



City of Grand Island

Tuesday, December 17, 2013

Council Session

Item E-3

Public Hearing on Request from Hazel L. Struble for a Conditional Use Permit for Off Street Parking for Grand Island Public Schools Located at 421 West 9th Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: December 17, 2013

Subject: Request of Hazel Struble and the Grand Island Public Schools for Approval of a Conditional Use Permit to Construct a Parking Lot at 421 West 9th Street

Item #'s: E-3 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the construction of a parking lot at the above referenced address. The property is currently zoned R-4 High Density Residential and as such a parking lot is a listed 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 construct a parking lot on a residential zoned property south of Howard school. The property is located south of the school and southeast of the intersection of 9th Street and Cedar Street. A dwelling and detached garage currently exist on the site, they would be removed to facilitate the construction and provide parking for the elementary school. Because the property is zoned R-4, landscaping regulations provided in the City Code would be required. As a plan of the proposed construction has not been provided with this application I would suggest that the following items need to be included as part of the construction permit: permanent type, dust free surface in conformance with section 36-96, and landscaping as provided in section 36-102. The landscape provisions in the City Code would require a ten foot landscape buffer adjacent to the streets, and plantings of two canopy trees, two understory trees, and six shrubs.

Fencing for the parking lot is only proposed along the east property line to buffer the residential property to the east and no parking lot lighting is proposed at this time.

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 that all applicable City Code sections including landscaping are provided in compliance with the City Code and 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: Off street parking for Grand Island Public Schools.
2. The owner(s) of the described property is/are: Hazel L. Struble
3. The legal description of the property is: See Appendix 1 attached
4. The address of the property is: 421 W. 9th St.
5. The zoning classification of the property is: High Density Residential Zone
6. Existing improvements on the property is: House & garage
7. The duration of the proposed use is: Perpetual
8. Plans for construction of permanent facility is: Off street parking
9. The character of the immediate neighborhood is: Residential
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: Off street parking for Grand Island Public Schools.

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

November 19, 2013
Date

Hazel L. Struble
Owners(s)

808-379-9706
Phone Number

201 E Harper PO Box 871
Address

Plainview NE 68769
City State

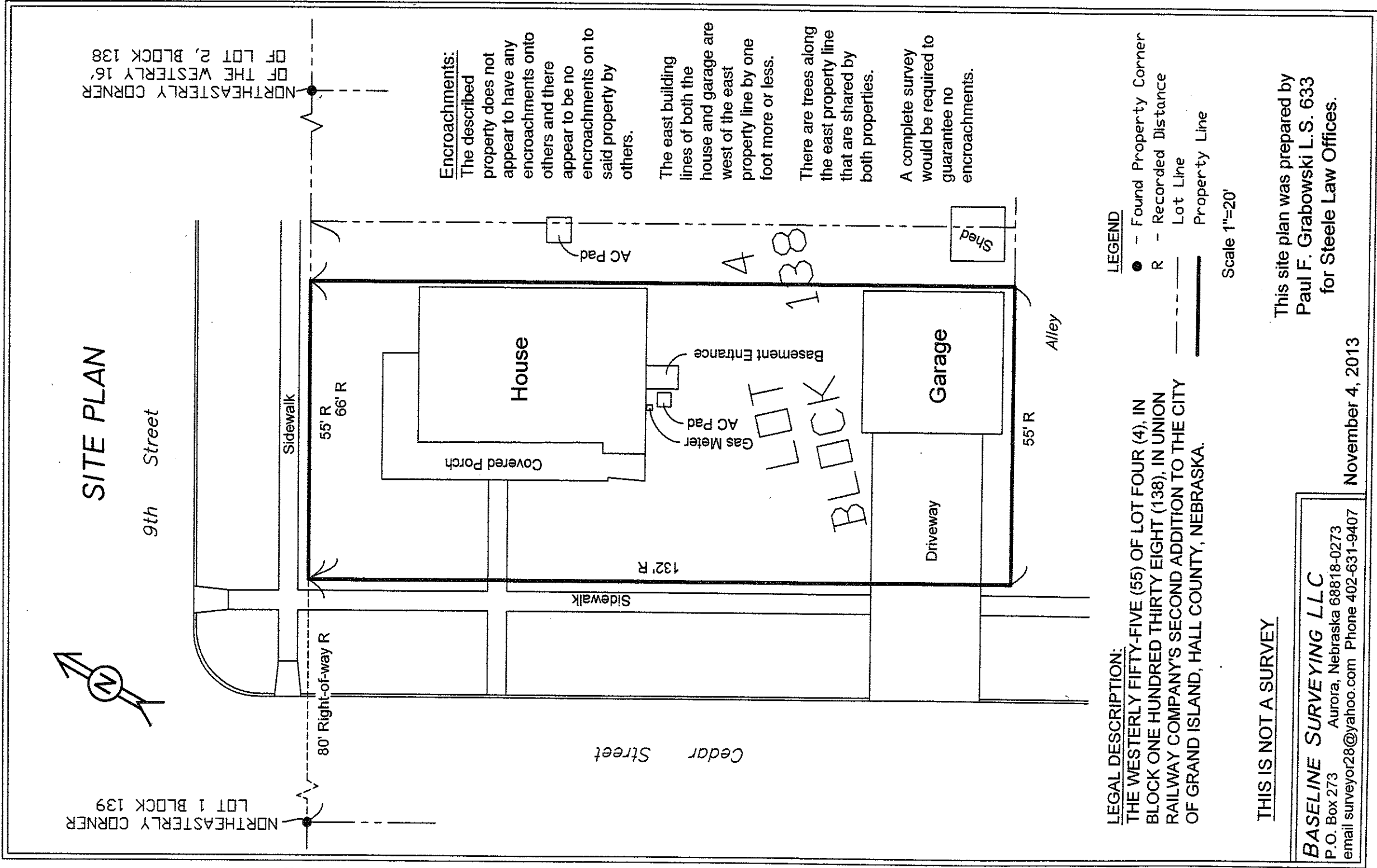
Zip

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

Appendix 1

3. The legal description of the property is:

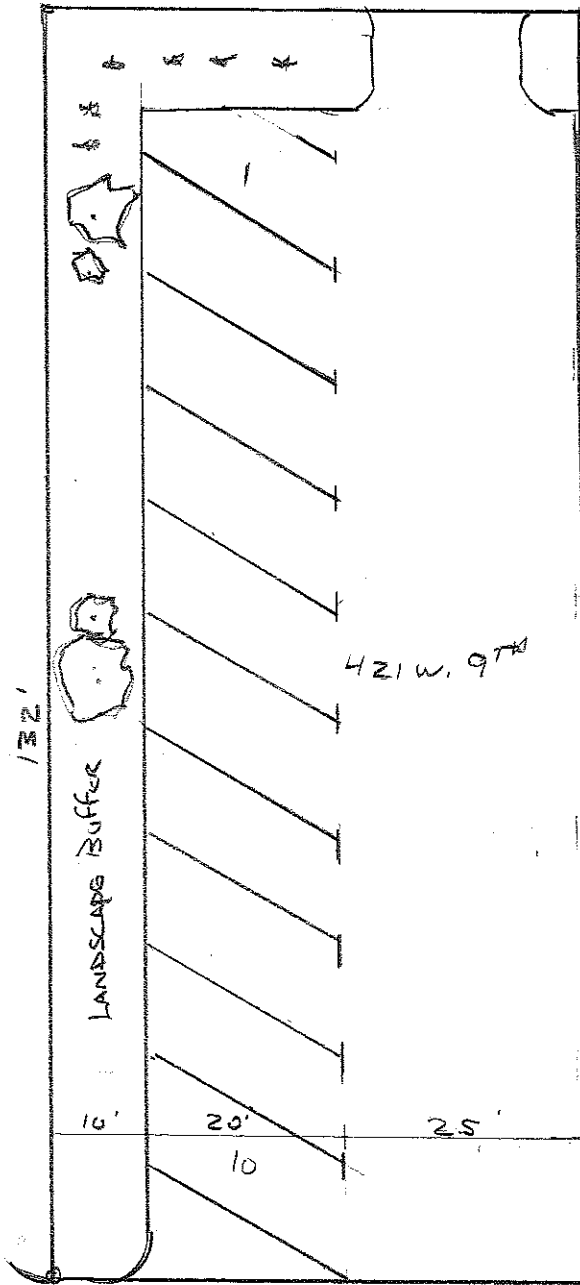
The Westerly Fifty-five (55) feet of Lot Four (4), in Block One Hundred Thirty-eight (138), in Union Pacific Railway Company's Second Addition to the City of Grand Island, Hall County, Nebraska.



CEDAR ST. 30' ROW

9TH STREET
30' ROW

55'



10' landscape yard
2 canopy trees
2 understory
6 shrubs

PRELIMINARY
DRAFT

16' ALLEY

