



City of Grand Island

Tuesday, August 25, 2009

Council Session

Item E3

**Public Hearing on Amendments to Chapter 36-96 Off-Street
Parking Requirements**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 25, 2009

Subject: Amendments to be Considered Pertain to §36-96 Off-Street Parking Requirements. (C-21-2009GI)

Item #'s: E-3 & F-1

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

Background

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to §36-96 Off-Street Parking Requirements.

Discussion

At the regular meeting of the Regional Planning Commission, held August 5th, 2009, the above item was considered following a public hearing.

From the Planning Commission Meeting:

O'Neill opened the Public Hearing.

Nabity explained the changes proposed here were suggested by City of Grand Island Staff in response to the relocation of the Nebraska State Fair to Fonner Park. While these changes will address issues that will arise during the State Fair, the changes are not specific to the State Fair or the Fonner Park grounds; they also address issues for similar events at other locations in the city and its 2 mile ETJ. All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in ~~strike out~~.

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) *Central Business District* as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.

(2) *Fourth Street Business District*. Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) tracts of land ten acres or more used for seasonal events(1 event every 3 months) of not more than 14 consecutive days in duration and a minimum of 14 days between events..

Nabity further stated Fonner Park appears to have sufficient hard surface parking to accommodate the existing buildings and the new buildings to be placed on site for the State Fair. Areas that have improved parking will be used for the Midway, food vendors and possibly display areas during the State Fair. These areas will not be available for parking during the fair. The current regulations do not make any provisions for parking on unimproved surfaces. These proposed changes would allow Fonner Park and others such as the Heartland Shooting Park, Grand Island Airport and even Stuhr Museum to use unimproved parking for seasonal events lasting not longer than 14 days.

As long as these events are temporary in nature and seasonal they are unlikely to create regular and significant issues with dust. It is not the intent of this change to permit the development of parking areas with gravel, crushed rock, asphalt millings or other non-dust free surfaces.

If the parking were required to be improved it would increase the likelihood of drainage problems in the area as paved surfaces shed more water and shed water faster than unpaved surfaces. For events that are held regularly it is appropriate to find some other means of handling the drainage; for events that are sporadic or seasonal it is more appropriate to allow grassed areas that will not shed water quickly.

O'Neill asked for any questions or comments from the audience, David Plautz, 4063 Manchester, Grand Island, spoke about the need for some type of surfacing other than grass. He stated grass doesn't give the right impression. Snodgrass stated gravel eventually works into the soil, recycled asphalt or crushed rock may be an option. Aguilar stated people from out of town don't expect hard paving; it will not come as a shock, many events across the state have their parking needs met with parking on grass. Aguilar mentioned the State Fair in Lincoln and College World Series as examples. Naby stated gravel is not a dust free surface, with the water park nearby grass would be the better choice. Heineman noted she would like to see a strategic plan for the parking layout.

O'Neill closed the Public Hearing and asked for motions regarding the proposed change to the Text Amendment. A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented. With the concurrence of Eriksen and Haskins, O'Neill added the following findings of fact: a parcel of more than 10 acres would house large events a smaller parcel less would pose special problems for parking and the event; these provisions will minimize issues with runoff and stormwater on the site; these provision will reduces infrastructure costs. Haskins added the 14 day restriction would help prevent further problems.

Attached you will find the Planning Directors report to the Planning Commission on this item with a summary of the changes.

Alternatives

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

1. Approve the Text Amendment request as presented
2. Modify the Text Amendment request to meet the wishes of the Council
3. Postpone the issue

Recommendation

A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented.

A roll call vote was taken and the motion passed with 10 members present, 10 voting in favor (Aguilar, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Heineman, Snodgrass) and no member present voting against.

Sample Motion

Move to approve the ordinance to approve the Amendment change to §36-96 Off-Street Parking Requirements.