



# City of Grand Island

Tuesday, June 09, 2009

Council Session

## Item E1

**Public Hearing on Request from Richard Milton dba Milton Motel LLC for a Conditional Use Permit for Construction of a Recreational Vehicle Camper Site Located at 3201 South Locust Street**

Staff Contact: Craig Lewis

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 9, 2009

**Subject:** Request of Richard Milton from Milton Motel LLC for Approval of a Conditional Use Permit to Allow for the Construction of a Recreational Vehicle Camper Site at 3201 South Locust Street

**Item #'s:** E-1 & H-1

**Presenter(s):** Craig Lewis, Building Department Director

## Background

This is a request for approval to allow for the construction of a recreational vehicle camper site at 3201 South Locust Street. The current zoning classification of the site is B-2-A/C, a general business zone with an arterial commercial overlay zone, which requires campground to come before the City Council and receive approval in the form of a conditional use permit.

## Discussion

The City code provides for campgrounds with the following conditions specified in the code; 36-69 (B) 2. (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 as identified in the landscaping section of this code.

(d). Pads shall not be accessible from any public way.

Additionally section 36-6 Definitions, require, Recreational Vehicle Pads: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180

square feet (20x9 or 18x10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

The application has been submitted with drawings attached to show the concepts for the design of a camper site. The drawings are not of sufficient detail for construction but do provide a picture of the proposal and some of the basic requirements.

Additional conditions suggested for this proposal would be:

1). All interior roads and streets shall be improved to the design standards as identified in section 36-96(G), permanent, dust-free like asphalt, concrete or paving brick.

2). Annual inspection shall be conducted by the Building Department to check compliance with City Codes, conditions imposed, and adopted building, plumbing, electrical, and fire codes.

3). A 90 day time limit on the maximum allowable stay shall be imposed on all recreational vehicles and campers in the camp ground. No RV shall be allowed to remain longer than a 90 day consecutive period.

4). The size of any propane tank or other fuel container shall be limited to original equipment supplied by the manufacture, no additional or external tanks shall be permitted.

5). No skirting of any kind shall be allowed to be utilized with any recreational vehicle or camper within the camp grounds.

## **Alternatives**

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

1. Approve the request with the proposed conditions, finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

## **Recommendation**

Approve the application for a conditional use permit for a camper site with the conditions as listed above and presented at the City council meeting, in concept and allow for the continue development of plans for construction finding that the proposed use and application promotes the health, safety, and general welfare of the community, protect

property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

### **Sample Motion**

Move to approve the request for a conditional use permit to allow for the construction and operation of a campground as identified in the City code with the conditions identified in the staff memorandum and presented at the City Council meeting and finding that the application conforms to the purpose of the zoning regulations.

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: RV Park
2. The owner(s) of the described property is/are: Milton Motel LLC
3. The legal description of the property is: Lot 1 Vanosdall subdivision
4. The address of the property is: 3201 S. LOCUST
5. The zoning classification of the property is: RZ - AC OVERLAY
6. Existing improvements on the property is: NONE
7. The duration of the proposed use is: NO TIME FROM
8. Plans for construction of permanent facility is: RV PARK
9. The character of the immediate neighborhood is: \_\_\_\_\_
10. There is hereby attached a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.   
*ON PREVIOUS APP!*
11. Explanation of request: Provide a needed RV PARK FOR GRAND ISLAND WITH ELECTRIC, SEWER AND WATER WORKS

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

2-17-09  
Date  
383-7595  
Phone Number

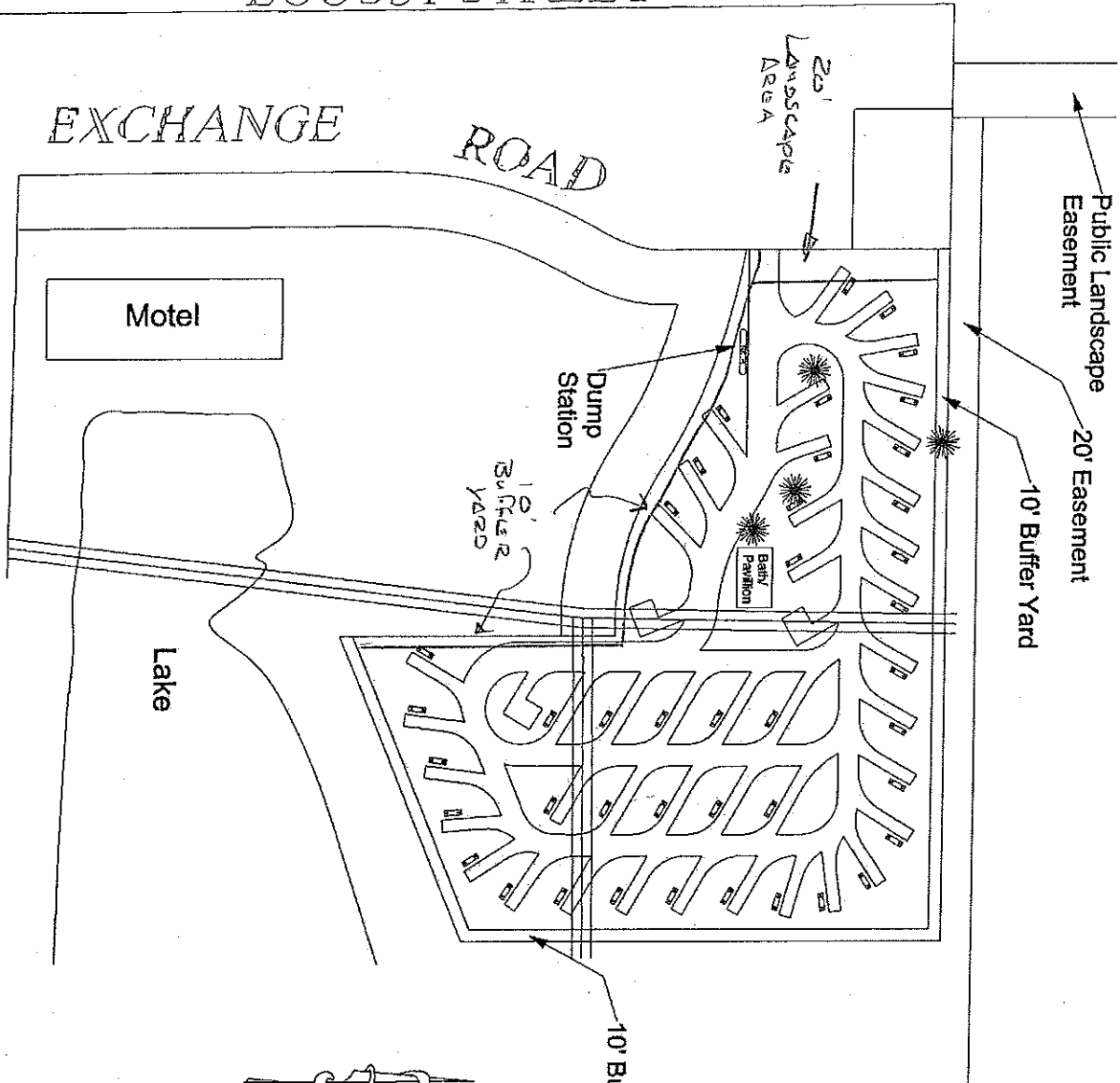
[Signature]  
Owners(s)  
107 E. Ashton  
Address  
Grand Island NE 68801  
City State Zip

**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**

# PLOT PLAN

LOCUST STREET

EXCHANGE ROAD



Motel

Dump Station

10' Buffer Yard

Bath Pavilion

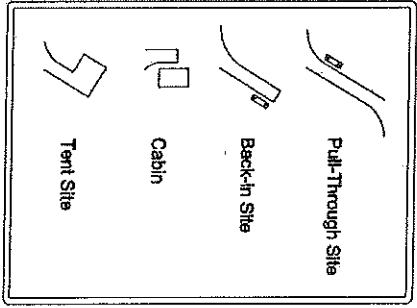
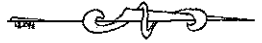
Lake

10' Buffer Yard

Public Landscape Easement

10' Buffer Yard

20' Landscape Area



Site Count

9 Pull-throughs
33 Back-ins
3 Tents
<b>45 Total</b>

Note: Conceptual Drawing Only. Adjust for existing trees, elevation and boundaries.

Drawn by: NS

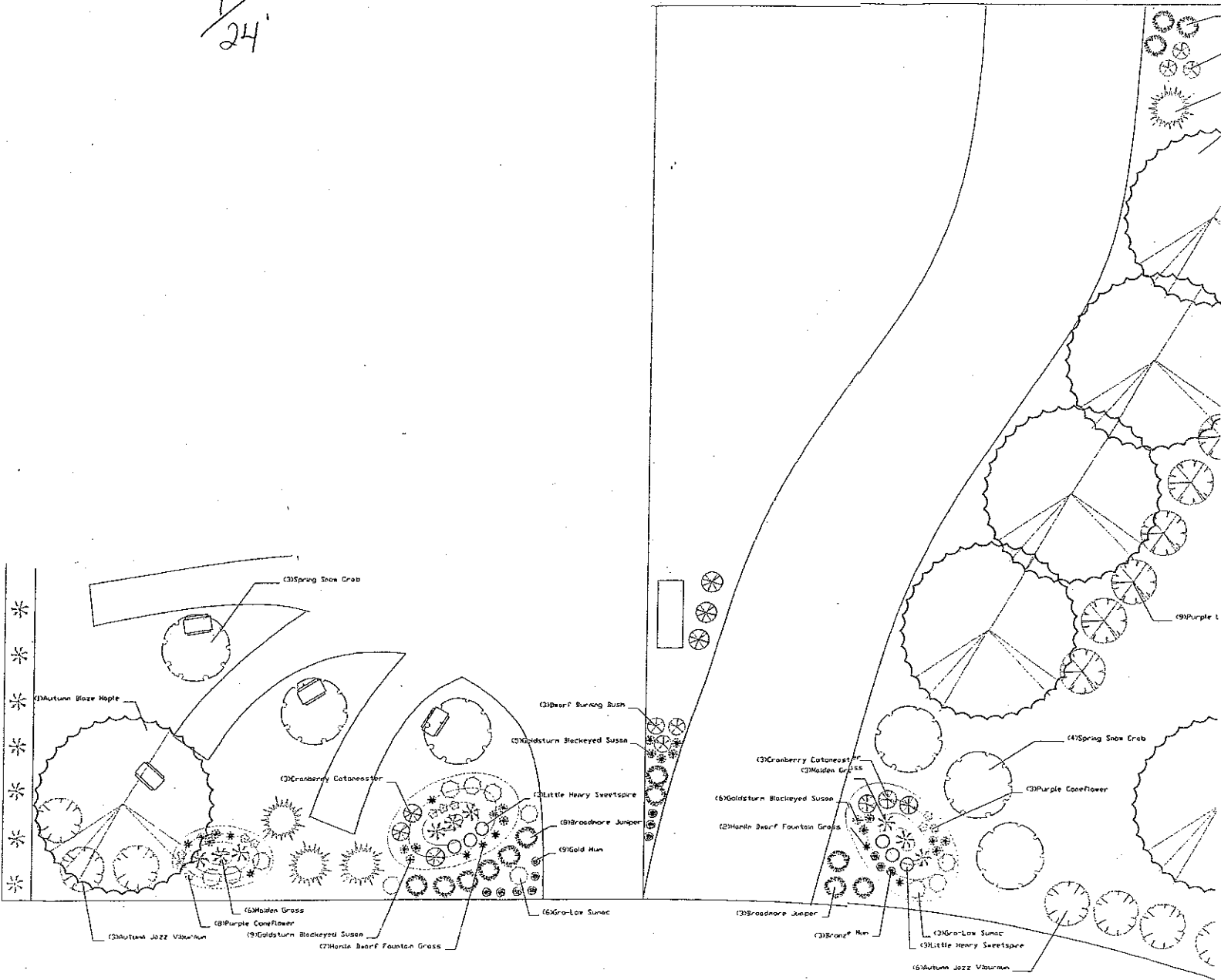
No.	Revised/Issued	Date

Staves Consulting, Inc.  
(408) 658-7086

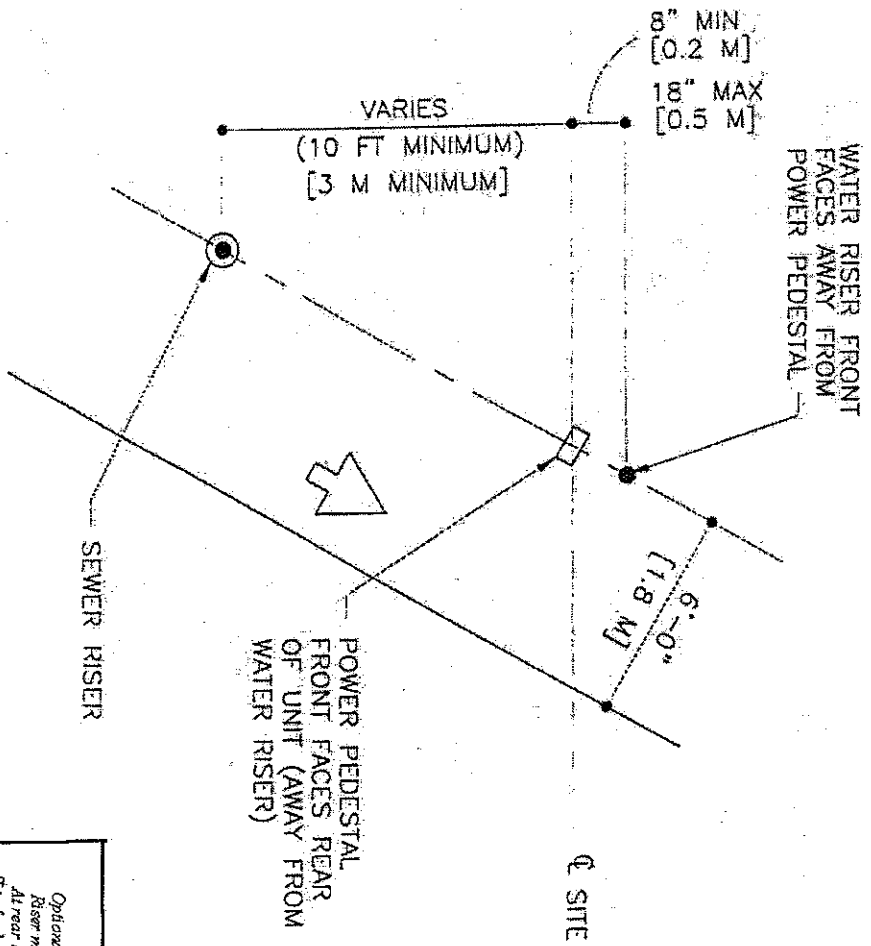
Grand Island RV Park  
Grand Island, NE

Scale	4.06.09	Sheet	1 of 1
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14  
24'



# LANDSCAPE PLAN



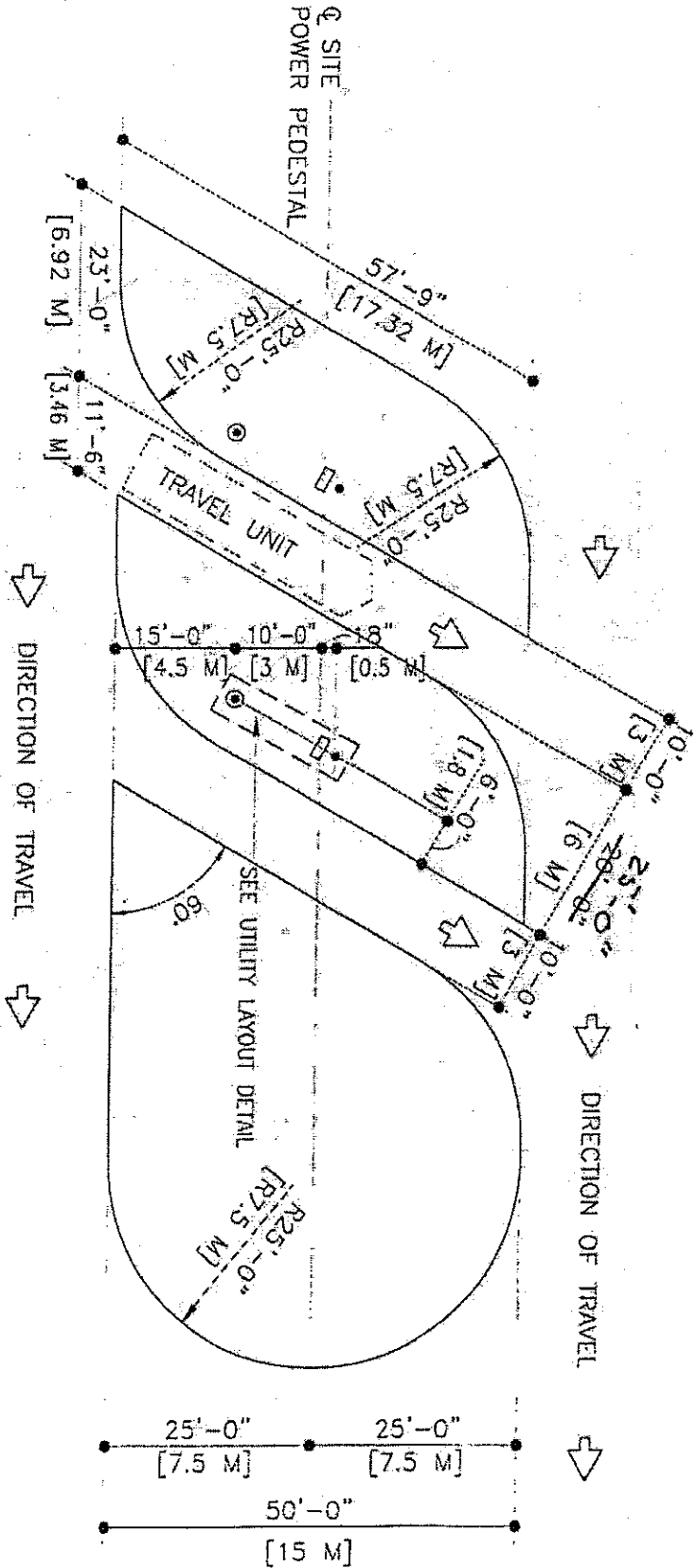
**NOTE**  
 Optional second sewer riser may be installed. At rear left hand side of site for large 5<sup>th</sup> wheel RVs

**SITE UTILITY LAYOUT DETAIL**  
 SCALE: 1" = 5'-0"

STAVES CONSULTING INC. (406) 656-7086



03/07/00

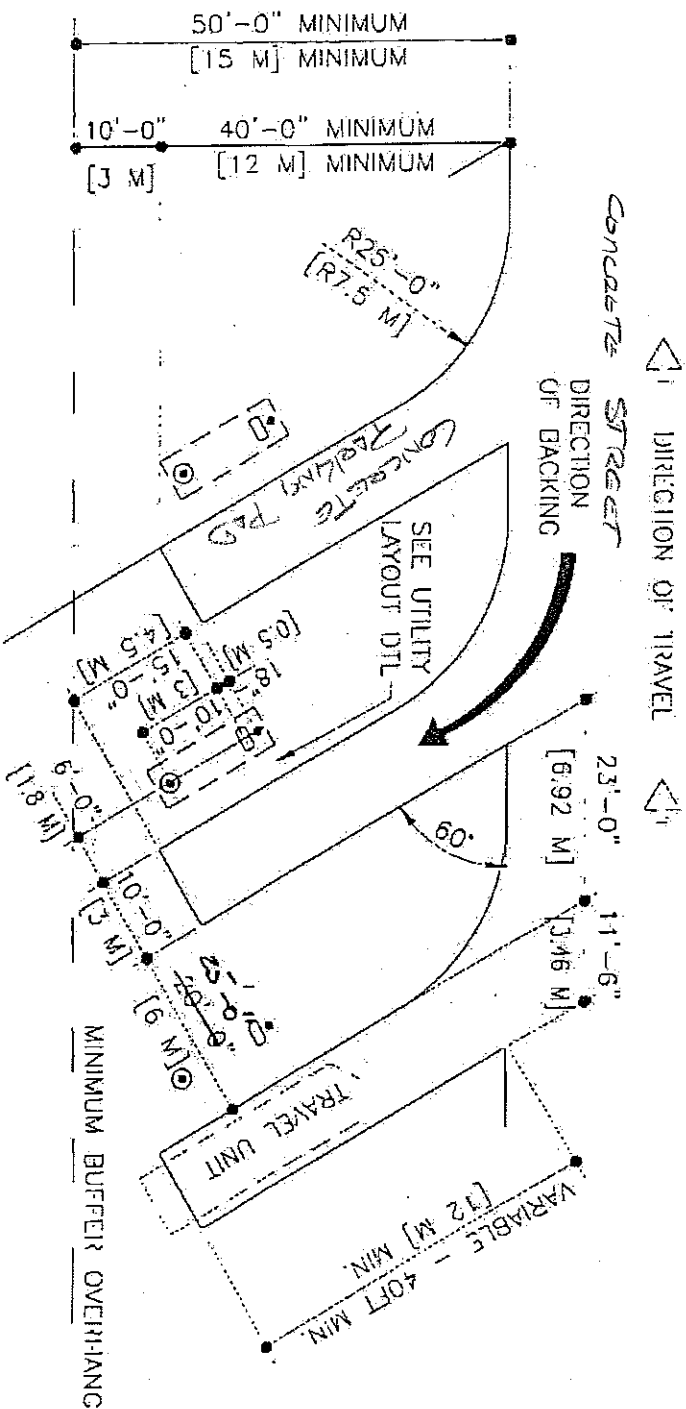


NOTE: USABLE LENGTH OF TRAVEL UNIT SPACE 51'-10" [15.8 M]

A PULL-THROUGH SITE - 60°  
SCALE: 1" = 20'-0"

STAVES CONSULTING (406) 656-7086

RV PAD



Ⓢ

BACK-IN SITE - 60°  
SCALE: 1" = 20'-0"

STAVES CONSULTING INC. (406) 656-7086

RV PAD



3201 So. Locust St.

Midaro Dr

Woodland Dr

Ramada Rd

Exchange Rd



US Highway 34 W  
US Highway 34 W

US Highway 34 E

US Highway 34 E

