



City of Grand Island

Tuesday, November 18, 2008

Council Session

Item E1

**Public Hearing on Request from Mick Brown for Conditional Use
Permit for Temporary Parking Lot Located at 4811 Gold Core
Drive**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: November 18, 2008

Subject: Request of Joseph & Lori Brown for Approval of a Conditional Use Permit for a Temporary Parking Lot at 4811 Gold Core Drive, Grand Island, NE

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

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for a one year approval of a temporary parking lot at 4811 Gold Core Drive. This request is to facilitate parking for busses used in the operation of contracts with the public school system and charter busses for Holiday Tour and Travel. The proposal is for a one year period with permanent buildings and improvements planned for construction within the next year. The property is currently zoned ME, Industrial Estates Zone, that zoning classification allows as a permitted principal use motor freight terminals, the operation of a bus garage including maintenance, storage, and office operations would be an allowable use as it is a similar use. Approval of a conditional use permit is 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 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.

Two conditions suggested to be placed upon this request are;

- 1). A landscape buffer of 50' along the west boundary adjacent to Gold Core Drive needs to be provided to comply with the setback and landscape requirements of the City code.

2). The responsibility of controlling any dust created from the temporary parking lot needs to be addressed by the applicant 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 for a conditional use permit finding that the proposal will not be detrimental to public health, safety, or 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 request with the conditions identified, finding that the request does promote health, safety, and the 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 request for a conditional use permit as identified 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: Temporary Parking Lot
2. The owner(s) of the described property is/are: Joseph M & Lori A. Brown
3. The legal description of the property is: Lot 2, Platte Valley Industrial Park 6th Sub D.
4. The address of the property is: 4811 Gold Core DR. GI 68803
5. The zoning classification of the property is: ME
6. Existing improvements on the property is: NONE
7. The duration of the proposed use is: 1 yr (at this time we will erect
Permanent Bldg & Lot.
8. Plans for construction of permanent facility is: Bus Garage & maint shop & office.
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: ~~RETRACT~~
1. EDC
2. Randall Kathman
3. NE Colorado Cellular

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

10/29/08
Date

Michael Brown
Owners(s)

308-384-1800
Phone Number

2807 N. ENGLEMAN RD
Address

GI.
City

NE
State

68803
Zip

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