

City of Grand Island

Tuesday, June 28, 2005 Council Session

Item E2

Public Hearing on Request of Dale Hartwig for Conditional Use Permit for Temporary Water and Sanitary Sewer Tie-In to Service Construction Office Located at 2620 West Faidley Avenue

Staff Contact: Craig Lewis

Council Agenda Memo

From:	Craig A. Lewis, Building Department Director
Meeting:	June 28, 2003
Subject:	Request of St. Francis Medical Center for a Conditional Use Permit to allow for sewer and water services to a temporary construction trailer at 825 Orleans Drive
Item #'s:	E-2 &G-5
Presenter(s):	Craig Lewis, Building Department Director

Background

The property is currently zoned RO Residential Office, this zoning classification would allow for office types of establishments as permanent facilities in permanent buildings connected to all utilities. This request is to allow for a temporary construction trailer to be connected to public sewer and water mains as if permanent construction.

Discussion

The utilization of construction trailer to facilitate the construction and development of property within the city's jurisdiction has been allowed for years and is a common practice, but the connection of these temporary trailers to permanent utilities is not typically allowed or requested as they rarely remain on the site for any extended period of time. A conditional use permit may be a tool to identify and formally approve the connection to public utilities and establish a time certain for the temporary trailer and connections to be terminated.

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 to allow utility connection to a temporary construction trailer for the time specified.

Sample Motion

A motion to approve a conditional use permit to allow utility connection to a construction trailer at 825 Orleans Dr. for a period not to exceed three years from the date of approval.

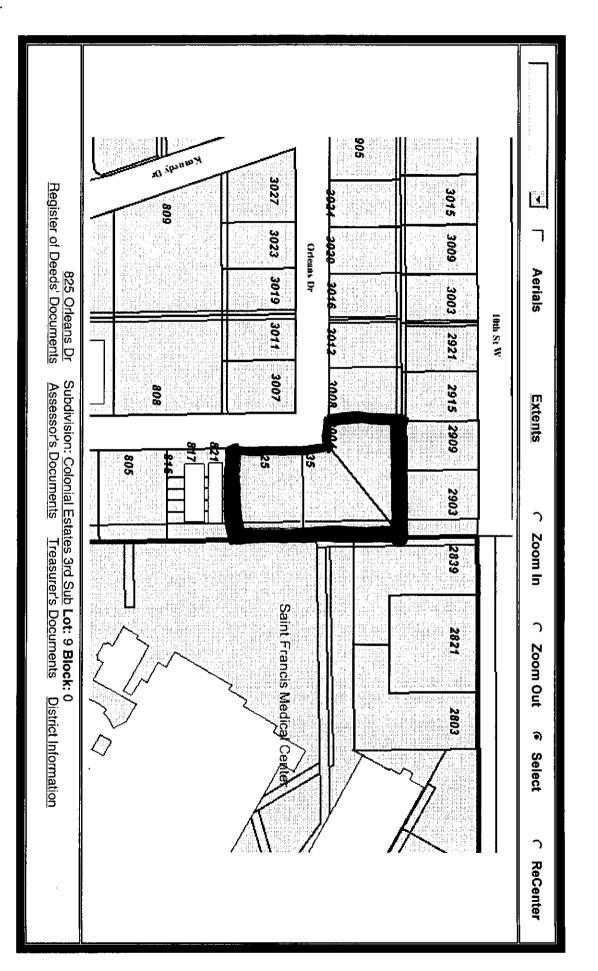
MAY. 9,2005 1:44PM CITY OF GRAND ISLAND	NO. 725 P. 2/2 HENT HAZZANOU E 308-384-7443Non-Refindable Fee: \$155.00 Kazy Return by:
	X224 Council Action on:
Conditional Use Permit Application	pc: Building, Legal, Utilitics Planning, Public Works
. The specific use/construction requested is: <u>()</u>	THER + SANGARY SEWER TIE-IN
. The owner(s) of the described property is/are:	FEANUS MEDICAL CENTER,
. The legal description of the property is:	748 COLONIAL ESTATES 3 SUBDIVISION
. The address of the property is:	20 WEST FUNCEY AVE.
. The zoning classification of the property is:	
. Existing improvements on the property is:	N/A
The duration of the proposed use is:	3 yrs.
Plans for construction of permanent facility is:	N/A
The character of the immediate neighborhood is:	Good
0. There is hereby <u>attached</u> a list of the names and a property upon which the Conditional Use Permit is a	ddresses of all property owners within 200' of the
1. Explanation of request: <u>JE OWNN CONSTRU</u> ABLE TO MINSTRUC WATER A	SANITHARY SEWER SERVICE TO
	ST ST. FRANKIS MEDICAL CENTER.
We do hereby certify that the above statements are meknowledgement of that fact.	ic and correct and this application is signed as an
5/31/05	hat I I I I I
Date	Owners(s)
308-384-4600 26	
Phone Number	Address
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Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

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