



City of Grand Island

Tuesday, November 13, 2012

Council Session

Item E2

**Public Hearing on Request from Third City Christian Church for
a Conditional Use Permit for an Extension of Permit for Soft
Surface Parking with Additional Surfacing Located at 4100 West
13th Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: November 13, 2012

Subject: Request of Third City Christian Church for an Expansion to the Size and Allow Additional Time for a Conditional Use Permit for a Temporary Parking Lot at 4100 West 13th Street

Item #'s: E-2 & H-2

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request of Third City Christian Church to allow for the renewal and expansion 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 lot improvements to comply with the City Code for improved surfaces. Approvals are required as the applicant wishes to continue to utilize the 100'x 250' gravel parking lot approved in 2010 and provide an additional 150' x 240' gravel area installed sometime in the recent past to the north of the existing gravel parking lot.

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 an additional two years will allow for the Church to complete a study and survey the congregation to identify future growth and facility needs.

Two conditions placed on the original approval were: 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 lots needs to be addressed by the applicant 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 regulation.
2. Disapprove or/deny the request finding that the 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.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Extension of permit for soft surface parking w/ additional surfacing.
2. The owner(s) of the described property is/are: Third City Christian Church 4100 W. 13TH
3. The legal description of the property is: Lot 1 Grand West Sub division
4. The address of the property is: 4100 W. 13TH Street
5. The zoning classification of the property is: R2
6. Existing improvements on the property is: Church Building, Garage + Parking
7. The duration of the proposed use is: 2 years
8. Plans for construction of permanent facility is: Permanent paving once funds are raised
9. The character of the immediate neighborhood is: AG - 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 number of overflow parking places from 9:30-10:30 am on Sundays as well as a couple of days during the year for larger events. We will be adding permanent parking once the funds are raised.

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

Oct. 8, 2012

Date

Scott Jones, Minister

Third City Christian Church

Owners(s)

308 384 5038

Phone Number

4100 W. 13TH ST

Address

GI

City

NE

State

68603

Zip

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

STEINBECK INSURANCE AGENCY

KEN STEINBECK, LUTCF

1528 Mansfield Road, Grand Island, NE 68803-1547

308-381-2714 / 308-389-3452 (fax)

KenSteinbeck@GMail.com



10/26/2012

RaNae Edwards
City Clerk
City of Grand Island
PO Box #1968
Grand Island, NE 68802-1968

RE: November 13th - Public Hearing – Third City Christian Church – parking lot

Dear RaNae,

I have received your letter about the upcoming public hearing on 11/13.

I will not be able to attend the hearing, but I did want my comments entered into the record. My wife and I have no complaint about our friends at Third City Christian Church with their desire to expand their existing parking lot.

My wife and I are NOT members of their congregation. We are members of Peace Lutheran. But, we just wanted to say that Third City Christian have been good “neighbors.” As neighbors we have had a mutual problem with storm water drainage (weren’t those the good ol’ days when we got rain in Nebraska!), and they were concerned about the solution that they derived, and that it would not negatively affect our property.

We support their effort to expand their parking lot. Thank you.

Sincerely,


Ken & Elaine Steinbeck

CC: Third City Christian Church
Pastor Scott Jones
4100 West 13th Street
Grand Island, NE 68803



**PROPOSED
ADDITIONAL
250'X150'
PARKING**

**PARKING APPROVED
by COUNCIL 11-9-10**

LOCATION MAP