



City of Grand Island

Tuesday, September 13, 2005

Council Session

Item H1

**Request of Ray and Dianne Stahla to Amend Mobile Home Park
Plan for Stahla Mobile Home Park Located in the 2200 Block of
South Engleman Road**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 13, 2005

Subject: Request of Ray and Dianne Stahla to Amend the Park Plan for Stahla Mobile Park located in the 2200 Block of South Engleman Road

Item #'s: H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to modify the park plan for Stahla Mobile Home Park. This park has been in existence for a number of years and was recently modified by the City Council on May 10, 2005 to include the addition of two recreational vehicle sites. The park currently has approval for a total of three recreational vehicle sites.

Section 21-6 of the Grand Island City Code provides that parks may have spaces for recreational vehicles provided that such spaces are identified on the park plan and that such spaces do not exceed twenty percent of the total number of spaces provided in the park. Any revisions, modifications, or additions to the park plan must be reviewed and approved by the City Council.

Discussion

This request is to modify two existing manufactured home sites lot numbers 59 and 58. The modification would allow for two additional recreational vehicles on lot 59 and create four new recreational vehicle spaces on lot 58, bringing the total recreational vehicle sites in the park to nine. The City Code allows for not more than 20 % for the spaces in the park to be recreational vehicle sites, with the total spaces provided at 60 and 20% of that number being 12 the proposal would comply with the maximum number allowed in the code.

The square footage provided for the sites are 1,750 square feet for each recreational vehicle site on lot 58 and 2,750 square feet for the four sites proposed on lot 59. With the recent amendment to the city code allowing recreational vehicle sites to provide a minimum of 1,500 square feet of space this proposal would comply.

Utility services to these proposed sites will be provided as a central meter billed to the Park as with previous recreational vehicle spaces. The existing water, sewer and electrical services to the proposed site will need to be modified to accommodate the new spaces.

Alternatives

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

1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request to allow the additional recreational vehicle sites proposed within the existing park.

Sample Motion

A motion to approve the request to modify the park plan as presented for Stahla Mobile Home Park.

7-22-05

7-22-05

Craig Lewis
City Building Dept.
P.O. Box 1968
Grand Island, Ne, 68801

Dear Mr. Lewis:

Please find enclosed plans to add 2 more RV lots to #59 Mockingbird. This would make 4 RV lots 55' by 50' on this lot. We also would like to put 4 RV lots on #58 Mockingbird, north of the existing house. Plan enclosed. We have found that there is a demand for RV lots. We have people living there that on working on the addition to the hospital.

Please present these plans to the city council at the earliest date possible.

Thank You,

Ray & Dianne Stahla
Ray & Dianne Stahla
344 Cove Dr.
Loveland, Co. 80537

8-11-05

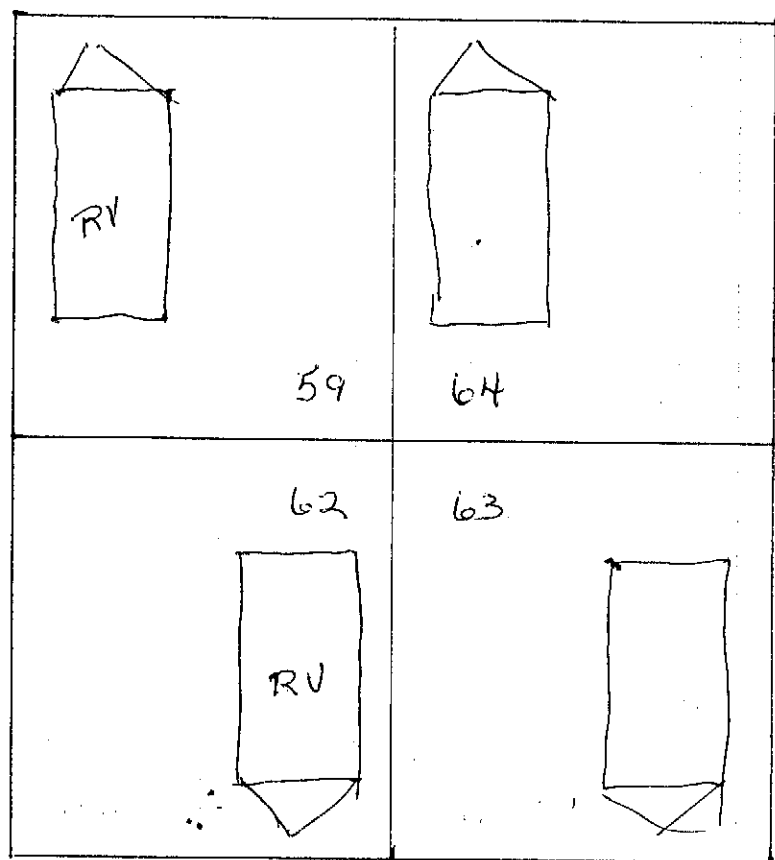
1-24-06

910-663-9126

N

Lot # 59

LOTS 59 and 62 were approved
and in place.
Would like to add 63 and 64



50 x 55 = 2,750 sq

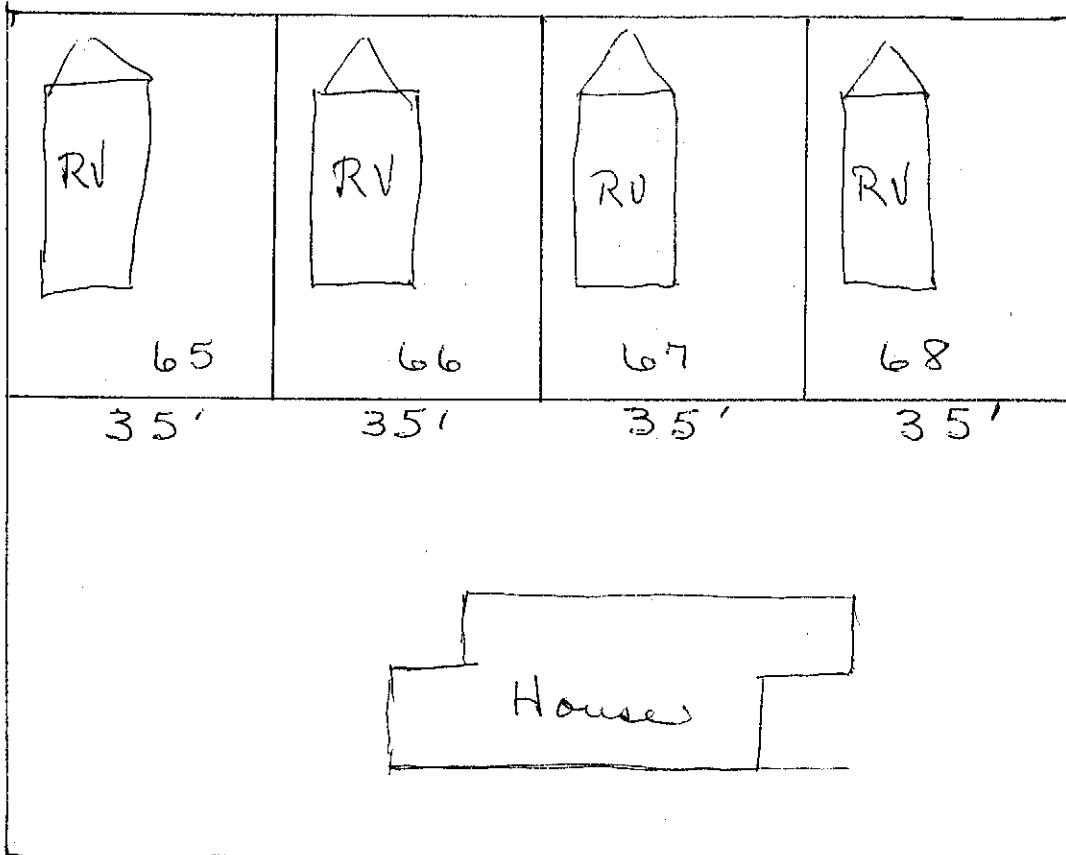
N

LOT # 58

140'

W

110'



50'

E

$35 \times 50 = 1750$

S

Would like to add 4 lots
to the north of the existing house