



# City of Grand Island

Tuesday, March 28, 2006

Council Session

## Item E2

**Public Hearing on Request of WILE E. Investment Properties, LLC for Conditional Use Permit for Temporary Use of a Home as a Veterinary Clinic during Construction of a New Veterinary Clinic Located at 210 East Stolley Park Road**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** March 28, 2006

**Subject:** Request of Wile E. Investment Properties for Conditional Use Permit to Allow for the Temporary Use of an Existing Single Family Dwelling at 210 East Stolley Park Road for a Veterinary Clinic during Construction of a Permanent Facility

**Item #'s:** E-2 & G-4

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

## **Background**

The zoning classification for this property is B-2/ A-C, General Business Zone with an Arterial Commercial Overlay Zone. That classification specifies only one principal building shall be permitted on any one zoning lot.

The property currently has an existing single family dwelling on the lot and the applicant wishes to renovate that building and utilize that structure as a Veterinary Clinic during the construction of a permanent facility on the site. To accomplish that request approval is required from the City Council in the form of a conditional use permit to allow for a temporary use for a time certain.

## **Discussion**

The property is currently bounded on the west and south by commercial operations and on the north and east by residential properties. A temporary use of the existing building during construction of a permanent structure to allow for the operation to commence and then remove the existing building at the completion of the construction does not appear to have any negative impact on the site or the surrounding properties. Approval appears appropriate.

## **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.
2. Disapprove or /Deny the Request.
3. Modify the Conditional Use Permit to meet the wishes of the Council.
4. Table the issue.

## **Recommendation**

City Administration recommends that the Council approve the conditional use to allow for temporary use of the existing structure during construction of a permanent facility for a 12 month time limit.

## **Sample Motion**

Motion to approve the requested conditional use permit as specified in the staff recommendation.

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: TEMPORARY VETERINARY CLINIC
2. The owner(s) of the described property is/are: WILE E. Investment Properties, LLC
3. The legal description of the property is: Misc. Tracts 22-11-9 207' x 100'
4. The address of the property is: 210 E Stolley Park Road
5. The zoning classification of the property is: Commercial
6. Existing improvements on the property is: Single Family Dwelling with 2 car garage
7. The duration of the proposed use is: 9 months
8. Plans for construction of permanent facility is: Currently being developed
9. The character of the immediate neighborhood is: Commercial / High Density 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: WANT TO modify existing home to serve as temporary VET clinic. New clinic will be built on same lot North of existing home. Upon completion of new clinic existing house will be relocated/razed.

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

3/9/06

Date

Melissa R. Girard

Owners(s)

308-390-1853

Phone Number

210 E. Stolley Park Rd

Address

GI

City

NE

State

68801

Zip

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