



City of Grand Island

Tuesday, September 22, 2009

Council Session

Item H1

Consideration of Request from Jeanie Bartz to Amend the Park Plan for Kingswood Estates Mobile Park Located at 2323 Bellwood Drive

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 22, 2009

Subject: Request of Jeanie Bartz, Property Manager for Kingswood Estates to Amend the Park Plan for Kingswood Estates Mobile Park Located at 2323 Bellwood Drive

Item #'s: H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to modify the park plan for Kingswood Estates Mobile Home Park, to allow for the conversion of ten existing manufactured home sites into recreational vehicle sites. This park has been in existence for a number of years and is requesting City Council approval to modify the park to include 10 recreational vehicle sites. The proposal is to convert 10 existing manufactured home sites into recreational vehicle spaces.

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 ten existing manufactured home sites, lot numbers 17, 20, 22, 23, 118, 119, 125, 126, 130, & 131. The modification would allow for recreational vehicles to be placed on the sites. 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 213 and 20% of that number being 42 the proposal would comply with the maximum number allowed in the code.

The 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 with 5 centrally located meters billed to the Park. The existing water, sewer and electrical services to the proposed sites will need to be modified to accommodate the new use.

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 recreational vehicle sites proposed within the existing park.

Sample Motion

Move to approve the request to modify the park plan as presented for Kingswood Estates Mobile Home Park with the condition that required improvements be completed within 180 days.

**FROM THE DESK OF JEANIE BARTZ
KINGSWOOD ESTATES/WEST PARK PLAZA
2323 BELLWOOD DRIVE OFFICE
308-384-0358**

September 1, 2009

Craig Lewis
100 East 1st
Grand Island, Ne 68801

Hi Craig,

I am contacting you because I would like to re-visit the idea of putting some RV sites in here at Kingswood Estates. With the State Fair coming here next Summer, the horse races and the Heartland Event Center, it seems that RV sites at this location would be productive for the Community as well as for Colorado RealEstate & Investments.

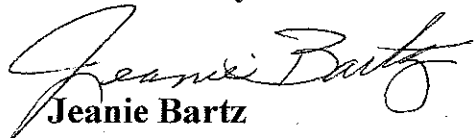
I am enclosing a map with 10 sites circled that I think we could begin with. The sites are: 17, 20,22,23,118,119,125,126,130 and 131.

I have contacted Don at Heartland Electric concerning changes at the pedestal to accommodate the RV's and it appears it would not involve a lot. I would like you to call him and visit with him to make sure the changes would meet your standards.

His phone number is: 308-379-74719

If at all possible I'd like to present this to the City Council this month so we can get going on this project.

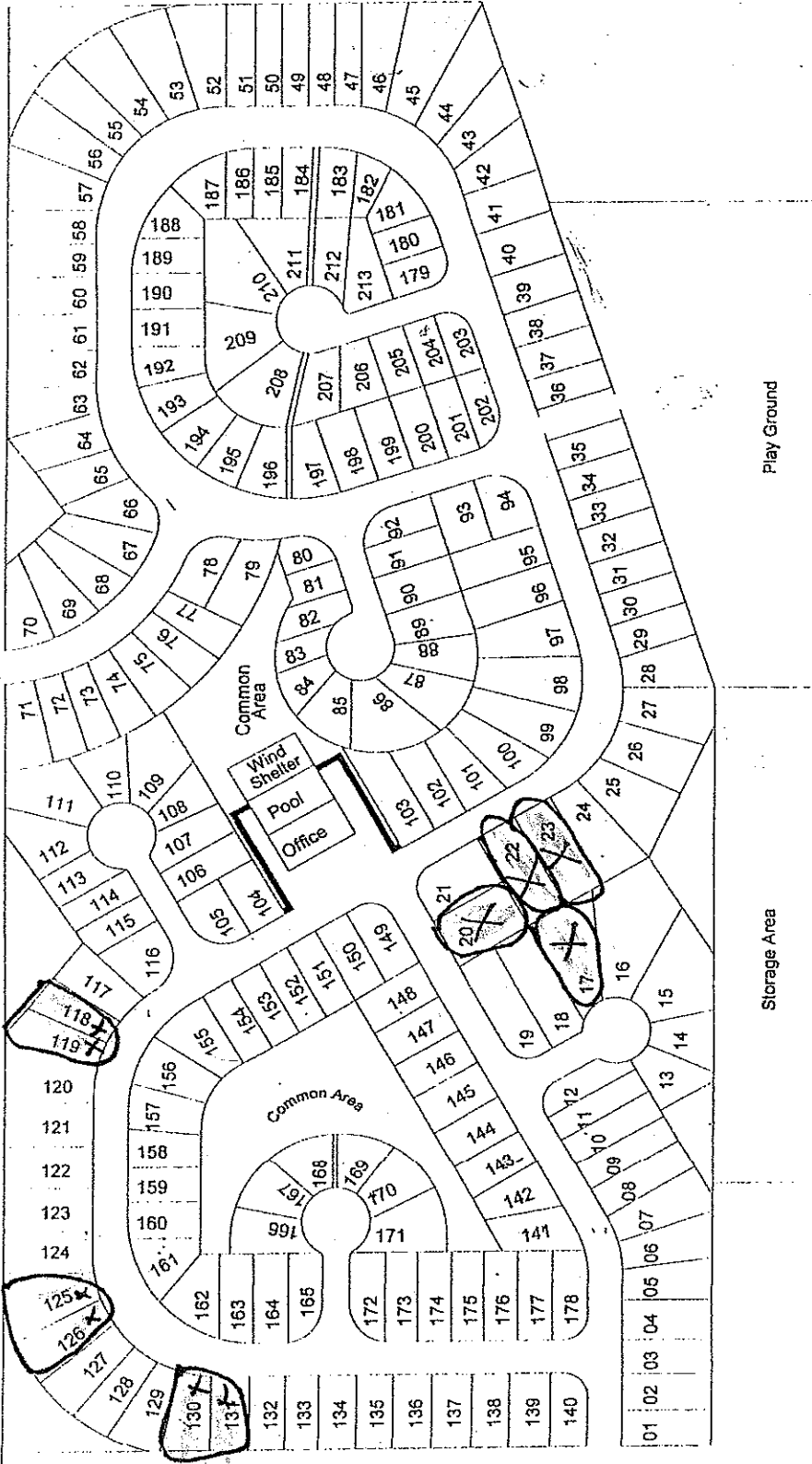
Thanks for your consideration and help!



**Jeanie Bartz
Property Manager
Kingswood Estates/West Park Plaza**

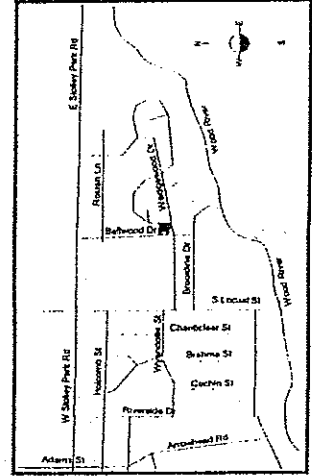
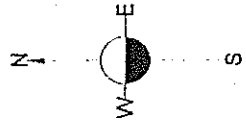
Former Park

Siciley Park Road



- Budget Host Motel
- Wedgewood
- Service Station
- Holiday Inn Motel

South Locust



Kingswood Estates

2323 Bellwood Drive
 Grand Island, NE 68801
 (308) 384-0358

