



# City of Grand Island

Tuesday, February 23, 2016

Council Session

## Item E-2

### **Public Hearing on Amendments to Chapter 36 of the Grand Island City Code Relative to Zoning Regulations**

*Council action will take place under Ordinances item F-2.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** February 23, 2016

**Subject:** Amendments to Chapter 36 (Zoning) Changes to §36-8 (R) Definitions and §36-96 Supplemental Regulations

**Presenter(s):** Chad Nabity, AICP Regional Planning Director

## Background

*Concerning proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) in the following area: §36-8 (R) Definitions and §36-96 – Supplemental Regulations. (C-08-2016GI)*

### **PROPOSAL:**

Changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fonner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting. These changes are highlighted below in the under the section proposed changes to Proposed Changes to §36-9 (R).

The second requested change is designed to reduce confusion for the public and potential conflicts between the zoning regulations and decisions made by Public Works regarding driveways.

In reviewing plans for parking Grand Island Building Department staff has identified a section of the Off-Street Parking Requirements in chapter 36 that could lead to some confusion and conflict with design standards adopted for the streets under other sections of the City Code. In order to eliminate confusion the following edits to subparagraph G

are suggested. The edits as proposed would still require approval by the Grand Island Public Works Director for all curb cuts but would not impose limitations that may or may not be relevant. These changes are highlighted below in the section Proposed Changes to §36-96.

## **OVERVIEW:**

### **Proposed Changes to §36-9 (R):**

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. *A Recreational vehicle park on tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the Recreational Vehicle Pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.*

### **Proposed Changes to §36-96**

#### **36-96. Supplemental Regulations**

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. ~~No driveway or curb cuts shall exceed twenty six feet in width in residential districts, or thirty five feet in width in business or industrial/manufacturing districts, and~~ Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held January 6, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fønner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be

used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting.

O'Neill closed the Public Hearing.

A motion was made by Huismann and seconded by Rainforth to approve the proposed changes to Chapter 36 as requested. The motion carried with 10 members voting in favor (Huismann, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to a future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the proposed changes to Chapter 36 as recommended and shown in Ordinance No. 9574.