



City of Grand Island

Tuesday, November 13, 2012

Council Session

Item E1

Public Hearing on Request from Olsson Associates on behalf of Helen Foreman for a Conditional Use Permit for a Soil Vapor Extraction and Air Sparge Remediation Trailer Located at 1515 West 2nd Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: November 13, 2012

Subject: Request of Olsson Associates on behalf of Ms. Helen Forman for Renewal of a Conditional Use Permit for a Temporary Trailer located at 1515 West 2nd 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 continued placement of a vapor extraction trailer to facilitate the removal of petroleum contamination from groundwater at the site. The site is currently zoned (B-2) General Business. Trailers and temporary buildings are only allowed within this zoning classification if approved by the City Council in the form of a conditional use permit.

The request is for approval for an additional two year period.

Discussion

This proposal is to allow for the continued use of the trailer at the site to aid in the clean up of groundwater. The proposed length of time is for an additional two years, the City code provides for a two year approval with the possibility of subsequent approvals. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties, and no concerns have been presented.

The original proposal included the installation of a cedar picket fence for screening. It does appear appropriate to include this as a condition to any approval as the Business Improvement District and local property owners have a considerable investment in providing landscaping along the 2nd Street corridor.

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

Approve the request with the condition that the proposed picket fence be maintained at a height of 6' around the trailer and associated equipment during the a two year period duration of the conditional use permit, 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 for the use of a temporary vapor extraction facility for a two year period, including 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: Soil Vapor Extraction and Air Squeeze Remediation Trailer
2. The owner(s) of the described property is/are: Walgreen Co an Illinois Corp Store # 03467
3. The legal description of the property is: Kernohan & Decker's Add LT4 XC City & W 56' LT 3 XC State Blk 17
4. The address of the property is: 1515 West 2nd Street
5. The zoning classification of the property is: Commercial
6. Existing improvements on the property is: No improvements on this lot
7. The duration of the proposed use is: 2 additional years
8. Plans for construction of permanent facility is: Already constructed - see original application
9. The character of the immediate neighborhood is: Residential and Commercial
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: Renewal and extension of existing permit

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

9-27-12

Date

Selen Foreman

Owners(s)

402-466-5500

Phone Number

5500 Hawbeck Ave

Address

Lincoln
City

NE
State

68504
Zip

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