



City of Grand Island

Tuesday, August 12, 2008

Council Session

Item E2

**Public Hearing on Request from Consolidated Concrete Co. for a
Conditional Use Permit for Use of Two Conex Containers to Store
Concrete Admixtures Located at 3440 West Old Highway 30**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 12, 2008

Subject: Request of Consolidated Concrete Company for
Approval of a Conditional Use Permit to Allow for the
Use of Two Shipping Containers as Temporary Buildings
at 3440 West Old Highway #30, Grand Island, NE

Item #'s: E-2 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the use of two shipping containers for temporary buildings at the above referenced site. Section 36-89 of the Grand Island Zoning code provides for temporary buildings and uses not to exceed two years in undeveloped areas, if approved by the City Council. I believe the intent of this section is to allow for temporary buildings and uses while permanent facilities are under construction or in this case while a determination is made as to a process or location.

Discussion

This request is for approval to use two shipping containers to house admixtures and equipment (pumps and motors) to facilitate the mixing of concrete at the existing batch plant. The containers have been located on the site since June of 2007 at which time Consolidated Concrete was informed of the options of either converting the containers to meet building codes or applying for a conditional use permit from the City Council.

These containers are different from typical shipping containers used for storage as these have electrical wiring supplying the equipment located within.

The application states the proposed use is for two years with permanent facilities planned for construction in 2010 or 2011. As the containers have already been in place for a year I would recommend approval only until the end of 2009, which would accommodate their need and allow a 30 month time frame.

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. Refer the issue to a Committee
3. Modify the request to meet the wishes of the Council
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the request of a conditional use permit for a 30 month period expiring December 31, 2009.

Sample Motion

Move to approve the request for a conditional use permit for two temporary shipping containers used as an equipment structure for a thirty month period, expiring December 31, 2009.



Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: To use two Conex Containers to store concrete admixtures in.
2. The owner(s) of the described property is/are: Consolidated Concrete Co.
3. The legal description of the property is: Lot 1 Spelts-Schultz Industrial Sub.
4. The address of the property is: 3440 W Old Hwy 30
5. The zoning classification of the property is: Industrial
6. Existing improvements on the property is: Redi Mix Concrete Plant
7. The duration of the proposed use is: Two Years
8. Plans for construction of permanent facility is: Winter of 2010 / 2011
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: We currently have two Conex containers sitting on an 8" concrete slab beside our plant. According to the Grand Island code, they need to be on a permanent foundation. We want to try this system for two years prior to making the invesment of a foundation.

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

7-21-08

Date

[Signature] General Manager
Owners(s)

384-2003

Phone Number

3440 W OLD Hwy 30

Address

Grand Island

City

NE

State

68803

Zip

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





