



City of Grand Island

Tuesday, February 28, 2012

Council Session

Item E3

Public Hearing on Request from Salvador and Sandra Juarez for a Conditional Use Permit for a Parking Lot located at 2108 North Custer and Lot 9, Block 16, University Place

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: February 28, 2012

Subject: Request of Grand Island Public Schools for Approval of a Conditional Use Permit to Construct a Parking Lot at 2108 N. Custer Street

Item #'s: E-3 & 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 adjacent to a previously approved conditional use for a parking lot at 2104 N. Custer. 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 will allow for the expansion of the conditional use approved in November of 2010 for the properties at 2104 N Custer. Approval will allow for a total of 4 residential lots to be constructed into a parking lot approximately 132' east and west and 187' north and south. The property is located west of the school at the northwest corner of the intersection of Custer and College Streets. An additional 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 would not be required. I would again 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 again 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 three canopy trees, three understory trees, and nine shrubs, within the landscape buffer.

With the approval of the last conditional use permit, one of the conditions required by the City Council was to restrict the vehicle access to the lot to and from the alley access. As this lot now is proposed to expand to the north it appears that adequate access is available from Custer Street and I would suggest that access now be limited to and from the existing driveway that currently serves the property at 2108 N Custer.

Two additional conditions were placed on the prior approval; one was to limit the parking to non-student parking and to pave the alley adjacent to the parking lot.

If access is restricted to the existing drive onto Custer I would suggest that curbing be installed to restrict any access into the alley and eliminate any need for improvements in the alley and lessen concerns about traffic from the parking lot into the alley.

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;

1. that landscaping is provided in compliance with section 36-102 of the zoning regulations,
2. that vehicle access be restricted and accomplished from the existing drive location at 2108 N. Custer,
3. a curb barrier is installed adjacent to the alley to restrict access from the parking lot, and
4. that the lot be designated non-student parking,

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: \$1,000.00
 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: A) 2108 N. Custer - George N. & Maritza Jones
B) Lt 9, Blk 16, University Place-Salvador M & Sandra Juarez
3. The legal description of the property is: A) Lt 11, Blk 16, University Place
B) Lt 9, Blk 16, University Place
4. The address of the property is: A) 2108 N. Custer
B) Lt 9, Blk 16, University Place
5. The zoning classification of the property is: R2
6. Existing improvements on the property is: A) 1 story single-family home
B) Vacant lot
7. The duration of the proposed use is: A) & B) Perpetual
8. Plans for construction of permanent facility is: A) & B) Parking lot
9. The character of the immediate neighborhood is: A) & B) 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 2108 N. Custer and Lt 9, Blk 16, University Place, 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.

01-26-12
 Date

(308) 380-1328
 Phone Number

George N. & Maritza Jones
 Owners(s)

2108 N. Custer Ave
 Address

Grand Island NE 68803
 City State Zip

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

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

1-30-2012
Date

~~X [Signature]~~
X Dandra Quarez
Owners(s)

(308) 930-0275
Phone Number

2311 N. Kruse av.
Address

Grand Island, Ne. 68803
City State Zip

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



Howard Ave N

Custer Ave N

College St

LOCATION MAP

Waugh St W

