



City of Grand Island

Tuesday, March 09, 2010

Council Session

Item E2

**Public Hearing on Request from JBS Swift & Company for a
Conditional Use Permit for a Temporary Parking Lot Located at
435 Stuhr Road**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: March 9, 2010

Subject: Conditional Use Permit for Temporary Parking Lot at 435 Stuhr Road

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

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request of JBS Swift & Company to allow for the approval of a one year temporary parking lot at 435 Stuhr Road. This request is to facilitate the parking of employee vehicles during construction of a permanent parking lot on adjacent property and to facilitate future building additions to the existing facility. The property is currently zoned M-1, Light Manufacturing Zone. A request to modify the zoning classification to a M-2 Heavy Manufacturing Zone is currently being processed by the Regional Planning Commission, in either zone the request for a temporary parking lot with a unimproved surface of milled asphalt requires the approval of the City Council as a temporary use. 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 City code does identify temporary uses as an authorized conditional use. The placement of crushed milled asphalt 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. This requested item appears as a reasonable request to facilitate the current and proposed construction activity planned by JBS Swift.

One condition suggested to be placed upon this request is the responsibility of controlling any dust created from the lot needs to be addressed by the applicants 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.
2. Disapprove or Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request with the conditions identified imposed. .

Sample Motion

Move to approve the request for a conditional use permit to provide for a temporary parking lot at 435 Stuhr Road for a one year period with the conditions as outlined in the staff recommendation.



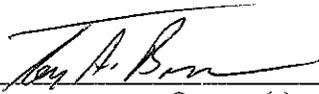
Non-Refundable Fee: \$200.00
Return by: 3-9-10
Council Action on: 3-9-10

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: JBS Swift & Company
- 3. The legal description of the property is: See attached map
- 4. The address of the property is: 435 Stuhr Rd Grand Island, NE 68801
- 5. The zoning classification of the property is: M1
- 6. Existing improvements on the property is: none
- 7. The duration of the proposed use is: 1 year
- 8. Plans for construction of permanent facility is: Spring 2010
- 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: JBS Swift & Company would like to build a temporary parking lot while a permanent parking lot is designed and constructed.

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

<u>2/10/2010</u>		
Date	Owners(s)	
<u>308-384-5330</u>	<u>555 S Stuhr Rd</u>	
Phone Number	Address	
<u>Grand Island</u>	<u>NE</u>	<u>68801</u>
City	State	Zip

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