



City of Grand Island

Tuesday, June 14, 2011

Council Session

Item E7

Public Hearing on Amendments to Chapter 36-72(B) of the Grand Island City Code Relative to Commercial RV Storage in the ME Zone by Conditional Use Permit

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP
Meeting: June 14, 2011
Subject: Changes to Chapter 36 (Zoning)
Item #'s: E-7 & F-1
Presenter(s): Chad Nabity, Regional Planning Director

Background

Concerning proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) in the following area: §36-71 ME Industrial Estates. (C-06-2011GI)

Discussion

At the regular meeting of the Regional Planning Commission, held June 1, 2011 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

The changes proposed were requested by Charles Staab of Rich and Sons RV. Mr. Staab has requested that the city add Commercial RV Storage to the list of conditional uses shown in section 36-71 (B) of the Grand Island City Code as shown below:

§36-71. (ME) Industrial Estates Zone

Intent: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from bulk propane tanks not to exceed 70,000 gallons and when such tanks are installed to provide a source of heat for a building on the lot.

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (ME) Industrial Estates Zoning District as approved by the City Council.

(1) Explosives manufacturing

(2) Towers (radio, television, satellite, etc.)

(3) Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant

(4) Trade and vocational schools

(5) Commercial Recreational Vehicle Storage

(6) other uses found in the Zoning Matrix [Attachment A hereto]

All areas with changes are **highlighted**. Additions are ***Italicized and underlined*** and deletions are in **~~strike-out~~**.

The ME zone already permits a variety of trailer storage, warehousing and construction uses. The storage of RV's at this location is already permitted based upon the existing language. Mr. Staab has requested the ability to rent space to people that wish to store their personal RV's at this site. The ability to rent space within a permitted storage lot is not specifically provided for and would require a change to city code to allow.

The proposed change as requested would not allow for the development of mini or self storage units at this site. It would not allow for commercial rental of storage space for cars or similar personal vehicles.

The change as proposed would not automatically permit the proposed use anywhere in the Platte Valley Industrial park. This use would be limited by the conditional use permit process. Standards for landscaping, fencing and access can all be controlled and enforced through the conditional use process.

The Planning Commission held a public hearing concerning the changes at their June 1st meeting. O'Neill asked if any standards or conditions would need to be required. Staab responded there would be a chainlink fence surrounding the property along with a remote gate. Those who would be renting the space would have certain criteria they would have to meet before they would be allowed use of the facility. City Code would still have to be followed as for landscaping etc. No other member of the public spoke in favor or against the proposed changes.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Haskins to approve the amendments to Chapter 36-71 of the Grand Island City Code. The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Hayes, Reynolds,

Haskins, Eriksen, Bredthauer, Connelly and Snodgrass) and no members abstaining.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the proposed changes to Chapter 36 as recommended and shown in Ordinance Number 9295.