



# **City of Grand Island**

**Tuesday, September 14, 2010**

**Council Session**

## **Item E2**

**Public Hearing on Request from Edwin Bolanos for a Conditional  
Use Permit for a Go-Cart Track Located at 613 East 4th Street**

**Staff Contact: Craig Lewis**

# **Council Agenda Memo**

**From:** Craig Lewis, Building Department Director

**Meeting:** September 14, 2010

**Subject:** Request of Edwin Balanos for Approval of a Conditional Use Permit to Allow Construction and Operation of a Go-Cart Track at 613 East 4<sup>th</sup> Street  
Two Adjacent Tracts of Land; Pt.N1/2NW1/4 15-11-9, & Lt 1, & FR Lt 2,3,4,5, & 10 Blk.17 Evans Addition, & W. 64.15' Vac. Poplar Street

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

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for the approval of a Conditional Use Permit to allow for the construction and operation of a go-cart track at 613 East 4<sup>th</sup> Street. The property is currently zoned M-2 Heavy Manufacturing and as such go-cart tracks are listed in the zoning matrix as a permitted conditional use requiring approval of the City Council.

The proposal is to create a go-cart track in the southeast corner of the site as an accessory use to the existing restaurant, utilizing the existing restrooms, parking, and concession facilities. Eight go-carts are proposed to use a gravel track developed to operate initially in the daylight hours with possible lighting to be installed at a later date.

The area is predominately commercial in nature with the closest residential property approximately 500 feet to the northeast.

## **Discussion**

The proposal is to construct a gravel track with a gravel ridge barrier in the south east area of the two tracts of land along 4<sup>th</sup> Street, facilitating eight go-carts and hours of operation in conjunction with the restaurant and liquor establishment.

Areas of concern with these types of operations would be:

- 1). Parking; it appears adequate parking could be provided along the west edge of the property, as an improved surface already exists at that location.
- 2). Hours of operation; as an outside operation I would suggest that hours be limited to 8:00 a.m. through 11:00 p.m.
- 3). Lights; if the operation installs lights to facilitate nighttime activity the lighting should not extend past the property line onto neighboring properties, excluding the public way and the railroad property.
- 4). Noise; as the area is somewhat isolated from neighboring residential property, noise generated would not appear to be a major concern.
- 5). Accommodations; the existing restaurant has restroom and concession capabilities to accommodate this operation.
- 6). Dust; the dirt track could create a situation that dust may become a nuisance to the surrounding neighborhood, the dust levels should be controlled such that it does not create a public nuisance.

## **Alternatives**

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

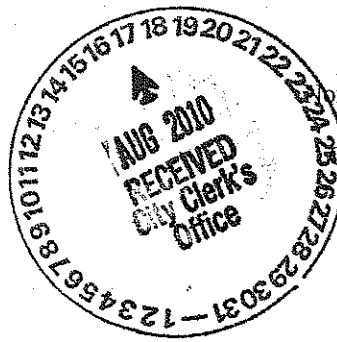
1. Approve the request for the Conditional Use Permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or Deny the Request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to special committee for a determination of a finding of fact.

## **Recommendation**

Approve the request with the conditions identified in the staff memorandum concerning hours of operation, lighting, and dust, finding that the proposed use and application promotes 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 request for a Conditional Use Permit including the staff recommendations, finding that the application conforms 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: permit to operate go-cart track on existing property
2. The owner(s) of the described property is/are: Edwin D Bolanos
3. The legal description of the property is: 15-11-9 Pt N 1/2 NW 1/4
4. The address of the property is: 613 E 4th St.
5. The zoning classification of the property is: M-2
6. Existing improvements on the property is: restaurant, ~~La Fogata~~ La Fogata
7. The duration of the proposed use is: \_\_\_\_\_
8. Plans for construction of permanent facility is: NONE
9. The character of the immediate neighborhood is: business
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: I would like to operate a go-cart track on my property

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

08/11/2010

Date

308-379-3627

Phone Number

Edwin D Bolanos

Owners(s)

1620 E Capital Ave

Address

Grand Island

City

NE

State

68801

Zip

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





Scale: 1"=200'

Proposed Go Cart Track  
613 E 4th

LOCATION MAP

