



# City of Grand Island

Tuesday, November 13, 2007

Council Session

## Item E4

**Public Hearing on Request from Chief Industries, Inc. for a  
Conditional Use Permit for Additional Parking and Use of a Rock  
or Crushed Concrete Surface for One Year Located at 1208 South  
Adams Street**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** November 13, 2007

**Subject:** Request of Chief Industries for Approval of a Conditional Use Permit for a Parking Lot at 1208 S. Adams Street

**Item #'s:** E-4 & H-1

**Presenter(s):** Craig Lewis

## **Background**

This is a request of Chief Industries, Inc. to allow for the approval of a parking lot at 1208 S Adams. This request is to facilitate additional parking for the production facility located at 1119 S. Adams Street. The property is currently zoned R-3, Medium Density Residential Zone, that zoning classification allows as a conditional use approved by the City Council, parking lots. Additional approvals are required as the applicant wishes to install as a temporary surface crushed concrete as opposed to hard surfaced materials required by the City Code for parking lots. The City Code does provide for City Council approval of temporary uses, not to exceed two years in undeveloped areas and six months in developed areas.

## **Discussion**

The City Code does identify parking lots in the residential R-3 zone as a conditional use. The placement of crushed concrete for a surface as opposed to a permanent hard surface of asphalt or concrete would be allowed by code only as a temporary use approved by the City Council. These two items appear as a reasonable request to facilitate development of the tract of land recently purchased and cleared of the single family dwelling previously on the site.

This request is similar in nature to the recent request of St Francis Hospital for a temporary parking lot along Custer Street. The request is not similar to recent discussions of YAP Auction and that request for crushed asphalt milling for use as a surface for required permanent parking.

Two conditions suggested to be placed upon this request are 1). a landscape buffer of 20' along the east boundary adjacent to Adams Street needs to be provided to comply with the landscape requirements of the City Code. 2). the responsibility of controlling any dust created from the lot needs to be addressed by the applicants during any dry months throughout the duration of the use.

### **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 with the conditions identified imposed.

### **Sample Motion**

Move to approve the request for a conditional use permit to provide a parking lot at 1208 S. Adams Street for a one year period with the conditions as outlined in the staff recommendation.



Non-Refundable Fee: \$155.00  
Return by:  
Council Action on: 11-13-07

### Conditional Use Permit Application

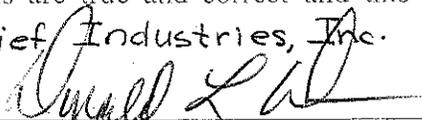
pc: Building, Legal, Utilities  
Planning, Public Works

- 1. The specific use/construction requested is: Parking for adjacent owned property located at 1119 So. Adams Street, Grand Island, NE.
- 2. The owner(s) of the described property is/are: Chief Industries, Inc.
- 3. The legal description of the property is: See Exhibit A attached
- 4. The address of the property is: 1208 So. Adams St, Grand Island, NE
- 5. The zoning classification of the property is: R-3
- 6. Existing improvements on the property is: None. House and all improvements recently razed.
- 7. The duration of the proposed use is: One year
- 8. Plans for construction of permanent facility is: Unknown
- 9. The character of the immediate neighborhood is: Cornfield to south/residential to west/commercial industrial to east and north.
- 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: Request conditional permit for additional parking for Chief Fabrication production facility located adjacent to subject property at 1119 So. Adams, including consent to permit rock or crushed concrete surface for one year to permit proper setting compaction of location of prior house and out buildings, all of which have been removed.

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

10-24-07  
Date

308-389-7274  
Phone Number

Chief Industries, Inc.  


Donald L. Donners(s)  
Executive Vice President Administration

P.O. Box 2078 - 3942 Old West Hwy 30  
Address

Grand Island NE 68802  
City State Zip

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

200708537

FILE: 07-2412

EXHIBIT "A"

A tract of land comprising a part of the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska and more particularly described as follows:

Beginning at the northwest corner of said W1/2 NW1/4 SE1/4 (also being the center of said Section 21; thence running Easterly along the North line of said W1/2 NW1/4 SE1/4 a distance of Six Hundred Sixty-Four and Two Tenths (664.2) feet to the Northeast corner of said W1/2 NW1/4 SE1/4 (also being the centerline of county road); thence running Southerly along the East side of said W1/2 NW1/4 SE1/4 a distance of Four Hundred Sixty and Three Tenths (460.3) feet; thence running Westerly and parallel to the North line of said W1/2 NW1/4 SE1/4 a distance of Six Hundred Sixty Three and Nine Tenths (663.9) feet to a point on the West line of said W1/2 NW1/4 SE1/4; thence running Northerly along and upon the West line of said W1/2 NW1/4 SE1/4 a distance of Four Hundred Sixty and Three Tenths (460.3) feet to the point of beginning