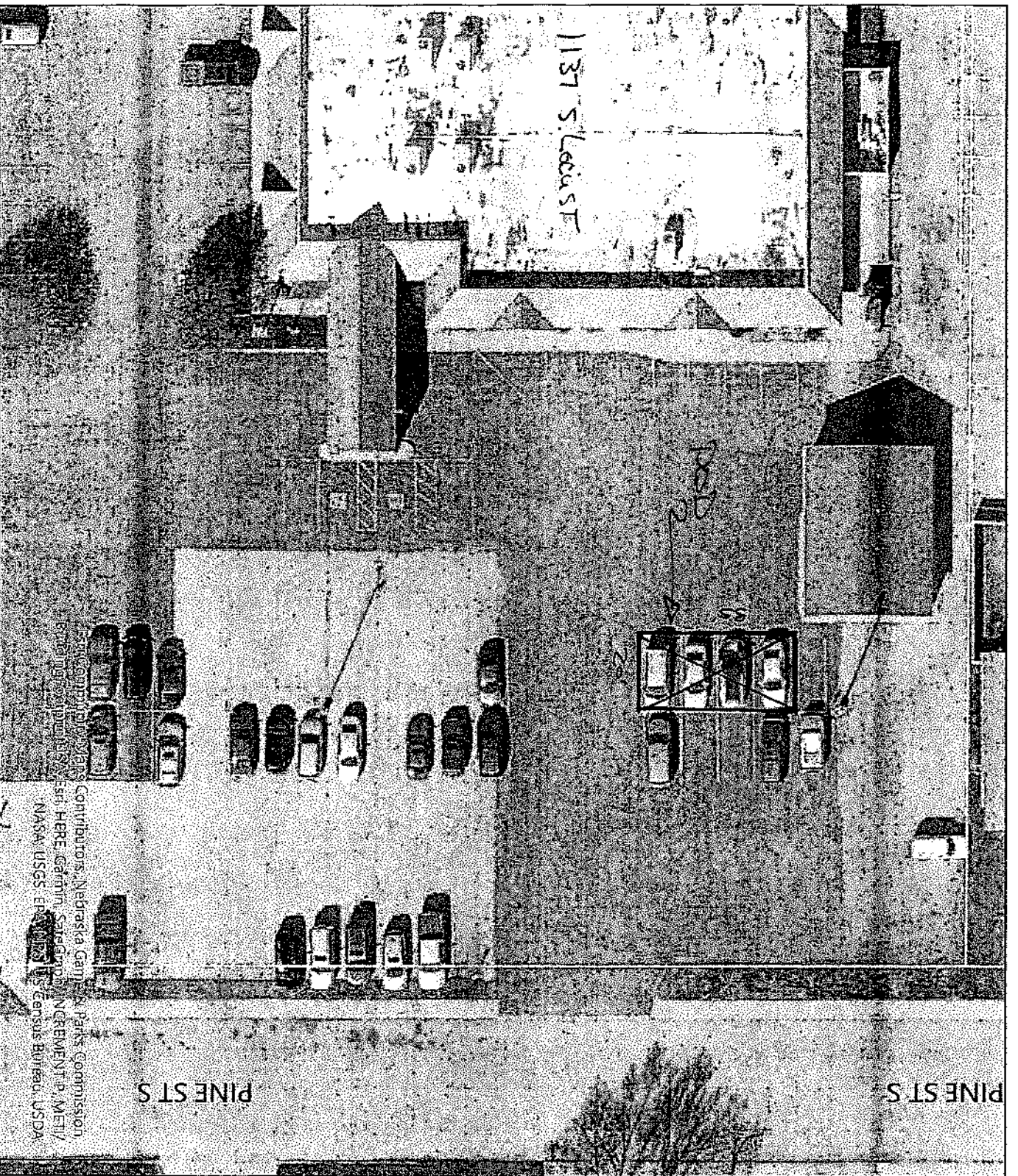
1. Approve the request for the Conditional Use Permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
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 for a two year period, as a temporary use, 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.

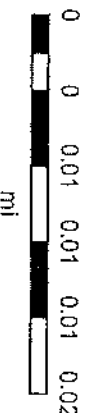
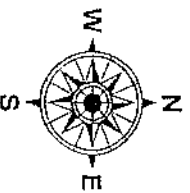
### **Sample Motion**

Move 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.



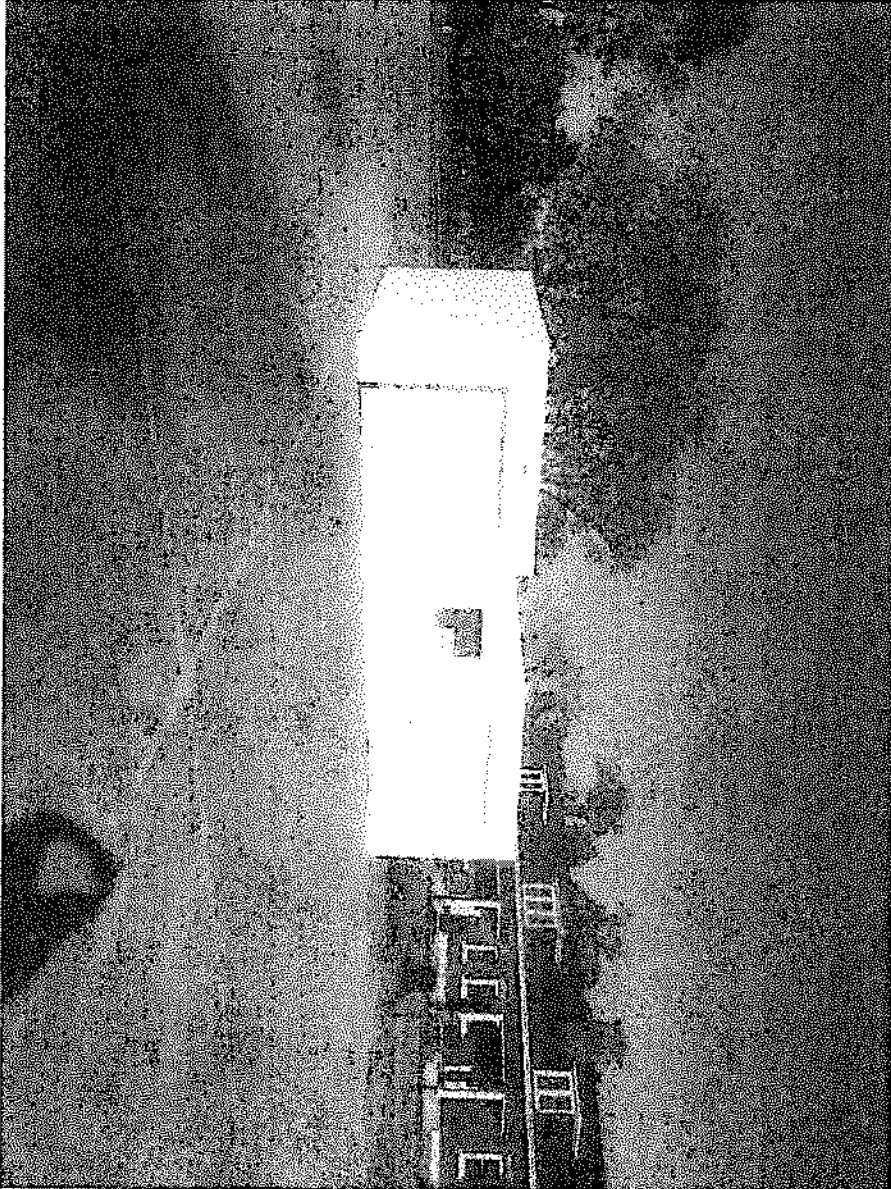
### Legend

- Parcel
- Primary Addresses



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## ROD-PMP All Seasons Drive Thru Design



PEI proprietary data