



City of Grand Island

Tuesday, November 09, 2010

Council Session

Item E1

**Public Hearing on Request from Third City Christian Church for
a Conditional Use Permit for Temporary Parking Extension
Located at 4100 West 13th Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: November 9, 2010

Subject: Request of Third City Christian Church for Approval of a Conditional Use Permit for a Temporary Parking Lot at 4100 West 13th Street

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

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request from Third City Christian Church to allow for the approval of a temporary parking lot at 4100 West 13th Street. This request is to facilitate additional parking for the Church during a comprehensive survey and study to identify future growth and space needs. The property is currently zoned R-2, Low Density Residential Zone, that zoning classification allows churches and accessory uses but would require the parking improvements to comply with the code for improved surfaces. Approvals are required as the applicant wishes to provide a 100'x 250' temporary gravel parking lot as an extension to the existing improved lot. The City code does provide for City Council approval of temporary uses, not to exceed two years in undeveloped areas and six months in developed areas.

Discussion

The placement of gravel for a surface as opposed to a permanent hard surface of asphalt or concrete would be allowed by code only as a temporary use approved by the City Council.

The request for two years will allow for the Church to complete a study and survey of the congregation to identify future growth and facilities needs.

Two conditions suggested to be placed upon this request are 1). A landscape buffer included within the required 25' front yard setback along the south boundary adjacent to 13th Street needs to be provided to comply with setback requirements of the City code.

2). the responsibility of controlling any dust created from the lot needs to be addressed by the applicants during any dry months throughout the duration of the use.

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 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 a special committee for a determination of a finding of fact.

Recommendation

City Administration recommends that the Council approve the request with the conditions identified 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 to allow a temporary parking lot with a gravel surface for a two year period, including staff recommended conditions, finding that the application conforms 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: Temporary Parking Extension
2. The owner(s) of the described property is/are: Third City Christian Church
3. The legal description of the property is: Lot 1 Grand West Subdivision
4. The address of the property is: 4100 W. 13TH ST
5. The zoning classification of the property is: R2
6. Existing improvements on the property is: Church building, garage and Lot
7. The duration of the proposed use is: 2 years
8. Plans for construction of permanent facility is: Permanent paving once site plan is completed
9. The character of the immediate neighborhood is: Agricultural / Residential
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 have a limited need for overflow parking during a two hour period on Sunday mornings, as well as need for overflow parking on a couple of days during the year. Though we have a very basic site plan, we will be adding permanent parking as soon as possible.

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

10/22/2010
Date

Third City Christian Church
Owners(s)

308-384-5038
Phone Number

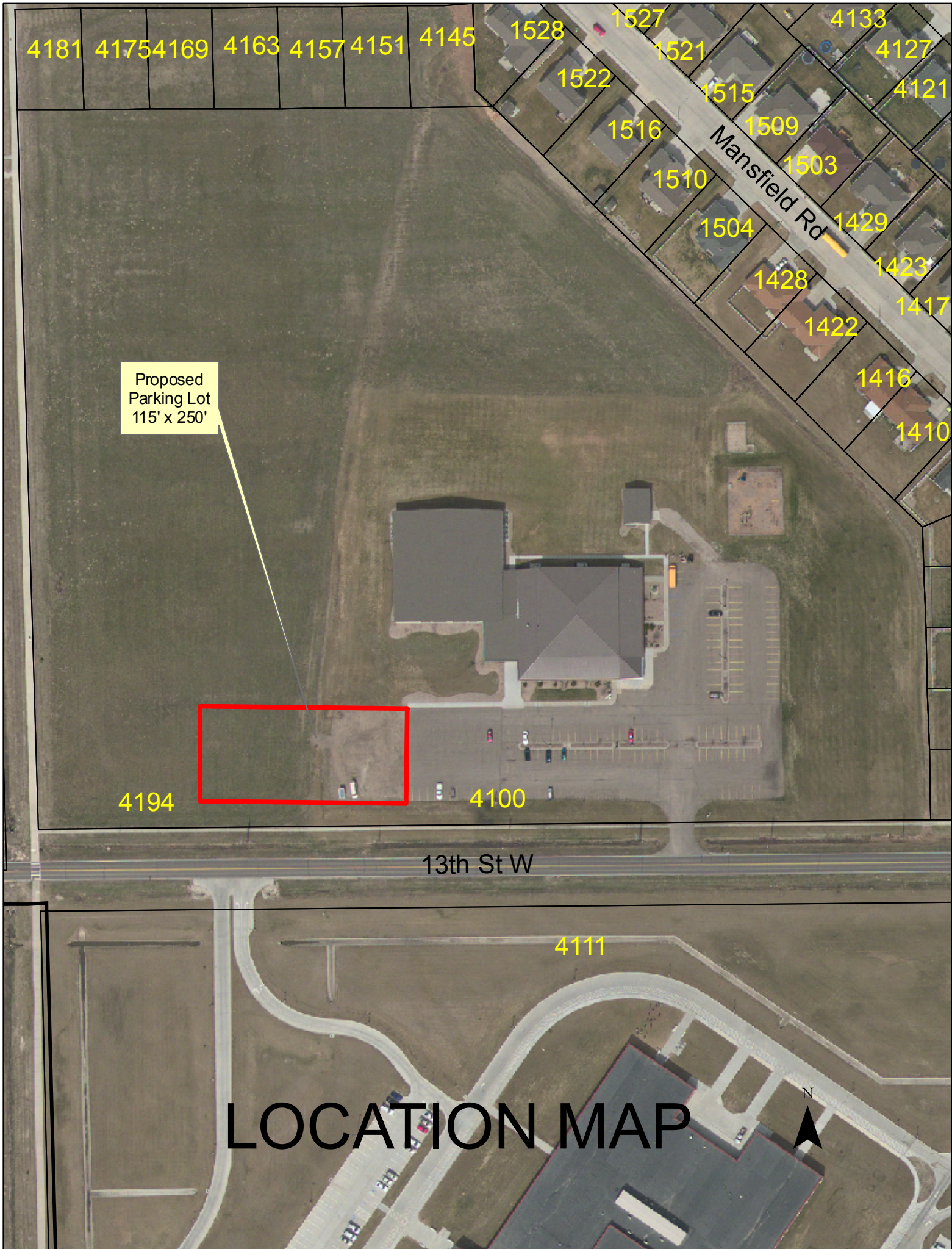
4100 W. 13TH Street
Address

Grand Island
City

NE
State

68503
Zip

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



Proposed
Parking Lot
115' x 250'

13th St W

Mansfield Rd

LOCATION MAP

