



City of Grand Island

Tuesday, February 26, 2008

Council Session

Item H1

Consideration of Request from Ray and Dianne Stahla to amend the Park Plan for Stahla Mobile 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: February 26, 2008

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 modified by the City Council on September 13, 2005 to include the addition of six recreational vehicle sites. The park currently has approval for a total of nine 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 50 and 61. The modification would allow for one additional recreational vehicle on lot 50 and create one new recreational vehicle space on lot 61, bringing the total recreational vehicle sites in the park to eleven. The City Code allows for not more than 20 % of the spaces in the park to be recreational vehicle sites, with the total spaces provided at 61 and 20% of that number being 12 the proposal would comply with the maximum number allowed in the code.

City Code section 21-18 allowing recreational vehicle sites, requires a minimum of 1,500 square feet of space for each recreational vehicle site, a minimum site width of 30', a setback between vehicles of 12', a setback to the site boundary of 5', and one hard surfaced vehicle parking pad of 180 square feet for a passenger vehicle.

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. As weather conditions are not currently favorable for the installation of a parking pad, staff recommends approval with the condition that the required parking pad be completed by April 15, 2008.

Sample Motion

Move to approve the request to modify the park plan as presented for Stahla Mobile Home Park with the condition that required parking be completed by April 15, 2008.

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2-08-08

Craig Lewis
G.I. Building Dept.
100 E. 1st St.
Grand Island, Ne. 68801

Dear Craig:

Would you present to the City Council our request that Lot #61 in our mobile home park be designated as an RV Lot.

Also Lot #50 is already designated, it is a large 100 x100 lot with plenty Of room. We plan on putting another RV lot on there. Just wanting to make sure when we go to get a permit for the utilities we are clear.

Find enclosed a sketch of area.

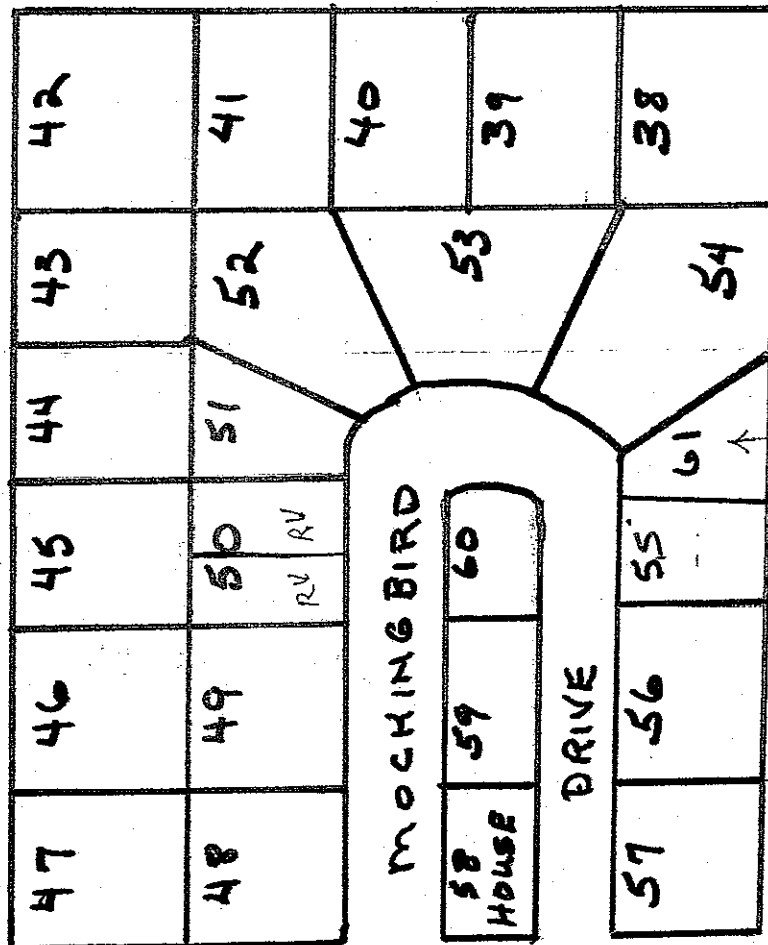
Thank You,

Ray & Dianne Stahla

Ray & Dianne Stahla

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ORIOLE STREET



ENGELMAN RD.

BLUE-JAY STREET

37	30
36	31
35	32
34	33

CANARY STREET

29	22
28	23
27	24
26	25