



City of Grand Island

Tuesday, August 08, 2006

Council Session

Item E1

Public Hearing on Request of CXT/LB Foster for Conditional Use Permit to Extend the Temporary Use of Office Trailers Located at 710 East US Highway 30

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 8, 2006

Subject: Request of James McCaslin of CXT/LB Foster Company for Approval of a Conditional Use Permit to Allow for the Continued Use of Two Temporary Buildings at 710 East Highway #30

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

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for approval of a conditional use to allow for the continued use of two temporary buildings at the above referenced site. In 1998 the City Council approved a two year conditional use permit to place these temporary buildings at the site to serve as office and break room facilities for the newly constructed fabrication plant. Subsequent approvals have been granted by the City Council on July 24, 2000 for two years, June 25, 2002 for two years, and June 7, 2004 for an additional two years. There have been four separate approvals bringing the duration of this temporary use to eight years.

The recent request is for approval of an additional one year period ending in June of 2007.

Discussion

The City code allows for temporary buildings and uses if approved by the City Council in the form of a Conditional Use Permit. For the past eight years these buildings provided for temporary facilities. Twice within the past eight years, CXT has stated in the application for renewal that plans are either in the works or the buildings were intended to be replaced with permanent facilities. The current application request is for a one year approval and states that plans for permanent buildings are expected within the next 12 months. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties.

Alternatives

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

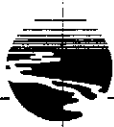
1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request and authorize the issuance of a conditional use permit for an additional 12 month period.

Sample Motion

Motion to approve the request of CXT/LB Foster for a conditional use permit for a temporary office and break room structure for a twelve month period.



Conditional Use Permit Application

pc: Building, Legal, Utilities
 Planning, Public Works

1. The specific use/~~construction~~ requested is: Use of existing office trailers
 duration not to exceed 1 year.
2. The owner(s) of the described property is/are: Art/B Foster 415 Holiday Dr, P, IA 52700
3. The legal description of the property is: unplatted land of Union Pacific RR
4. The address of the property is: 710 E US Hwy 30, Grand Island, NE
5. The zoning classification of the property is: M-1
6. Existing improvements on the property is: N/A
7. The duration of the proposed use is: 1 year
8. Plans for construction of permanent facility is: within next 12 months
9. The character of the immediate neighborhood is: Industrial
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: To extend conditional use permit for additional 12 mths ending June 22 ~~2007~~, 2007. Plans for permanent facility are expected within 12 months.

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

6-21-06

Date

Angela Guthrie for James McCaslin

Owners(s)

520-260-2909 - Jmk

Phone Number

710 E US Hwy 30, PO Box 1808

Address

308-380-0874 - AG

Grand Island, NE

City

State

68801

Zip

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