



City of Grand Island

Tuesday, September 11, 2007

Council Session

Item E2

**Public Hearing on Request from Randy & Cynthia Evans for a
Conditional Use Permit for a Temporary Car Dealership Office
Located at 1407 West 2nd Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: September 11, 2007

Subject: Request of Randy & Cynthia Evens for Approval of a Conditional Use Permit to Place a Temporary Office at 1407 West 2nd Street

Item #'s: E-2 & H-2

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for the approval of a Conditional Use Permit to allow for the placement of a temporary office building to facilitate operations of the existing car dealership during removal of existing buildings and the construction of a new building and facilities. The property is currently zoned B-2, General Business and that classification does not allow the placement of a temporary building without the approval of the City Council in the form of a conditional use permit.

The request is for a 10 month period.

Discussion

The proposal is to renovate the entire half block to facilitate the existing car dealership currently in operation. The location of the proposed temporary building does not appear to create any negative impacts on the property or surrounding neighborhoods. The request is for a 10 month period and appears reasonable; approval should terminate at the end of a one year period or within 30 days of the completion of the construction of a new dealership facility, whichever occurs first. A one year period allows time past that which is requested in the application but in line with past approvals.

Alternatives

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

1. Approve the request for the Conditional Use.

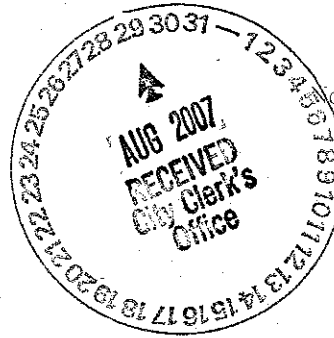
2. Disapprove or /Deny the Request.
3. Modify the Conditional Use Permit to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the conditional use permit to allow for the placement of a temporary office building with the following condition; the conditional use permit will expire within one year or within 30 days of the completion of a permanent facility, which ever occurs first.

Sample Motion

Motion to approve the request for a conditional use permit with the conditions as identified in the departmental memorandum.



Non-Refundable Fee: \$155.00
Return by: 9-11-07
Council Action on:

Conditional Use Permit Application

pc: Building, Legal Utilities
Planning, Public Works.

1. The specific use/construction requested is: Temporary Car Dealership Office
2. The owner(s) of the described property is/are: Randy L & Cynthia Evans
3. The legal description of the property is: Lot 1, 2 & 3 Block 17 Spaulding & Greggs ADD
Lot 4 Block 19 Kernohan & Deckers ADD
4. The address of the property is: 1407 W 2nd
5. The zoning classification of the property is: B-2
6. Existing improvements on the property is: Commercial Building Type V-B
7. The duration of the proposed use is: 6-10 months
8. Plans for construction of permanent facility is: tear down 2 existing, build one new one
9. The character of the immediate neighborhood is: COMMERCIAL / 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: We plan to demolish existing buildings & canopy
build one permanent building prior to road work next spring and
we need temporary facility while that work is completed.

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

8-29-07

Date

308-381-7566

Phone Number

Randy L & Cynthia Evans

Owners(s)

1823 W. Koenig

Address

Grand Island

City

NE

State

68803

Zip

RANDY'S AUTO, 1423 W. 2ND ST., G.I., NE.

