



City of Grand Island

Tuesday, August 12, 2014

Council Session

Item E-4

Public Hearing on Request from Central Nebraska Transload, LLC for a Conditional Use Permit for Ethanol Transload (Semi-Truck to Rail Car) and Store in Rail Car on Site located at 1213/1215 – 1221 East Highway 30

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 12, 2014

Subject: Amendment to Conditional Use Permit for Temporary Use as Chemical Warehouse and Distribution Facility at 1213-1215 & 1221 East Highway #30

Item #'s: E-4 & H-2

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request of Central Nebraska Transload 1, LLC to allow for the approval of an amendment to the three year temporary use for a chemical warehouse and distribution facility. The requested amendment would allow for the additional loading of ethanol rail cars from semi-trailers. The property is currently zoned M-2 Heavy Manufacturing. The zoning classification requires chemicals, industrial, nonhazardous, wholesale uses and bulk petroleum stations and terminals to come before the City Council and receive approval in the form of a conditional use permit. The City Code does provide for City Council approval of temporary uses, not to exceed two years in undeveloped areas and six months in developed areas. The existing request was approved by the City Council on March 11, 2014 for a three year period for the loading and warehousing of truck and rail tankers for chemical distribution. This request will add the ability to provide for the transfer of ethanol from semi-trucks onto rail tankers with an anticipated volume of 44 trucks and 11 rail cars daily.

Discussion

City Code does identify temporary uses as an authorized conditional use and also list as a conditional use chemical wholesale and bulk petroleum stations and terminal facilities. This request is to add ethanol transfer from truck to rail tank on site. Forty four semi-trucks and eleven rail cars are proposed daily at the site. The Fire department has reviewed this proposal and would recommend approval with the conditions that the operations and storage comply with the requirements of Fire codes and NFPA life safety codes.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request with the proposed conditions, 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.

Recommendation

Approve the request if all conditions are met as presented by City Administration and if the City Council finds that the proposed use and application promotes 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 amendment to the existing conditional use permit with the conditions identified by the City Administration, published in the Council packet and presented at the Council meeting, finding that the application conforms with the purpose of the zoning regulations.

Conditional Use Permit Application

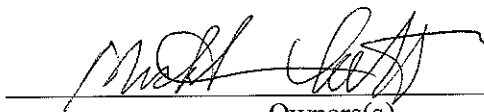
pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Ethanol Transload
(Semi-trailer to Rail Car) and store in rail car on site
2. The owner(s) of the described property is/are: Central Nebraska Transload, LLC
3. The legal description of the property is: Luzerne Second Sub LT2, Luzerne Third Sub LT2
4. The address of the property is: 1213 / 1215 - 1221 East Hwy 30
5. The zoning classification of the property is: D3 / 04
6. Existing improvements on the property is: Warehouse Buildings
7. The duration of the proposed use is: 36 months
8. Plans for construction of permanent facility is: 3 phases over 3 years
9. The character of the immediate neighborhood is: Industrial / Commercial
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: CNT would like to transload ethanol.
Ethanol will be transloaded to & from semi-trailers to rail cars.
Approx. 44 semi-trailers & 11 rail cars will be used per day.

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

7.17.2014

Date



Owners(s)

381-6031

Phone Number

4331 Juergen Road

Address

Grand Island

City

NE

State

68801

Zip

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

