



City of Grand Island

Tuesday, June 08, 2010

Council Session

Item E4

Public Hearing on Request from Olsson Associates on behalf of the Nebraska State Fair, with Hall Co. Livestock Improvement Assn. (Fonner Park) for a Conditional Use Permit for Recreation Vehicle (RV) Park Located at 700 East Stolley Park Road

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 8, 2010

Subject: Request of Terry Brown from Olsson Associates, Representing the Nebraska State Fair and Hall Co. Livestock Improvement Assn. requesting Approval of a Conditional Use Permit to Allow for the Construction of a Recreational Vehicle Camper Site at the Fonner Park Facility at 700East Stolley Park Road

Item #'s: E-4 & H-2

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 Fonner Park, in the northeast corner adjacent to Fonner Road and Stuhr Road. The current zoning classification of the site is B-2, a general business zone, which requires campgrounds 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 211 space camper site. The drawings provide a picture of the proposal and some of the basic requirements; they additionally identify a phased concept for the required improvements. That phasing does not include any improved pads for the first year and proposes the following schedule for improved pads the following years;

52 -- 2011

59 -- 2012

50 -- 2013

50 -- 2014

The proposed plan also identifies toilet and lavatory facilities for the park at a future time but fails to identify the date for those improvements or the number of fixtures proposed. A landscaping plan has been provided and does appear to provide the required number of plantings, but again the installation is questionable as the planting method is marked TBD (to be determined).

The proposed camper pads appear to meet the required square footage of concrete but the usability of the spaces is extremely questionable as the pads are 12' wide and 37' in length. A typical truck of 20' in length and a 24' long camper will overhang the pad by a considerable amount; it appears the pad will provide for either the camper or the vehicle but not both.

Additional conditions suggested for Recreational Vehicle Camper Sites 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 campground. 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.

The proposal is at this time specifically for the State Fair event this year and as such Staff would suggest that the use be limited to the State Fair only until such time as all of the required improvements and conditions established by the City Council are completed.

Once the required improvements are completed it would appear appropriate to allow for additional use of the facility through out the year as the park would be compliant with the established regulations and conditions.

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, the recommendation contained herein, and presented at the City council meeting, in concept and allow for the continued 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. After the first year of operation the park shall provide all the required improvement for each subsequent year based on the number of improved parking pads in the identified schedule. The restroom facilities shall be provided for the number of improved pads in each subsequent year. All of the required landscaping and road improvement shall be provided within the first year prior to operation.

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.



Non-Refundable Fee: \$200.00
Return by: _____
Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Recreational Vehicle Park
2. The owner(s) of the described property is/are: Hall County Livestock Improvement Association (Fonner Park)
3. The legal description of the property is: Northeast Corner MISCELLANEOUS TRACTS 22-11-9 PT W 1/2 SE 1/4
4. The address of the property is: 700 E. Stolley Park Road (Future Address off E. Fonner Park Road)
5. The zoning classification of the property is: B-2
6. Existing improvements on the property is: None
7. The duration of the proposed use is: Not Applicable
8. Plans for construction of permanent facility is: Summer 2010
9. The character of the immediate neighborhood is: Residential (North); Agriculture (East)
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.
11. Explanation of request: Nebraska State Fair, with Hall Co. Livestock Improvement Assn. (Fonner Park), would like to build a Recreational Vehicle (RV) Park in the Northeast Corner of the existing Fonner Park property. The RV Park will consist of 211 RV Pads that will have full sewer, water, and electrical hook-ups.

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

05/17/2010

Date



Olsson Associates (for Fonner Park)

Owners(s)

(402) 474-6311 (Olsson); (308) 382-4515 (Fonner)

Phone Number

PO Box 490

Address

Grand Island

City

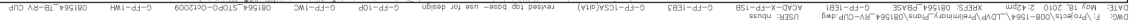
NE

State

68802-0490

Zip

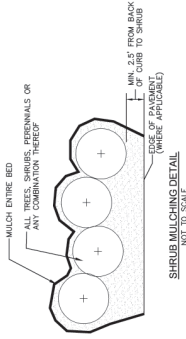
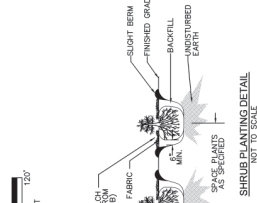
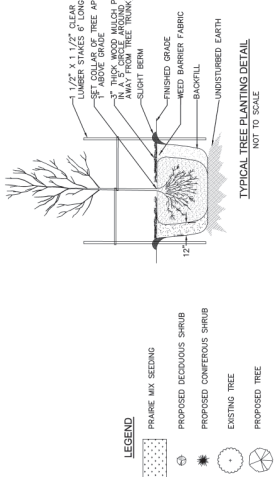
Please Note: Delays May Occur if Application is Incomplete or Inaccurate.



STATE FAIR PARK / FONNER PARK
RECREATIONAL VEHICLE CONDITIONAL USE PERMIT

LANDSCAPE CALCULATIONS:
2,275 LINEAR FEET OF PROPERTY ADJACENT TO PUBLIC
RIGHT OF WAY.
REQUIRED TREE AND SHRUB PLANTING:
25 CANOPY TREES
15' MIN. DBH
15' MIN. DBH
69 SHRUBS

- NOTES:
1. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
 - A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND/OR LANDSCAPE CONTRACTORS.
 - B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD NATIONAL SPECIFICATION FOR NURSERY STOCK.
 - C) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION OPERATIONS SO AS NOT TO DISTURB ANY EXISTING UTILITY LINES OR STRUCTURES.
 - D) ALL TREES, SHRUBS AND PERENNIALS SHALL BE SET AT A MINIMUM 3" THICK MULCH SHALL BE KEPT AWAY FROM THE BASE OF ALL PLANTS AND BE PROTECTED.

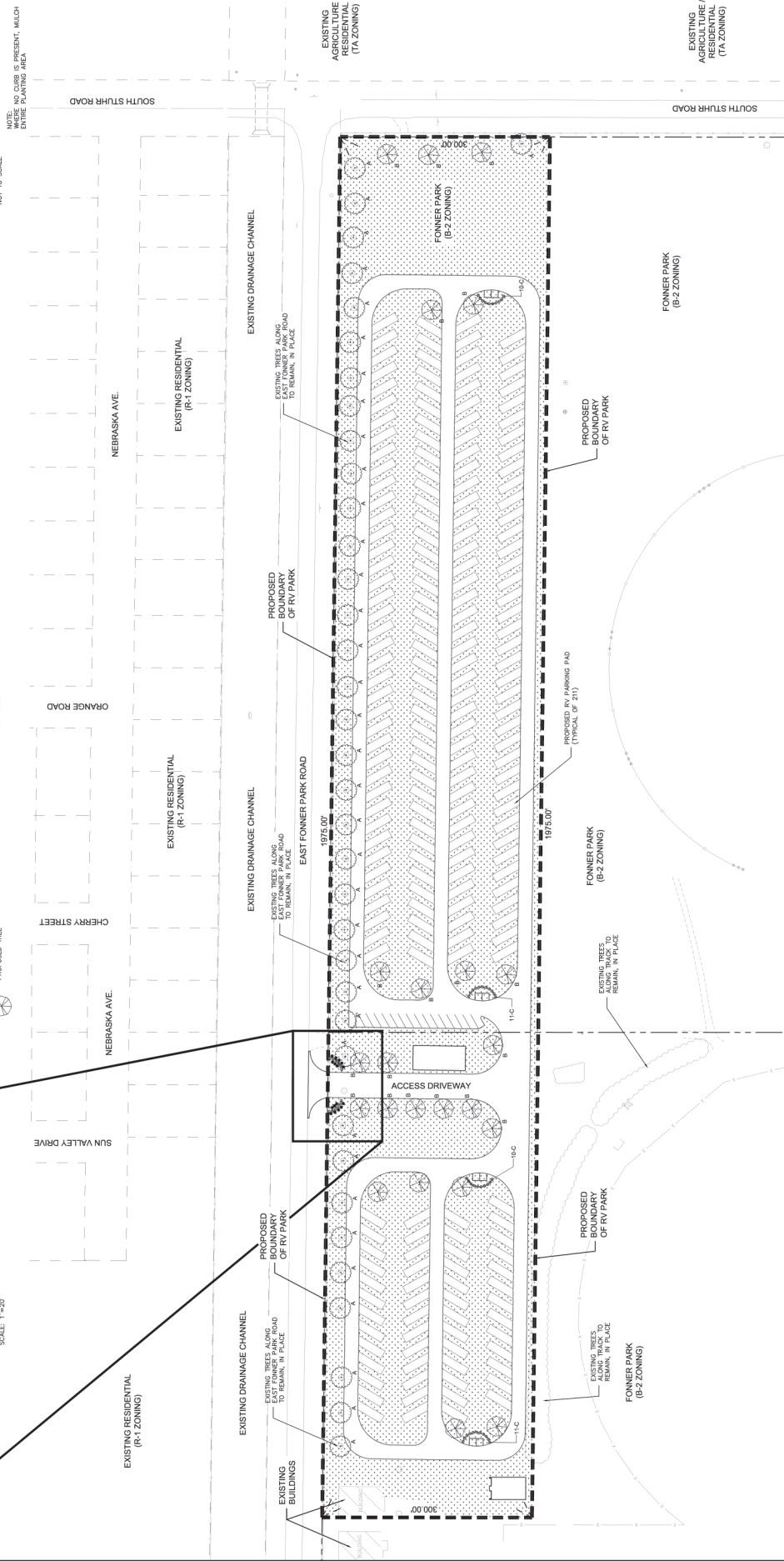


ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=20'

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

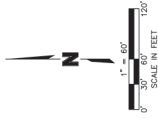
SHRUB PLANTING DETAIL
NOT TO SCALE

SHRUB MULCHING DETAIL
(WHERE APPLICABLE)
NOT TO SCALE



TREE AND LANDSCAPE SCHEDULE

KEY	EXISTING	PLANTING	MATERIAL	QUANTITY	COMMENTS
A	EXISTING CANOPY TREE TO REMAIN IN PLACE	-	-	37	EXISTING CANOPY TREE
B	PROPOSED UNDERSTORY/ORNAMENTAL OR EVERGREEN TREE	2" DBH	TBD	23	OWNER/DEVELOPER TO DETERMINE SPECIES TYPE AT A LATER DATE
C	PROPOSED CONIFEROUS SHRUB	15" MIN.	TBD	16	
D	PROPOSED CONIFEROUS SHRUB	15" MIN.	TBD	16	



REVISIONS

NO.	DATE	REVISION DESCRIPTION
2010		

SITE LANDSCAPE PLAN

STATE FAIR PARK / FONNER PARK
RECREATIONAL VEHICLE CONDITIONAL USE PERMIT

GRAND ISLAND, NE

OWNER: NEBRASKA
DESIGNED BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 08/15/14
PROJECT: STATE FAIR PARK / FONNER PARK
SHEET 3 OF 3