



City of Grand Island

Tuesday, November 23, 2010

Council Session

Item E1

Public Hearing on Request from Paul Galles PR for a Conditional Use Permit for Off-Site Parking Lot for Grand Island Senior High School Located at 2104 North Custer Avenue

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: November 23, 2010

Subject: Request of Grand Island Public Schools for Approval of a Conditional Use Permit to Construct a Parking Lot at 2104 North Custer Street

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

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the construction of a parking lot at the above referenced address. The property is currently zoned R-2 Low Density Residential and as such a parking lot is a listed conditional use if associated with a school and located within 300 feet of the principal building. Conditional uses as listed in the zoning code must be approved by the city council after a finding that the proposed use promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Discussion

This proposal is to construct a concrete parking lot on a residential zoned property west of Grand Island Senior High school. The property is located west of the school at the northwest corner of the intersection of Custer and College Streets. A dwelling is proposed to be removed to facilitate the construction and provide parking for the school.

Because the property is zoned R-2 the landscaping regulations provided in the City code are not required. I would suggest that as this property is in a predominantly residential neighborhood and the Council has the opportunity to provide conditions with the approval, that the landscaping requirements provided in section 36-102 of the City code be applicable with the construction of this parking lot. The landscape provisions in the City code would require a ten foot landscape buffer adjacent to the street and plantings of two canopy trees, two understory trees, and six shrubs, within the landscape buffer.

A second suggested condition is to restrict the vehicle ingress and egress to the parking lot from the alley adjacent to the west of the proposed parking lot, limiting potential traffic congestion at the intersection of Custer and College.

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 request finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the request 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 conditional use permit with the condition that landscaping is provided in compliance with section 36-102 of the zoning regulations and that vehicle access be restricted and accomplished from the adjacent alley, 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: Grand Island Public Schools
Parking Lot 132 x 93.5
2. The owner(s) of the described property is/are: Paul Galles, PR of Geraldine Galles,
Michael Galles, Paul Galles, Raymond Galles, Thomas Galles
3. The legal description of the property is: University Place Lts 13 & 15, Blk 16
4. The address of the property is: 2104 N. Custer
5. The zoning classification of the property is: R2
6. Existing improvements on the property is: 1920 1 story home worn out/badly worn
1 garage 576'
7. The duration of the proposed use is: perpetual
8. Plans for construction of permanent facility is: parking lot
9. The character of the immediate neighborhood is: single family homes - duplexes - school
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: Grand Island Public Schools has agreed to purchase
2104 N. Custer contingent upon the City of Grand Island allowing
the property to be used for off-site parking for Grand Island
Senior High School.

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

10/29/10

Date

Paul Galles PR

Owners(s)

382-9078

Phone Number

1836 W 11TH AVE

Address

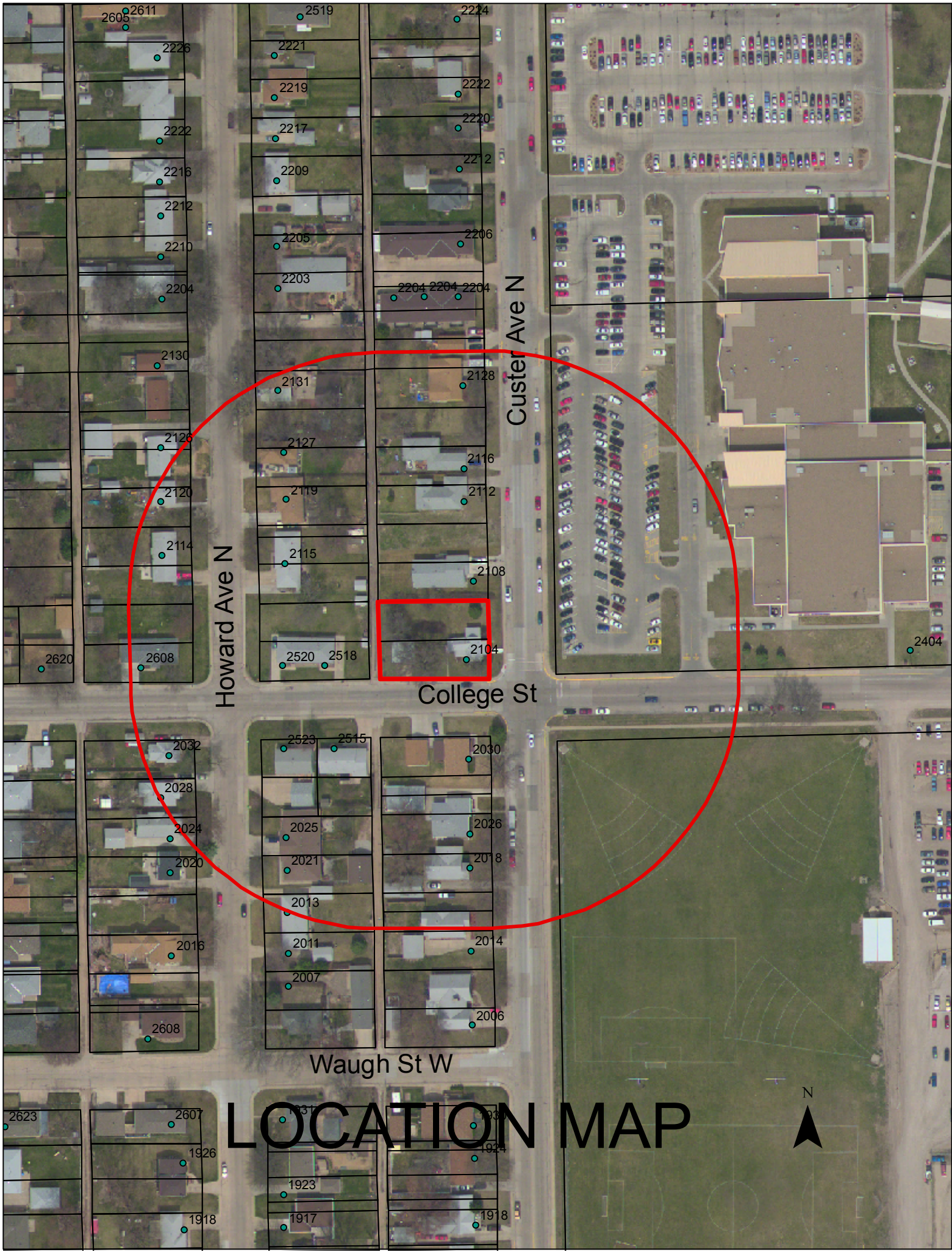
GRAND ISLAND NE

City

State

Zip

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



LOCATION MAP