



Hall County Regional Planning Commission

Wednesday, December 07, 2011
Regular Session

Item F3

Public Hearing Amendment to Chapter 36

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 7, 2011

SUBJECT:

Concerning proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) in the following area: §36-69 (AC) Arterial Commercial Overlay Zone. (C-03-2012GI)

PROPOSAL:

Changes were made in February of 2009 to the AC Arterial Commercial Overlay Zone regulations to allow the development of RV Parks and Campgrounds by conditional use permit. These changes established the following minimum requirements for an RV Park or Campground.

(2) Campgrounds including those serving recreational vehicles subject to following conditions:

- a) Developer shall submit a diagram of the proposed camp ground including a plot plan of the pads, landscaping plan, utility plan and interior street plan with the application for a conditional use permit
- b) A minimum of one toilet and one lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.
- c) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
- d) Pads shall not be accessible from any public way.

Subparagraph b) set the minimum improvements for sanitary facilities. These were based on a review of similar regulations from jurisdictions across the country. Craig Lewis the Grand Island Building Department Director, in reviewing supplements to the National Fire Protection Association Building Code has found NFPA recommended standards that would lessen the requirements and be consistent with a national standard. The proposal is to change the zoning regulations so they are consistent with the requirements of the NFPA Code as follows:

(2) Campgrounds including those serving recreational vehicles subject to following conditions:

- a) Developer shall submit a diagram of the proposed camp ground including a plot plan of the pads, landscaping plan, utility plan and interior street plan with the application for a conditional use permit
- b) ~~A minimum of one toilet and one lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.~~ A minimum of one toilet shall be provided for each sex up to the first 25 sites. For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided.
- c) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
- d) Pads shall not be accessible from any public way.

OVERVIEW:

The proposed changes would apply in the AC overlay zone and would also become the standard for conditional use permits allowed in other zoning districts. This will impact the development of the campground at Fonner Park that was constructed for the Nebraska State Fair.

The Planning Commission will hold a public hearing at this meeting and can make recommendations on the proposed changes.

RECOMMENDATION:

That the Planning Commission recommend approval of the proposed changes to the Grand Island City Council.

_____ Chad Nabity AICP, Planning Director