



City of Grand Island

Tuesday, September 09, 2008

Council Session

Item E8

**Public Hearing on Request from Grand Island Public Schools for a
Conditional Use Permit for Concrete Parking Lot for Gates
Elementary School Located at 2723 West Louise Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 9, 2008

Subject: Request of Grand Island Public Schools for Approval of a Conditional Use Permit to Construct a Parking Lot at 2723 West Louise Street

Item #'s: E-8 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the construction of a parking lot at the above referenced address. The property is currently zoned R-2 Low Density Residential and as such a parking lot is a listed conditional use. Conditional uses as listed in the zoning code must be approved by the city council after a finding that the proposed use promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Discussion

This proposal is to construct a concrete parking lot on a residential zoned property east of Gates school. The property is located east of the school and southeast of the intersection of Louise St. and Ingalls St. A dwelling has been removed to facilitate the construction and provide parking for the elementary school. Because the property is zoned R-2 the landscaping regulations provided in the City code are not required. The Building Department would suggest that as this property is in a predominantly residential neighborhood and the Council has the opportunity to provide conditions with the approval, that the landscaping requirements provided in section 36-102 of the City code be applicable with the construction of this parking lot. The landscape provisions in the City code would require a six foot landscape buffer adjacent to the street, which has been reflected in the proposed plan, and plantings of two canopy trees, two understory trees, and six shrubs, which are not currently identified in the proposed plan.

Alternatives

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

1. Approve the request for a conditional Use Permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or Deny the request finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the request to meet the wishes of the Council.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue

Recommendation

City Staff recommends that the Council approve the conditional use permit with the condition that landscaping is provided in compliance with section 36-102 of the zoning regulations and finding that the request does promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Parking lot for Gates Elementary School
2. The owner(s) of the described property is/are: Grand Island Public Schools
3. The legal description of the property is: West 54' of Lot 4, Block 2, Gladstone Place
4. The address of the property is: 2723 West Louise Street
5. The zoning classification of the property is: R-2 Low Density Residential
6. Existing improvements on the property is: None
7. The duration of the proposed use is: Lifetime of the school
8. Plans for construction of permanent facility is: Concrete parking lot
9. The character of the immediate neighborhood is: 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: Conditional use permit for concrete parking lot for Gates Elementary School.

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

 8/28/08

Date

 [Signature]

Owners(s)

 308-385-5900

Phone Number

 PO Box 4904

Address

 Grand Island

City

 NE

State

 68802-4904

Zip

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

BUILD 6 S.Y. OF 5" CONCRETE SIDEWALK,
1-CURB RAMP, CURB RAMP SUBSIDIARY TO
5" CONCRETE SIDEWALK

LOUISE STREET

BUILD 6 S.Y. OF 5" CONCRETE SIDEWALK
1-CURB RAMP, CURB RAMP SUBSIDIARY TO
5" CONCRETE SIDEWALK

INGALLS ST.



10 S.Y. OF 5" ASPHALT SIDEWALK

COMBINATION
CURB AND GUTTER

ASPHALT SIDEWALK,
SUBSIDIARY TO
ASPHALT SIDEWALK

6" CONCRETE
INTEGRAL CURB

Proposed
PARKING
LOT

BUILD 663 S.Y. OF 6" CONCRETE
PAVEMENT W/INTEGRAL CURB



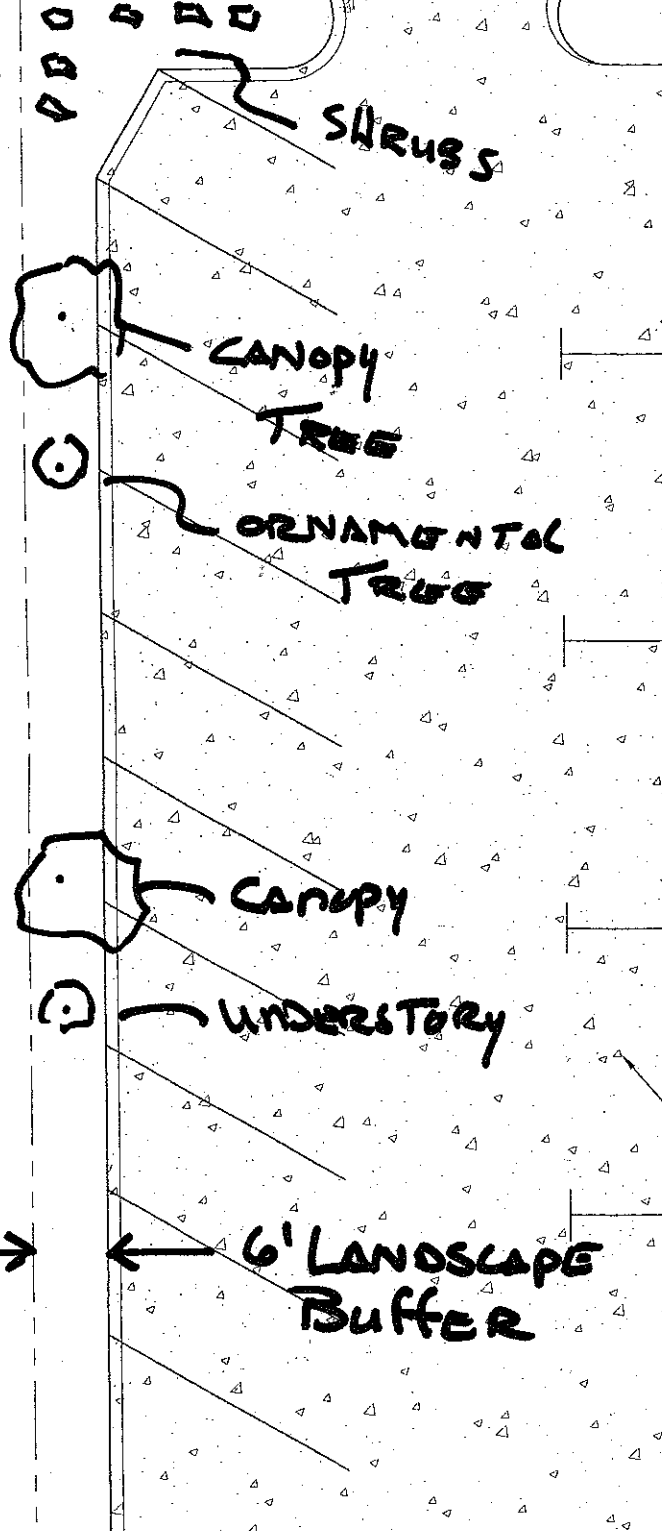
BUILD 6 S.Y. OF 5" CONCRETE SIDEWALK,
1-CURB RAMP, CURB RAMP SUBSIDIARY TO
5" CONCRETE SIDEWALK

LOUISE STREET

BUILD 6 S.Y. OF 5" CONCRETE SI
1-CURB RAMP, CURB RAMP SUBS
5" CONCRETE SIDEWALK



INGALLS ST.



10 S.Y. OF 5" CONCRETE SIDEWALK

COMBINATION CURB AND GUTTER

5" CONCRETE SIDEWALK, SUBSIDIARY TO 5" CONCRETE SIDEWALK

6" CONCRETE INTEGRAL CURB

RECOMMENDED LANDSCAPING

BUILD 663 S.Y. OF 6" CONCRETE PAVEMENT W/INTEGRAL CURB

2723 W. LOUISE