

CONDITIONAL USE CHECKLIST

ITEMS I THROUGH XIV SHOULD BE FILLED OUT BY CITY STAFF OR A COMMITTEE OF THE PLANNING COMMISSION AND THE COMPLETED CHECKLIST FORWARDED TO EACH PLANNING COMMISSION MEMBER PRIOR TO THE PUBLIC HEARING DATE FOR THE APPLICATION.

- I. Case No. CU-2025-01 Filing Fee Paid \$ 100.00
- II. Date Filed 11/19/2024
- III. Date Advertised for Planning Commission Hearing 12/25/2024
- IV. Date Notice Sent to Property Owners 12/17/2024
- V. Date Notice and Copy of Application Sent to Board of Education X
- VI. Date Property was Posted 12/17/2024
- VII. Public Hearing Date 01/06/2025
- VIII. Applicant's Name Tony Levander
- IX. Location of Property (Address) 308 W Marengo Street
- X. Description of Property Lots 1-4, Block 2, Mansfield Addition, Albion, Boone County, Nebraska
- XI. Present Use of Property Vacant Mortuary Building
- XII. Present Zoning C-1 (General Commercial)
- XIII. Character of the Surrounding Area:
 

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	<u>Church / Commercial</u>	<u>C-1</u>
South	<u>Residential</u>	<u>R-2</u>
East	<u>Commercial</u>	<u>C-1</u>
West	<u>Residential</u>	<u>R-2</u>
- XIV. Conditional Use Requested Multi-Family Housing

XV. The proposed conditional use does or does not meet the following standards:

- |  | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| A. The proposed conditional use complies with all applicable provisions of these regulations, including Intensity of use regulations, yard regulations, and use limitations.   | <u>X</u>   | <u>  </u> |
| B. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.  | <u>X</u>   | <u>  </u> |
| C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.   | <u>X</u>   | <u>  </u> |
| D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to: |            |           |
| 1. The location, nature and height of buildings, structures, walls, and fences on the site, and  | <u>X</u>   |           |
| 2. The nature and extent of landscaping and screening proposed or already on the site.   | <u>X</u>   |           |
| E. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Zoning Regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.   | <u>X</u>   | <u>  </u> |
| F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.  | <u>X</u>   | <u>  </u> |
| G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.   | <u>X</u>   | <u>  </u> |

XVI. Planning Commission Action: Approved Date: 01/06/2025

XVII. Reasons for Recommendation: Affordable housing option are needed.  
Location is in proximity to existing residential district and residential uses.  
There is existing off-street parking on the property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

XVIII. Date Advertised for City Council Hearing 12/25/2024

XIX. Protest Petitions Filed: (Yes)  (No)  N/A  
If yes, the percent of protest by land area \_\_\_\_\_.

XX. City Council Action: \_\_\_\_\_ Date: 01/14/2025

Conditions, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote: \_\_\_\_\_

XXI. If approved, date of publication: \_\_\_\_\_  
Ordinance No. \_\_\_\_\_

XXII. If approved, posting of maps:  
1. Original Mylars, Date: \_\_\_\_\_  
2. City Clerk's Office, Date: \_\_\_\_\_