



City of Grand Island

Tuesday, September 12, 2006
Council Session

Item E5

**Public Hearing on Request from Equitable Federal Savings Bank
of Grand Island for Conditional Use Permit for Temporary
Placement of Modular Banking Facility Located at 3012 South
Locust Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 12, 2006

Subject: Request of David Dohmen of Equitable Federal Savings Bank of Grand Island for Approval of a Conditional Use Permit to Allow for the Placement of a Temporary Banking Facility at 3012 South Locust Street

Item #'s: E-5 & H-1

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for approval of a conditional use to allow for the temporary placement of a bank facility at 3012 South Locust Street for a two year period. The proposal is to place a modular bank building on the site as a design for a permanent facility proceeds. The property is zoned B-2/A-C which is a general business zone with an arterial commercial zone overlay, within that zoning classification temporary buildings are only allowed if approved by the City Council in the form of a conditional use permit.

Discussion

This proposal is currently progressing as permits have been issued to place the modular building on the site and renovate it to meet current building codes. During the process of the plan reviews it was discovered that the wiring would not meet that which is required by the City code for commercial buildings and it became advantageous to seek approval on a temporary basis rather than to modify the facility to meet permanent commercial standards. Again the proposal is to operate from the modular building until such time as a permanent building can be designed and built, with the expected completions in approximately two years. 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 a two year period.

Sample Motion

Motion to approve the request for a conditional use permit for a temporary bank facility for a two year period.