



City of Grand Island

Tuesday, March 23, 2010

Council Session

Item G14

#2010-82 - Approving Issuance of Building Permit to the Nebraska State Fair Board for Two Storage Buildings Located at 1525 South Locust Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: March 23, 2010

Subject: Request of Nebraska State Fair Board for Approval of a Resolution to Allow the Building Department to Issue a Building Permit for Construction of Two Storage Buildings at 1525 South Locust Street

Item #'s: G-14

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for City Council approval of a resolution to allow the Building Department to issue a building permit for the construction of two storage buildings on a tract of land that does not have frontage on a public road or dedicated street.

Section 8-22 of the City Code states in part; no permit shall be issued by the Building Department unless and until authorized by resolution of the City Council in any one or more of the following cases: (1). Where the real property described in the application for permit does not front upon a dedicated street or public road.

The application identifies the proposed construction site as a tract of land being the east 126' of Lot 1, Fonner Second Subdivision, that tract of land does not front on Locust Street and is located approximately 700' east of Locust Street along the Locust Street entrance to Fonner Park.

Discussion

The City code provides for City Council deliberation as to the prudence of issuing building permits on tracts of land that do not front on a dedicated road to provide access for such necessary services as Police, Fire, and Public Utilities.

This proposal has been accompanied by a request to approve an access easement to serve as a public access to provide for accessibility to the site. This easement has included the

City of Grand Island as a participant such that it may not be vacated without the approval of the City in the future.

The allowance of an easement to provide access to a tract of land would not be as a general rule the preferred method as the subdivision process and dedication of public streets provide for public access to land.

This request is to allow for access to two storage buildings that will facilitate the operation of the State Fair on the adjacent Fonner Park property. Because of the limited availability of an adjacent public way and the proposed use as a storage facility for the State Fair the request appears reasonable.

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 and authorize the issuance of a building permit for the two storage buildings.

Sample Motion

Move to approve the request and authorize by resolution the Building Department to issue building permits for the construction of two storage buildings on the property identified as the east 126' of Lot 1, Fonner Second Subdivision.

RESOLUTION 2010-82

WHEREAS, The Nebraska State Fair Board submitted a request for a building permit to construct two storage buildings on a tract of land identified as the east 126 feet of Lot 1 Fonner Second Subdivision, Grand Island Ne.; and

WHEREAS, such tract of land does not front on a dedicated public Right of Way; and

WHEREAS, City code section 8-22 provides that no permits shall be issued by the Building Department until authorized by resolution of the city Council when the real property does not front upon a dedicated street or public road.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Grand Island Building Department be authorized to issue a building permit for two storage buildings on the tract of land identified as the east 126 feet of Lot 1 Fonner Second Subdivision, Grand Island, NE.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 23, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk