



# **City of Grand Island**

**Tuesday, August 12, 2014**

**Council Session**

## **Item E-3**

**Public Hearing on Request from Gloria and John Trejo for a  
Conditional Use Permit for Off Street Parking for the Grand  
Island Public Schools located at 622 N. Jefferson Street**

**Staff Contact: Craig Lewis**

# **Council Agenda Memo**

**From:** Craig A. Lewis, Building Department Director

**Meeting:** August 12, 2014

**Subject:** Request of John & Gloria Trejo and the Grand Island Public Schools for Approval of a Conditional Use Permit to Construction a Parking Lot at 622 N. Jefferson 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 Jefferson school. The property is located south of the school and southwest of the intersection of 7th Street and Jefferson Street. A dwelling and garage currently exist on the site, and it appears they would be removed to facilitate the construction and provide parking for the elementary school. Because the property is zoned R-4 the 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 will 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 one canopy tree, one understory tree, and three shrubs.

A 4' tall chain link fence is proposed along the west and south property lines to buffer the adjacent residential property and no 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: Gloria J. & John L. Trejo
3. The legal description of the property is: See Appendix 1 attached
4. The address of the property is: 622 N. Jefferson 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: Grand Island Public Schools would like to purchase the property to be used for off street parking.

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

7-11-14  
Date

Gloria J. Trejo - John L. Trejo  
Owners(s)

1-402-960-1887  
Phone Number

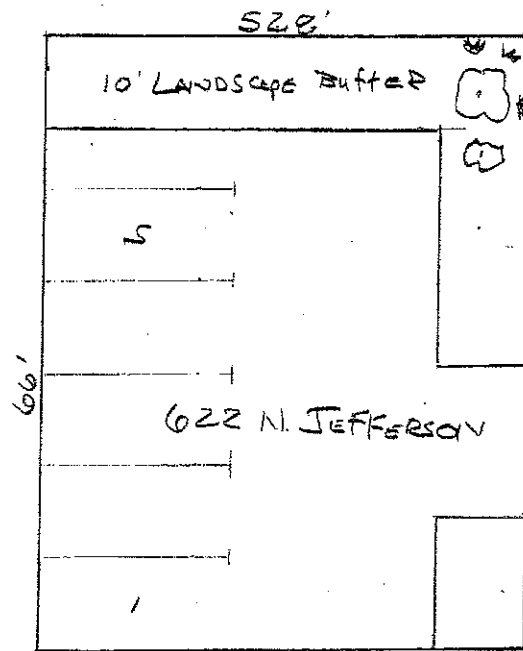
622 N. Jefferson St.  
Address

1-308-383-4692

Grand Island No. 68801  
City State Zip

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

7<sup>TH</sup> STREET  
80' ROW



JEFFERSON ST.  
80' ROW

10' LANDSCAPE YARD

- 1 - Canopy
- 1 - Understory
- 3 - ShrubS

PRELIMINARY  
DRAFT

North  
1/20



