



# **City of Grand Island**

**Tuesday, October 28, 2014**

**Council Session**

## **Item E-2**

**Public Hearing on Request from Third City Christian Church for  
a Conditional Use Permit for Temporary Parking Lot Extension  
located at 4100 West 13th Street**

**Staff Contact: Craig Lewis**

# **Council Agenda Memo**

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

**Meeting:** October 28, 2014

**Subject:** Request of Third City Christian Church for Renewal of a Conditional Use Permit for a Temporary Parking Lot at 4100 West 13<sup>th</sup> Street

**Item #'s:** E-2 & H-1

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

## **Background**

This is a request from Third City Christian Church to allow for the renewal of a temporary parking lot at 4100 West 13<sup>th</sup> Street. This request is to facilitate additional parking for the Church during a comprehensive survey and study to identify future growth and space needs. The property is currently zoned R-2, Low Density Residential Zone, that zoning classification allows churches and accessory uses but would require the parking lot improvements to comply with the City Code for improved surfaces. Approvals are required as the applicant wishes to continue to utilize the 100'x 250' gravel parking lot approved in 2010 and an additional 150' x 240' gravel area approved in 2012.

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.

## **Discussion**

The placement of gravel for a surface as opposed to a permanent hard surface of asphalt or concrete would be allowed by code only as a temporary use approved by the City Council.

The request for an additional two years will allow the Church to complete a study and survey the congregation to identify future growth and facility needs.

Two conditions placed on the original approval were: 1). A landscape buffer included within the required 25' front yard setback along the south boundary adjacent to 13<sup>th</sup> Street needs to be provided to comply with setback requirements of the City Code, and

2). The responsibility of controlling any dust created from the lots needs to be addressed by the applicant during any dry months throughout the duration of the use.

### **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 application is and will continue to be in conformance with the purpose of the zoning regulation.
2. Disapprove or /Deny the Request finding that the 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**

City Administration recommends that the Council approve the request with the conditions identified finding 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 request for a conditional use permit to allow a temporary parking lot with a gravel surface for a two year period, including staff recommended conditions, 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: Temporary parking lot extension
2. The owner(s) of the described property is/are: Third City Christian Church
3. The legal description of the property is: Lot 1 Grand West Subdivision
4. The address of the property is: 4100 W. 13<sup>th</sup> Street
5. The zoning classification of the property is: R2
6. Existing improvements on the property is: Church building, garage, and parking lot
7. The duration of the proposed use is: 2 years
8. Plans for construction of permanent facility is: Permanent paving once the sight plan is finalized
9. The character of the immediate neighborhood is: Agriculture and 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: We have a limited need for overflow parking during a two hour period from 9:45 until 11:45 on Sunday mornings, as well as a couple days during the year for larger events. Though we have a very basic site plan, we wish to develop a more detailed plan. We will be adding permanent parking when the plan is completed.

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

10/8/14

Date

308-384-5038  
Phone Number

[Signature]  
Owners(s)

4100 W. 13<sup>th</sup> Street  
Address

Grand Island  
City

NE  
State

68803  
Zip

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