



City of Grand Island

Tuesday, October 28, 2008

Council Session

Item E1

**Public Hearing on Request from Kenneth and Amy Friesen for
Conditional Use Permit for a Parking Lot Located at 903 West
Anna Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: October 28, 2008

Subject: Request of Kenneth and Amy Friesen for Approval of a Conditional Use Permit to Construct a Parking Lot at 903 West Anna Street

Item #'s: E-1 & 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-4 High 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 approximately one half of the residential zoned property at the south west corner of Clark and Anna Streets. The property is located west of the applicants existing automotive repair business and it is proposed to utilize the property for additional parking for the established business. A single family dwelling currently on the site is proposed to be removed to facilitate the construction and provide additional parking for the adjacent business. As the property is zoned R-4 the landscaping regulations provided in the City code are required. 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 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

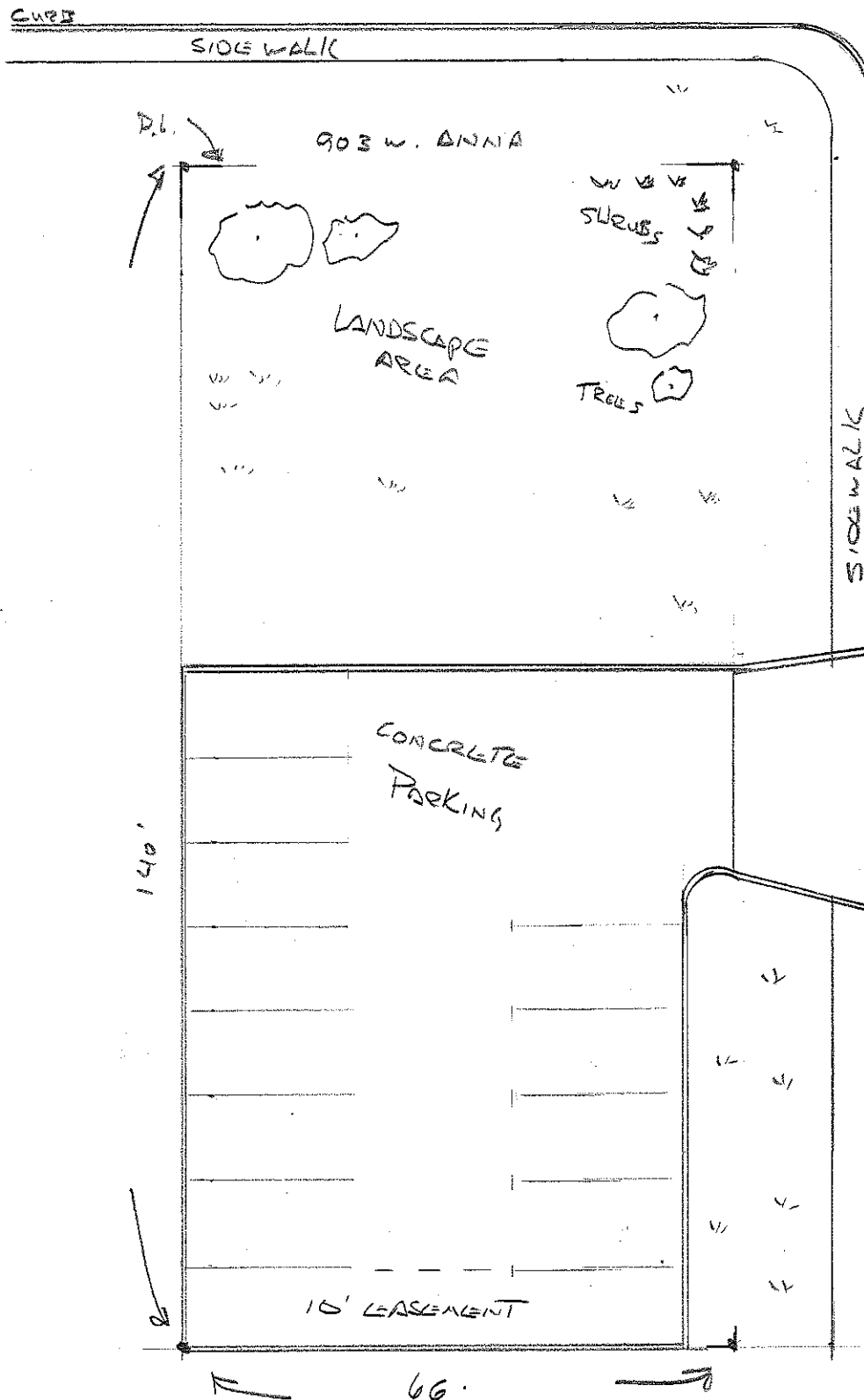
Recommendation

City Staff recommends that the Council approve the conditional use permit with the condition that the existing building on the property be demolished in compliance with City codes prior to any other construction of the proposed parking lot 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.

ANNA ST



PROPOSED PARKING LOT
AT 903 W. ANNA.