



City of Grand Island

Tuesday, June 08, 2010

Council Session

Item E5

**Public Hearing on Request from Prudent Technologies, Inc. for a
Conditional Use Permit for a Temporary Office Construction
Trailer Located at 3304 S. Engleman Road**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 8, 2010

Subject: Request of Prudent Technologies for Approval of a Conditional Use Permit to Allow for the Placement of Temporary Office Trailer at 3304 S. Engleman Road

Item #'s: E-5 & H-3

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for Council approval to allow for the placement of a temporary office trailer at 3304 S. Engleman Road. The office trailer will facilitate operations for a groundwater remediation project. The Environmental Protection Agency has contracted with Prudent Technologies to inject chemicals into the ground water at this site in an effort to clean up past contamination that affect the ground water in southern Grand Island and the surrounding area.

Discussion

The City code allows for temporary buildings and uses if approved by the City Council in the form of a Conditional use permit. This request is to allow for the placement of a temporary trailer to aid in the operation of equipment to facilitate cleanup efforts at the site. The site location is such that it does not appear the temporary trailer will have any negative impact on the neighboring properties during the operation.

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 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 place a temporary office trailer at the site for a two year period, 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.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Temporary Office
Construction Trailer
2. The owner(s) of the described property is/are: Rod Whittkamp
3. The legal description of the property is: _____
4. The address of the property is: 3304 S Engleman Rd
5. The zoning classification of the property is: Commercial
6. Existing improvements on the property is: Warehouse Bldg
7. The duration of the proposed use is: 1-5 years
8. Plans for construction of permanent facility is: N/A
9. The character of the immediate neighborhood is: Commercial Property
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: We are doing EPA ground water
injections. We need office space for staff. At end of
project the trailer will be removed.

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

5/26/2010
Date

Prudent Technologies
Owners(s)

Phone Number

8080 WARD PARKWAY SUITE 405
Address

KANSAS CITY
City

MO
State

64114
Zip

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