



# City of Grand Island

Tuesday, November 24, 2015

Council Session

## Item E-1

**Public Hearing on Request from Grand Island Public Schools for a Conditional Use Permit for Temporary Classrooms located at 4160 W. Old Potash Highway (Shoemaker Elementary School)**

*Council action will take place under Request and Referrals item H-1.*

Staff Contact: Craig Lewis

# Council Agenda Memo

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

**Meeting:** November 24, 2015

**Subject:** Request of Grand Island Public Schools for Approval of a Conditional Use Permit to Allow for the Placement of Three Temporary Classroom Buildings for Shoemaker Elementary School at 4160 W. Old Potash Hwy

**Presenter(s):** Craig Lewis, Building Department Director

## Background

This request is for approval of a conditional use permit to allow for the placement of three temporary classroom buildings at the above referenced site. The proposal is to provide classrooms for students during the current renovation and addition construction project. The target date for completion of the project is the summer of 2016.

Approval is required from the City Council as the property is zoned R-1 Suburban residential, and that zoning classification does not provide for temporary buildings unless approved by the City Council in the form of a conditional use.

Section 36-89 of the Grand Island Zoning code provides for temporary buildings and uses not to exceed two years in undeveloped areas and six months in developed areas of the City. I believe the intent of this section is to allow for temporary buildings and uses while permanent facilities are under construction.

## Discussion

This request is for approval to place three modular classrooms on the site while construction continues on the existing elementary school. The proposed time frame is for the summer of 2016 and I would suggest if approved allowing the duration of 2016 to facilitate removal and clean-up.

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 for the Conditional Use Permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

## **Recommendation**

Approve the request for three temporary classroom buildings expiring on December 31, 2016, finding that the request does promote 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 request for a conditional use permit including the staff recommendations, finding that the application conforms with the purpose of the zoning regulations.

# Conditional Use Permit Application

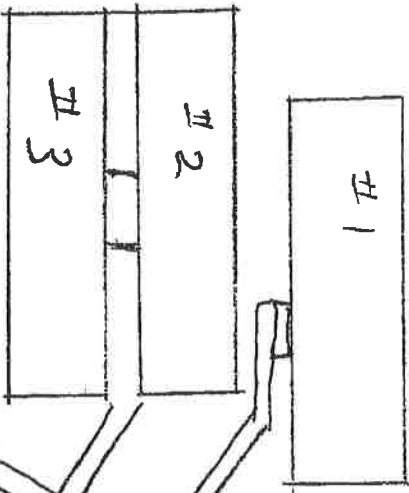
pc: Building, Legal, Utilities  
Planning, Public Works

- 1. The specific use/construction requested is: Temporary Classrooms
- 2. The owner(s) of the described property is/are: Grand Island Public Schools
- 3. The legal description of the property is: See Appendix 1 attached
- 4. The address of the property is: 4160 W. Old Potash Hwy.
- 5. The zoning classification of the property is: Suburban Residential Zone
- 6. Existing improvements on the property is: 2009, commercial land update & addition to school
- 7. The duration of the proposed use is: Temporary until new addition is complete
- 8. Plans for construction of permanent facility is: Target date for completion of new addition is summer of 2016
- 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: Temporary classroom until new addition to the school is complete.

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

11 / 6 / 15 Date  
D. D. Peter Owners(s) Grand Island Public Schools  
(308) 385-5900 Phone Number  
P.O. Box 4904 Address  
Grand Island, NE City 68802 State Zip

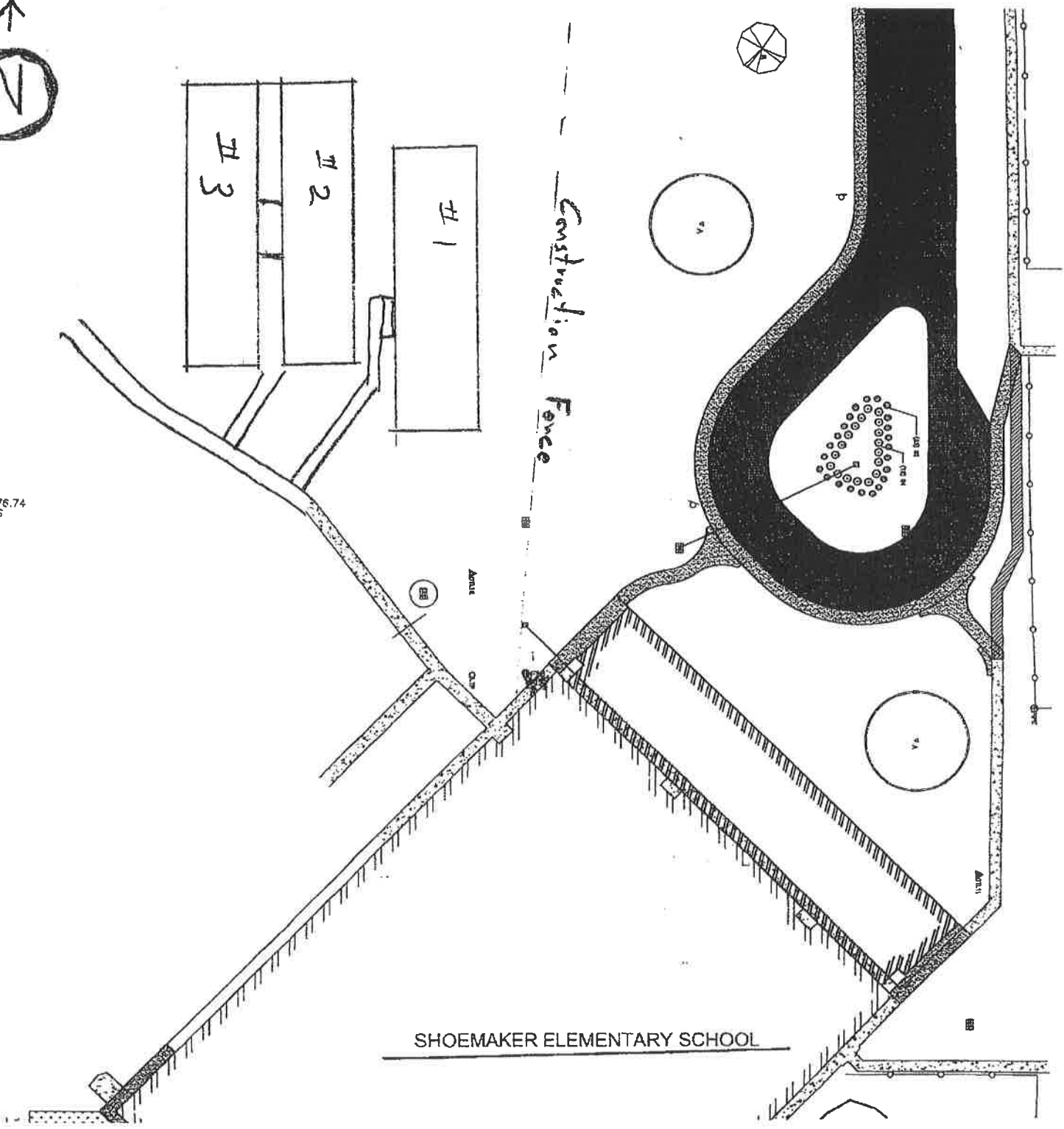
**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**



Construction Fence

SHOEMAKER ELEMENTARY SCHOOL

1876.74  
PES





Proposed  
Temporary Classrooms

4160 Old Potash Hwy. W

LOCATION MAP

OLD POTASH HWY W