



City of Grand Island

Tuesday, June 08, 2010

Council Session

Item E3

**Public Hearing on Request from Aurora Cooperative for a
Conditional Use Permit for Bulk Fuel, Propane and Anhydrous
Ammonia Storage Located at 4415 East Highway 30**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 8, 2010

Subject: Request of Aurora Cooperative, 605 12th Street Aurora, Nebraska for Approval of a Conditional Use Permit to Allow for the Construction of a Bulk Fuel Storage Facility at 4155 E. Highway #30

Item #'s: E-3 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of a bulk fuel storage facility at 4155 E. Highway #30. This site was originally built as a retail establishment and is now proposed to be a combination of uses such as retail sales, agricultural fertilizer sales and storage, and bulk fuel sales and storage.

The zoning classification is M-2 or Heavy Manufacturing, that specific classification allows for the use as retail or agricultural fertilizer sales but requires bulk fuel facilities to be approved by the City Council in the form of a conditional use.

Discussion

The City Code defines conditional use to mean a use where allowed by the district regulations, that would not be appropriate generally throughout the zoning district without restrictions, but which, if controlled as to number, size, area, location, relationship to the neighborhood or other minimal protective characteristics would not be detrimental to public health, safety, and general welfare.

The zoning matrix list as a conditional use in the M-2 zoning classification Bulk petroleum stations & terminals- wholesale.

This request is to relocate the existing bulk fuel and propane storage from the 1104 S. Lincoln Street location to this new location outside the City limits but within the two mile

zoning jurisdiction. Additionally the proposal is to relocate the storage of Anhydrous Ammonia along with the bulk fuel to this new secure location.

The location of this proposal does not appear to create any negative impact on the neighboring properties and does provide for a much less populated area surrounding the proposed storage of petroleum, propane, and anhydrous ammonia.

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 proposed use is a listed conditional use in the zoning code and that it 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 regulations.
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 construct a bulk fuel storage facility, finding that the request does promote the 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 requested 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.



Non-Refundable Fee: \$200.00

Return by: _____

Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Bulk Fuel / Propane / Anhydrous Ammonia
2. The owner(s) of the described property is/are: Aurora Cooperative
3. The legal description of the property is: Attached
4. The address of the property is: 4415 East Highway 30
5. The zoning classification of the property is: M2 Heavy Manufacturing
6. Existing improvements on the property is: 3 buildings
7. The duration of the proposed use is: Perpetual
8. Plans for construction of permanent facility is: Working on building and remodeling to meet our needs
9. The character of the immediate neighborhood is: Heavy Manufacturing / Industrial / Commercial
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: Move our bulk Fuel and propane from our location at 1140 S. Lincoln Ave to avoid the traffic in that residential and busy retail area, and to have this storage in a more secure site. Our Anhydrous Ammonia, we are wanting to move from our Grain Terminal at 920 N Shady Bend Rd. so that we can do an expansion for grain storage at that site. Again most of all we want all Agronomy and Fuel on one secure site.

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

5/21/2010

Date

Aurora Cooperative

Owners(s)

308-627-7640

Phone Number

605 12th Street

Address

P.O. Box 209

Aurora
City

Nebraska
State

68818
Zip

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