



City of Grand Island

Tuesday, October 14, 2014

Council Session

Item E-1

**Public Hearing on Request from Grand Island Public Schools for a
Conditional Use Permit for Off Street Parking located at 1621
West Stolley Park Road and 2019 William Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: October 14, 2014

Subject: Request of Grand Island Public Schools for Approval of a Conditional Use Permit to Construct a Parking Lot at 1621 West Stolley Park Road & 2019 William Street

Item #'s: E-1 & 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 temporary parking lot through the year of 2017 and a permanent parking lot thereafter at the above referenced addresses. The properties are currently zoned R-2 Low Density Residential and as such a parking lot is a listed conditional use if associated with a school and located within 300 feet of the principal building. 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 rock or crushed concrete parking lot on two adjacent residential zoned properties east of Stolley Park School for the first two years with the intent to pave and improve the parking lot in the fall of 2017 or spring of 2018. The property is located east of the school between Stolley Park Road and Hagge Avenue and east of William Street. Dwellings on the properties are proposed to be removed to facilitate the construction and provide parking for the school. The intent is to relocate staff parking and allow on-site circulation for pick-up and drop off away from Stolley Park Road.

This proposal is to provide staff parking and construction staging of equipment and material for the next three years with a 4' chain link fence along the perimeter of the property augmented by the existing neighbors fencing. Permanent concrete paving and

landscaping is proposed to be completed with the completion of a new Stolley Park School in the year 2018.

Because the properties are zoned R-2 the landscaping regulations provided in the City Code are not required. I would suggest that as this property is in a predominantly residential neighborhood and the Council has the opportunity to provide conditions with the approval, that the landscaping requirements provided in section 36-102 of the City Code be applicable with the final construction of this parking lot. The landscape provisions in the City Code would require a ten foot landscape buffer adjacent to the street and plantings of four canopy trees, four understory trees, and twelve shrubs, within the landscape buffer.

A second suggested condition is to require the vehicle ingress and egress to the parking lot, both now and in the future only from either Hagge Avenue or William Street adjacent to the proposed parking lot, preferably in line with future drive access to Stolley Park School.

No additional onsite parking lot lighting is proposed.

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

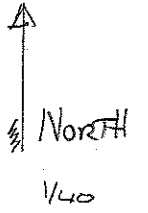
Recommendation

City Staff recommends that the Council approve the conditional use permit to allow temporary parking and construction staging for three years and a permanent parking lot thereafter with the condition that landscaping is provided in compliance with section 36-102 of the zoning regulations upon completion of permanent improvements and that vehicle access be restricted to Hagge Avenue or William Street, 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

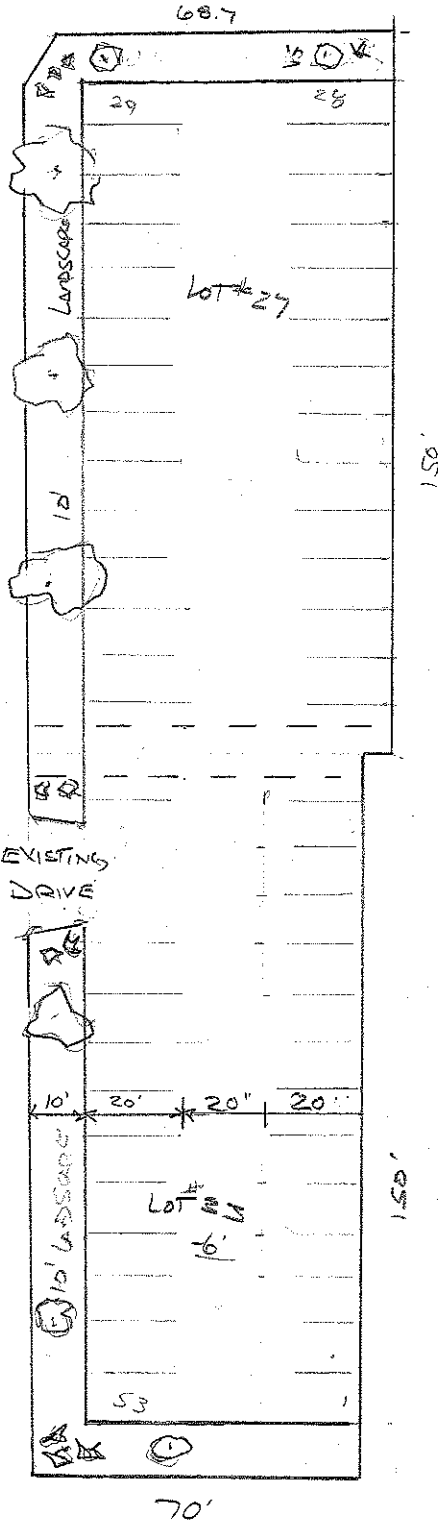
Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.

STOLLEY PK Rd.
66' Row






STOLLEY PK
SCHOOL
PROPERTY

WILLIAMS ST
48.2' Row



DRAFT

LANDSCAPING

-  4-canopy
-  4-umbrella
-  12-shrub

HAGGE ST
50' Row

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: Hall County School District 2
3. The legal description of the property is: See Appendix 1 Attached
4. The address of the property is: 1621 W Stolley Pk Rd & 2019 William St
5. The zoning classification of the property is: Low Density Residential Zone
6. Existing improvements on the property is: House and Land
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 use this property 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.

09-19-2014

Date

Dwight D. Harden

Owners(s)

(308) 385-5900 x1144
Phone Number

Grand Island Public Schools, 123 S Webb Road
Address

Grand Island
City

NE
State

68803
Zip

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




Feature Details

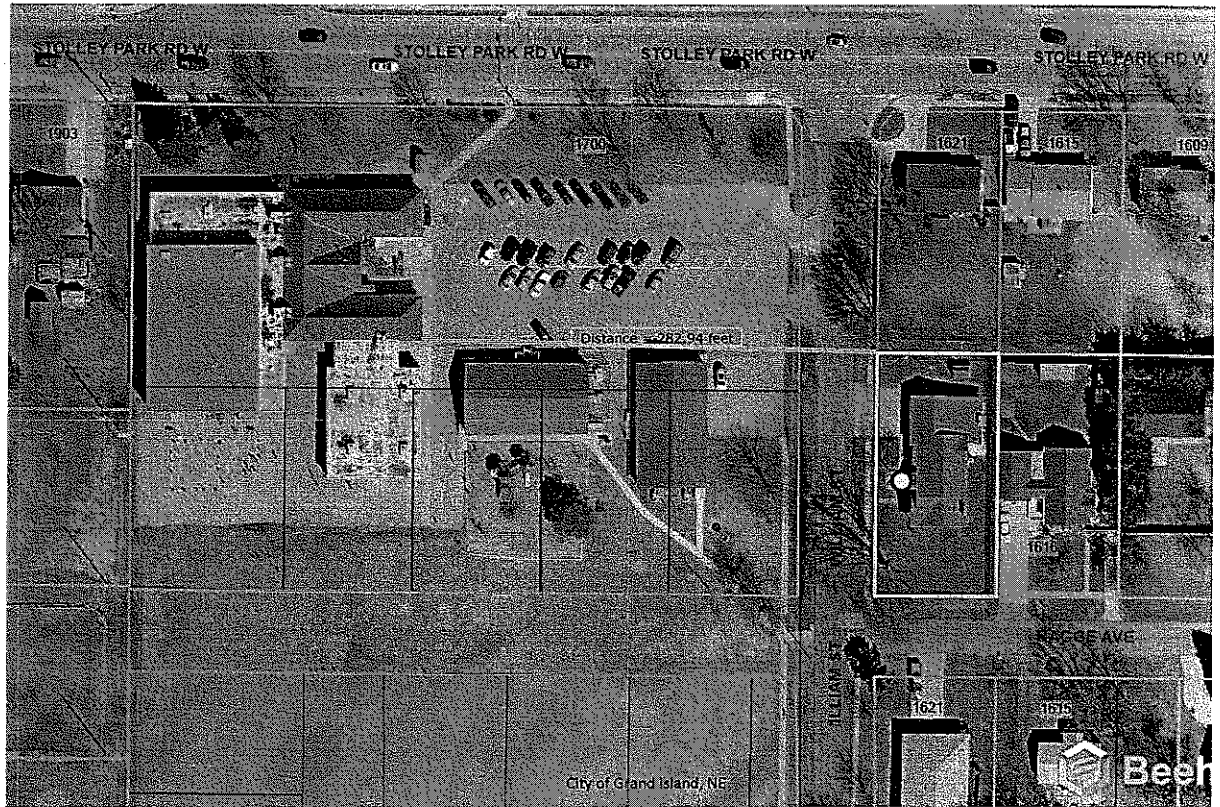
-  [Address](#)
-  [Lot](#)
-  [Parcel](#)



1621 Stolley Pk Rd

Feature Details

-  Address
-  Lot
-  Parcel



2019 William St.