



City of Grand Island

Tuesday, April 12, 2005

Council Session

Item E3

Public Hearing on Request of Dale Hartwig for Conditional Use Permit for Temporary Crushed Concrete Parking/Staging Area to be used during St. Francis Medical Center Bed Tower Addition Located at 905 North Custer Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: April 12, 2005

Subject: Conditional Use Permit for Temporary Parking Lot at 905 N. Custer Street

Item #'s: E-3 & G-8

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request of St. Francis Medical Center to allow for the approval of a temporary parking lot at 905 N. Custer. This request is to facilitate the parking of construction vehicles and the storage of materials in conjunction with their recent building addition. The property is currently zoned R-O, Residential Office. That zoning classification allows as a conditional use approved by the City Council, parking lots. Additional approvals are required as the applicant wishes to install as a temporary surface crushed concrete as opposed to hard surfaced materials required by the city code for parking lots. 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.

Discussion

The City code does identify parking lots in the residential office zone as a conditional use. The placement of crushed concrete 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. These two items appear as a reasonable request to facilitate the current and proposed construction activity planned by the Hospital.

Two conditions suggested to be placed upon this request are: 1). A landscape buffer of 5' along the north and south boundaries, and 10' adjacent to the east and west boundaries of the property need to be provided to comply with the landscape requirements of the City Code and to help buffer neighboring properties from the proposed parking lot. 2). The responsibility of controlling any dust created from the lot needs to be addressed by the applicants 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:

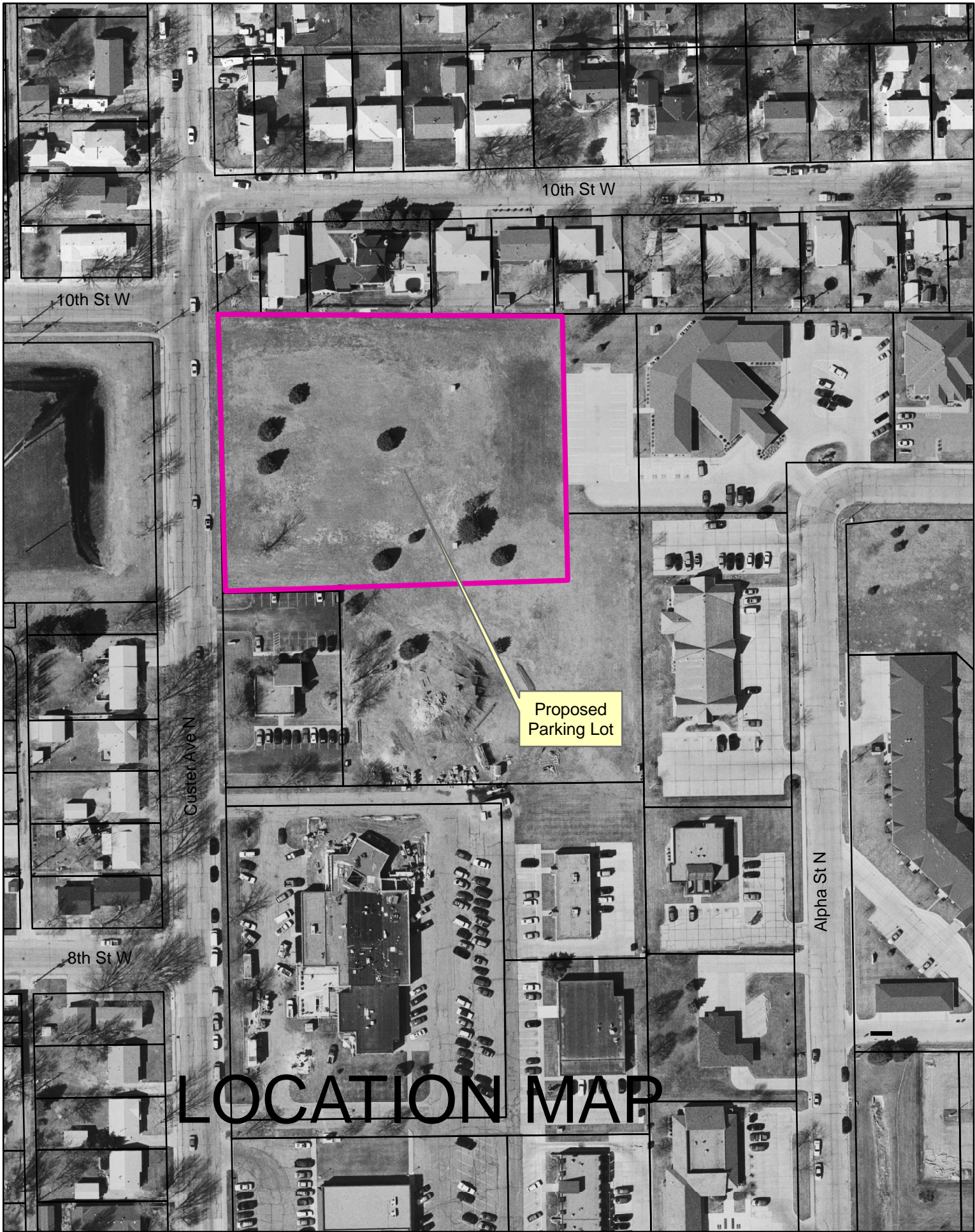
1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request with the conditions identified imposed.

Sample Motion

A motion to approve the request for a conditional use permit to provide a parking lot at 905 N. Custer St. for a three year period with the conditions as outlined in the staff recommendation.



10th St W

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Proposed
Parking Lot

Custer Ave N

Alpha St N

8th St W

LOCATION MAP