



# **City of Grand Island**

**Tuesday, March 27, 2007**

**Council Session**

## **Item H3**

**Consideration of Request from Wile E. Investment LLC, 210 East  
Stolley Park Road for Extension of Conditional Use Permit**

**Staff Contact: Craig Lewis**

# **Council Agenda Memo**

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

**Meeting:** March 27, 2007

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

**Item #'s:** H-3

**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 had an existing single family dwelling on the lot and the applicant received approval from the City Council on March 28, 2006 to renovate that building and utilize that structure as a Veterinary Clinic during the construction of a permanent facility on the site. This request is for an extension of time for an additional six month or until September 28, 2007 at which time it is anticipated the permanent facility will be complete and available for occupancy.

## **Discussion**

A building permit for the construction of a permanent facility was granted on November 2, 2006. The property is currently bounded on the west and south by commercial operations and on the north and east by residential properties. The temporary use of the existing building during construction of the permanent structure and 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 of an extension of the time 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 an extension of time for the 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 extension of time for the conditional use permit to allow for the completion of the construction of a permanent facility.

## **Sample Motion**

Motion to approve the requested extension of time for an additional six month period.



**MELISSA GIRARD, D.V.M.**

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March 16, 2007

City of Grand Island  
City Clerk, Renee Edwards

RE: Wile E. Investment LLC, Conditional Use Permit at 210 E. Stolley Park Road

The current conditional use permit is due to expire on March 28, 2007 for the temporary veterinary clinic at 210 E. Stolley Park Road. I am requesting that a modification to the existing permit be granted for an additional six months to allow time for the completion and occupancy permit of the new clinic being built on this property. We are diligently monitoring this process daily, and construction of the facility is progressing as rapidly as weather will permit.

The projected completion of construction is June to July of 2007. I will be frequently communicating with the building department with progress updates. Thank you for considering this request for an extension, and please contact me if you have any questions.

Best regards,

Melissa Girard, DVM  
Member, Wile E. Investment LLC