



City of Grand Island

Tuesday, April 26, 2011

Council Session

Item E1

**Public Hearing on Request from Iglesia Ebenezer Church for a
Conditional Use Permit for a New Church Facility Located at 502
East Capital Avenue**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: April 26, 2011

Subject: Request of Pastor Renee Lopez of Iglesia Ebenezer Church for Approval of a Conditional Use Permit to Allow for the Construction and Operation of a Church at 502 E. Capital Avenue

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

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for Council approval of a conditional use permit to allow for the construction and continued use of the property as a religious facility. The proposal is to construct a church on the property that is currently zoned T-A Transitional Agriculture. That zoning classification allows churches, educational, religious, cultural, or public service facilities as conditional uses, and requires the approval of the City Council in the form of a conditional use permit.

Discussion

The City Code identifies that uses such as a church within the T-A zoning classification come before the City Council at a public hearing to determine a finding of fact that the intended use would be in conformance with the intent and provisions of the code.

The surrounding properties are farming and residential in nature with a mobile home park located immediately to the east of the property. It does not appear that the proposed use of the property would have a negative impact on the neighborhood.

Alternatives

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

1. Approve the request finding that the proposed application is and will continue to be in conformance with the purpose and intent 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 conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

Approve the request finding that the proposed application 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 request for a conditional use permit as presented in the council packet and that the meeting 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: a new church facility.
2. The owner(s) of the described property is/are: Iglesia Ebenezer Church
3. The legal description of the property is: pt. W¹/₂, E¹/₂, W¹/₂, SE¹/₄, Sec. 4, T11N-R9W
4. The address of the property is: 502 East Capital Ave.
5. The zoning classification of the property is: TA (transitional agriculture)
6. Existing improvements on the property is: graveled driveway/parking & North Area Soccer fields
7. The duration of the proposed use is: perminent
8. Plans for construction of permanent facility is: upon approval of this conditional use permit
9. The character of the immediate neighborhood is: agricultural and 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, Iglesia Ebenezer Church, wish to build a new church on this property to full needs in this area of faith and service to the community.

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

April 11, 2011
Date

Iglesia Ebenezer Church / Pastor Renee Lopez
Owners(s)

308-370-3557
Phone Number

P.O. Box 486
Address

Contractor: Husker Sales & Const. Inc.
Bruce Kleint 308-379-0205

Grand Island
City

NE.
State

68802-0484
Zip

Bruce Kleint
2018 W. Kent Ave. 68803

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



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Capital Ave E

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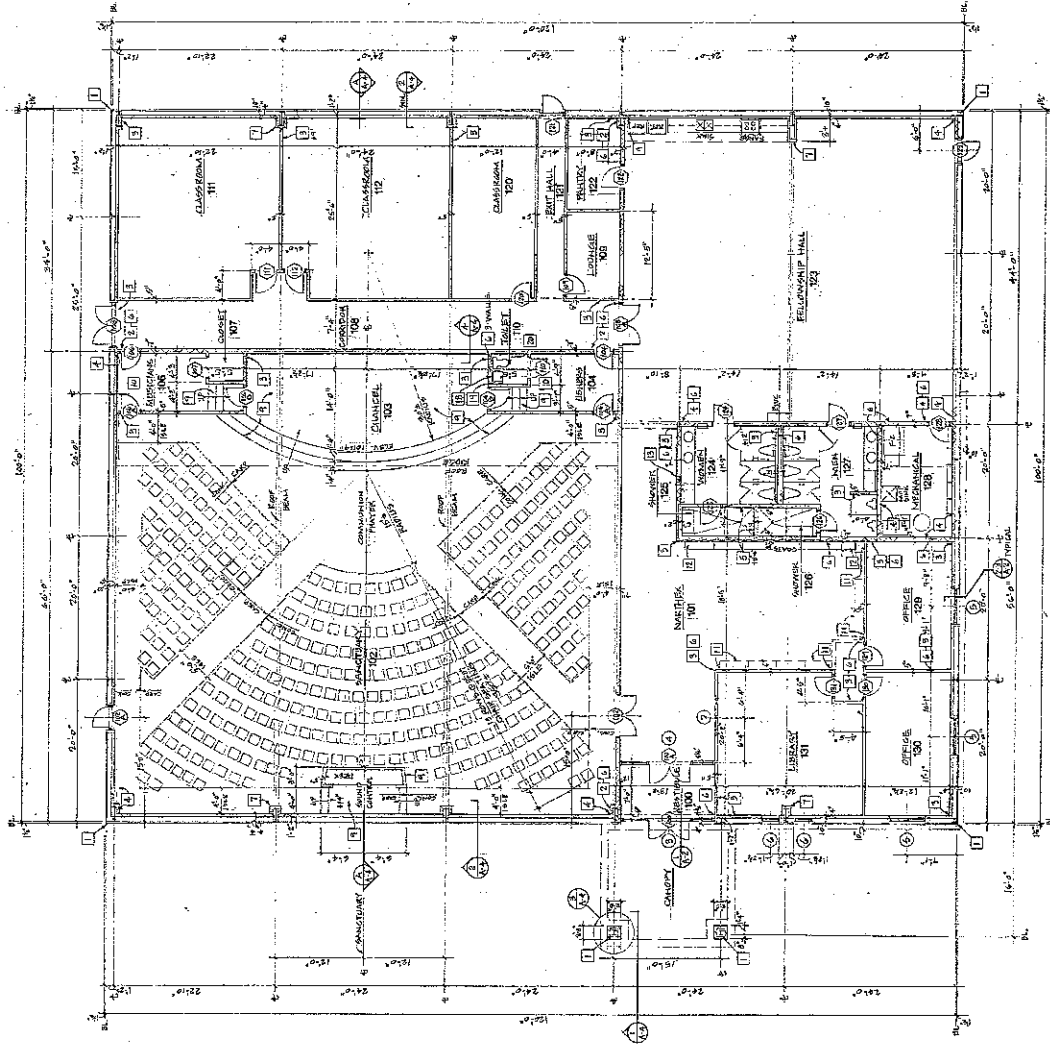
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NOTE: LOT IS CURRENTLY ZONED (TA) TRANSITION AGRICULTURE. THE LOT WILL NEED TO BE REZONED (A-3) MEDIUM DENSITY RESIDENTIAL SO AS TO ALLOW FOR A GREATER COVERAGE OF UNPAVED SURFACING.

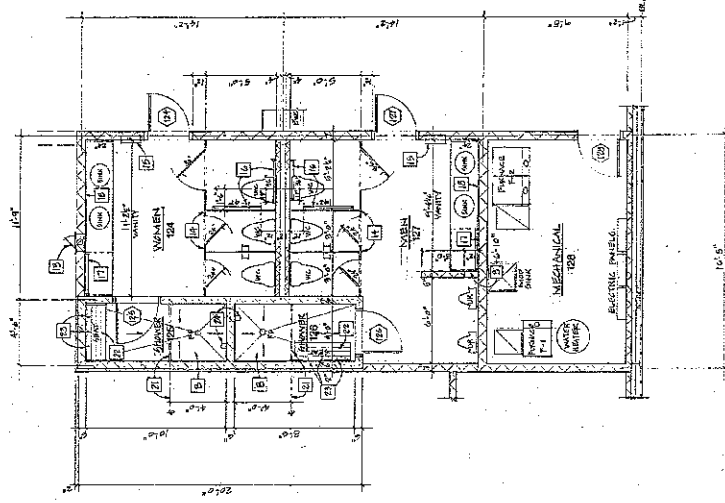
BENCHMARK NO. 1 IN T557-58 (NEVD 29 DATUM)
ON TOP OF SOUTH NUT OF BOTTOM FLANGE OF FIRE
HYDRANT ON SOUTH SIDE OF CAPITAL AVENUE.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

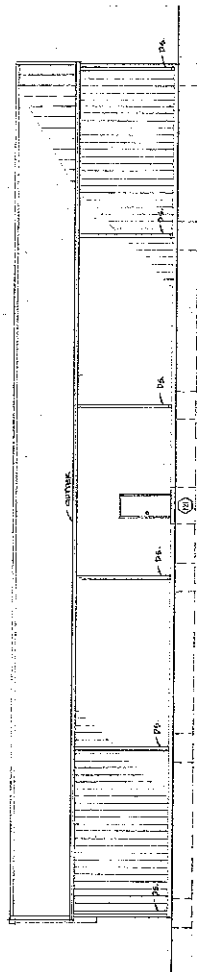
FLOOR PLAN NOTES

1. THE DIMENSIONS SHOWN BUILDING EXTERIOR.
2. INTERIOR DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. INTERIOR PARTITIONS AND FLOORING TO BE AS SHOWN.
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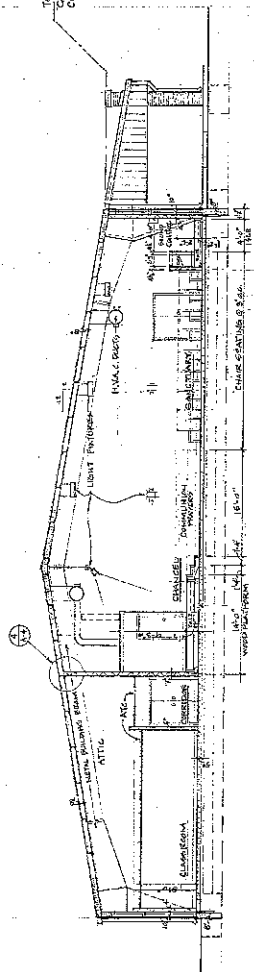


ENLARGED PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

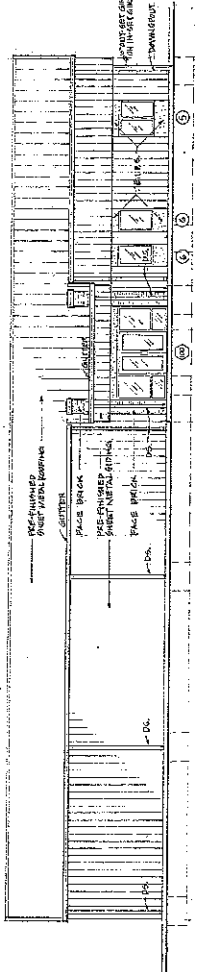




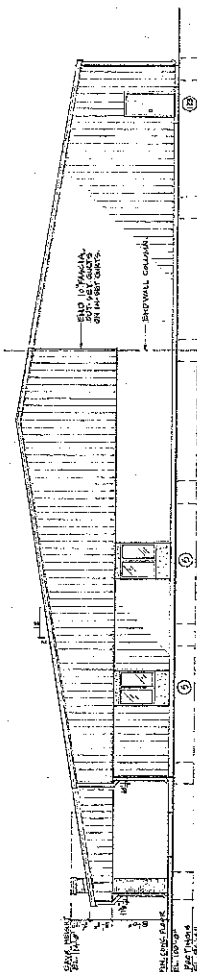
EAST ELEVATION
SCALE: 1/8" = 1'-0"



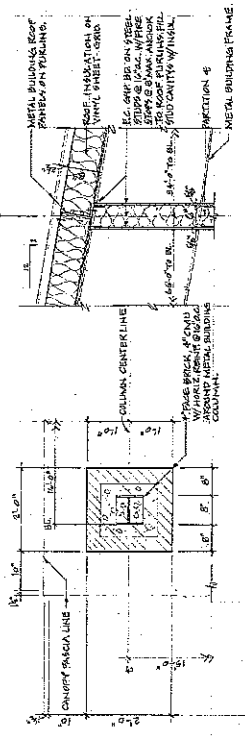
NORTH ELEVATION - BUILDING SECTION A
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

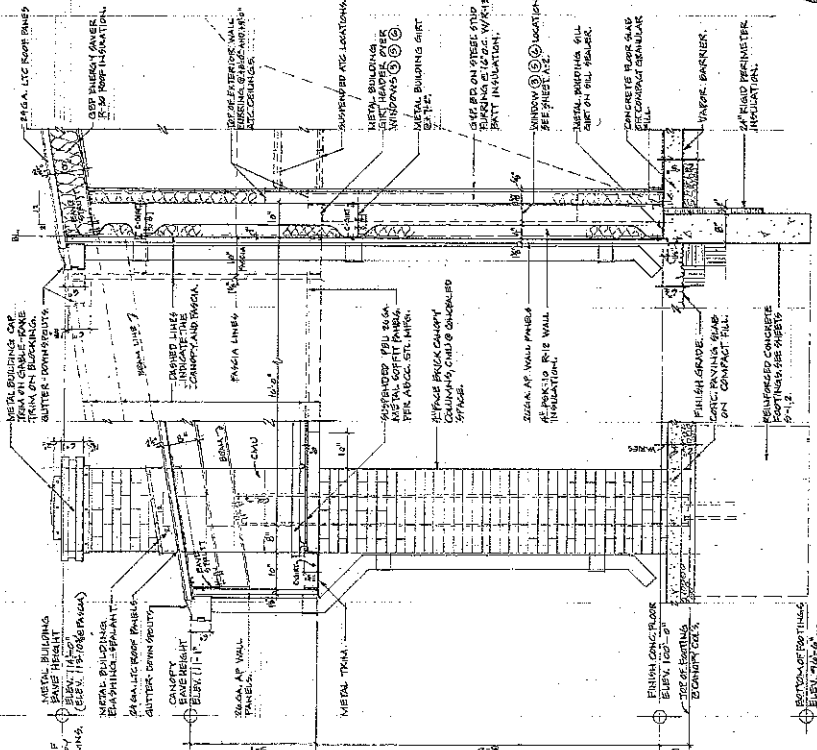


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PLAN DETAIL 3
SCALE: 3/4" = 1'-0"

ROOF DETAIL 4
SCALE: 3/4" = 1'-0"



CANOPY SECTION 1
SCALE: 3/4" = 1'-0"

WALL SECTION 2
SCALE: 3/4" = 1'-0"



Richard E. Willis & Associates

ARCHITECTS
P.O. BOX 4105
GRAND ISLAND, NEBRASKA 68801

PLANNERS • CONSULTANTS
GRAND ISLAND, NEBRASKA 68801

IGLESIA DE DIOS EBEN-EZER Church
Grand Island, Nebraska

A-4
REVISED 11-88
DATE 2-14-87
DRAWN BY
CHECKED BY
DESIGNED BY

