



City of Grand Island

Tuesday, April 13, 2010

Council Session

Item E5

**Public Hearing on Request from Upper Plains Contracting, Inc.
for a Conditional Use Permit for Concrete Batch Plant Site
Located at 3860 South Locust Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: April 13, 2010

Subject: Request of Upper Plains Contracting, Inc. for Approval of a Conditional Use Permit to Allow a Portable Concrete Batch Plant at 3860 South Locust Street

Item #'s: E-5 & H-1

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for City Council approval to allow for the placement of a temporary concrete batch plant at 3860 South Locust Street. The temporary concrete batch plant will facilitate the reconstruction of South Locust Street. The property is zoned T-A or transitional agriculture. Batch plants are not a permitted principal use within that zoning classification. The proposal is to locate the plant on this site as a temporary location during May and June of 2010. Temporary uses are provided for in City Code Section 36-89, if approved by the City Council in the form of a conditional use.

Discussion

This location has been the site of a sand and gravel operation operated by Hooker Brothers Sand & Gravel since 1994 and the current approval of the sand and gravel operation continues until June 8, 2014. There have been two approved temporary asphalt batch plants in the past at this site, one in February of 2001 and the second in October of 2003.

The past operations appeared to have caused little disruption to the neighborhood, this proposal as another temporary operation of a concrete batch plant would not appear to create a negative influence on surrounding properties.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

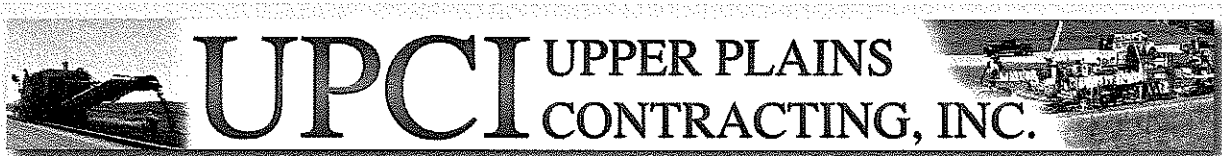
1. Approve the conditional use permit finding that the proposed use as a temporary use will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or deny the conditional use permit, finding that the proposal does not conform to the purpose of the zoning regulation.
3. Modify the conditional use 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 for a conditional use permit to operate a concrete batch plant at the site for a six months period starting in April of 2010, finding that the request does promote the health, safety, and general welfare of the community, protects against blight and depreciation, and is generally harmonious with the surrounding neighborhood as a temporary use.

Sample Motion

Move to approve the request for a 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.



5325 E Hwy 12 • Aberdeen, SD 57401

Phone: 605-225-7082 • Fax: 605-225-4425

www.upci.biz

March 23, 2010

RE: Conditional use permit

City Clerk
P.O. Box 1968
Grand Island, NE 68802



UPCI was recently awarded the Locust Street reconstruction. We are planning to use our portable concrete batch plant, which will allow us to increase our productivity and accelerate the project schedule.

Please find attached the Conditional Use Permit Application, along with a listing of the land owners within 200 feet of the property, and the application fee. The land is owned by Hooker Brothers Sand & Gravel, 3755 W Husker Hwy, Grand Island, NE. To contact Hooker Brothers call 308-384-2106 and ask for Scott Hooker.

Thank you,

Derek Louwagie

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Concrete batch plant site
2. The owner(s) of the described property is/are: Hooker Brothers Sand and Gravel
3. The legal description of the property is: NE 1/4 of SE 1/4 Sec 33 Township 11
4. The address of the property is: 3860 S Locust St.
5. The zoning classification of the property is: Transitional Agriculture
6. Existing improvements on the property is: None
7. The duration of the proposed use is: May + June 2010
8. Plans for construction of permanent facility is: Temporary - Portable Batch Plant
9. The character of the immediate neighborhood is: Agriculture / 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: The Site will be used to produce concrete for the reconstruction of Locust Street.

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

3-23-10

Date

Upper Plains Contracting Inc.

Owners(s)

605-225-7082

Phone Number

5325 E Hwy 12

Address

Aberdeen

City

SD

State

57401

Zip

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

RaNae Edwards

From: Derek Louwagie [DerekL@upci.biz]

Sent: Tuesday, March 30, 2010 1:07 PM

To: RaNae Edwards

Subject: Conditional Use permit

Importance: High

Attachments: Grand Island Plant Site.doc; Aerial Views.doc

Please find attached an aerial view of the property showing where we will be putting the plant and a document showing the placement of aggregate piles, the plant, and trailers.

The duration will be May and June. The plant should only be there a couple of weeks, but we do not have the final schedule put together yet.

We will be using the existing driveways to access the property. The plant site will be approximately 8 acres in the north east corner of the property.

Thank you,

Derek Louwagie
Upper Plains Contracting Inc
5325 E Hwy 12
Aberdeen, SD 57401
Cell - 605-380-0132

3/30/2010

