



City of Grand Island

Tuesday, April 11, 2006

Council Session

Item H1

**Consideration of the Request from Ryan Hansen for Extension of
Nonconforming Use at 2216 South Locust Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: April 11, 2006

Subject: Request of Ryan Hansen for Extension of Nonconforming Use at 2216 South Locust Street, Grand Island, Nebraska

Item #'s: H-1

Presenter(s): Craig Lewis

Background

This is a request to allow for the expansion of a nonconforming use at the property located at 2216 S. Locust. The property is currently zoned B-2/A-C, which is a General Business Zone with an Arterial Commercial Overlay Zone. That zoning classification does not allow for automotive body shops unless as an accessory use to vehicle sales establishments.

It appears that the City Council in September of 1980 granted a conditional use permit for the reconstruction of the existing body shop operation damaged by the 1980 tornados for the property addressed 212 Wyandotte. The property of the current request appears to have been utilized as an accessory lot for the approved body shop. As an accessory to an existing shop any expansions of the current operation because the use is not permitted in the zoning classification needs approval of the City Council in the form of an expansion of a non conforming use.

It is my understanding that this proposal is to construct a new building at 2216 S. Locust for the body shop operation and possibility sell the existing building at 212 Wyandotte for an alternative business.

Discussion

The City code does not specifically allow body shop operations in the current zoning classification along the South locust Street corridor. The site for consideration has been utilized as an automotive body shop for approximately the past fifty years and did receive approval from the City Council in 1980 to continue.

It does not appear that a continuation of the existing facility or the construction of a new facility on the adjacent lot to the north would create a negative impact on the neighboring properties or the Locust Street Corridor.

The South Locust Improvement Board for the Business Improvement District #3 convened a special meeting on April 4, 2006 to discuss this request. At that meeting the Board unanimously voted to support this request with the recommendation that any and all wrecked vehicles be screened such that they would not be visible from Locust Street.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

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

Recommendation

City Administration recommends that the Council approve the request for a nonconforming use to permit the construction of a new automotive body shop operation with the condition that any and all wrecked vehicles located on the site be screened such that they are not visible from Locust Street.

Sample Motion

Motion to approve the request to allow for the extension of a nonconforming use of a automotive body shop facility at 2216 South Locust Street, with the condition that any and all wrecked vehicles be visually screened from Locust Street..

March 13, 2006

City of Grand Island
Attn: Craig Lewis
100 E. 1st Street
Grand Island, NE 68801

Mr. Lewis,

This letter is in regards to the South Locust Improvement project. My name is Ryan Hansen and as the owner of Sorensen's Paint & Body, I am excited about the positive changes this project has brought South Locust and Grand Island. As a South Locust business owner, I would like to help continue the redevelopment of this area.

Imagine driving down South Locust and seeing all the great improvements, then coming to 2216 S. Locust to find a lot filled with mangled vehicles, parts, etc. Not appealing to the eye, right? This is one of the reasons I would like to build a new, clean, attractive facility. The new Sorensen's Paint & Body would play a part in enhancing South Locust Street. Great things for South Locust and Grand Island will come out of building a new Sorensen's Paint & Body.

Thank you for your time and consideration in making South Locust and Sorensen's Paint & Body all it can be. Please contact me at 308-382-2028 with any questions.

Sincerely,



Ryan Hansen
Sorensen's Paint & Body



April 4, 2006

Craig A. Lewis, Director
City of Grand Island Building Department
PO Box 1968
Grand Island, NE 68802-1968

Dear Mr. Lewis:

Per your request, the BID 3 Board reviewed Mr. Ryan Hansen's plans for future improvements to the Sorensen's Paint and Body property located at 2216 South Locust Street. Thank you for your assistance in explaining the zoning classifications and conditional use permits. To recap the Board's understanding, Mr. Hansen's proposal is to construct a new building at 2216 South Locust for body shop operation. And, that this property is currently zoned B-2/A-C, which does not allow for automotive body shops. This business site has been utilized as an automotive body shop since the 1950's and a portion of this business site was granted a conditional use permit in 1980 for the reconstruction of the existing body shop operation (212 Wyandotte). The South Locust property referenced in this extension request has been used as an accessory lot for the approved Wyandotte lot. As an accessory to the existing shop, any expansions of the current operation, because the use is not permitted in the zoning classification, needs City Council approval in the form of an expansion of a nonconforming use. The BID 3 Board recommends in support of the City Council granting Mr. Hansen's request for an extension of the current nonconforming use permit at 2216 South Locust Street. As presented, Mr. Hansen's design for the new building, added landscaping and plans for locating repair vehicles out of vision from South Locust street will be an asset to BID #3 and the entire South Locust corridor.

The BID 3 Board would also like to extend a request for City Council approval on an amendment to the district's current "off-premise" sign regulations. As currently written, a total of five "off-premise" (AKA billboard) signs are allowed to be located on South Locust between Highway 34 and Stolley Park at any one time. Should one of the five signs be removed, an opportunity is then created for a replacement "off-premise" sign to be erected on any willing property within district boundaries. Replacement signs are not restricted to the current site

locations. The BID 3 Board recommends support for amendment to the current district "off premise" sign regulations to allow for the grandfathering of the five existing "off-premise" signs; if and when a grandfathered signs is removed or deemed to be physically damaged beyond 50 percent, a replacement unit for that grandfathered sign will not be allowed within BID 3 boundaries. This amendment will lend continuity and more closely align the off-premise sign regulations of the two South Locust BIDs. Off-premise signage is not permitted in BID 4.

If you have any questions, please contact Diana Kellogg, Chamber of Commerce, 382-9210, or Dan Naranjo, BID 3 Board Representative, 398-2929. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bartz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Bartz, Chair
Business Improvement District #3

Cc: BID 3 Board Representatives
Ryan Hansen, Sorensen's Paint & Body