



# City of Grand Island

Tuesday, July 26, 2011

Council Session

## Item E2

**Public Hearing on Request from Charles & Lana Staab for a  
Conditional Use Permit for a Commercial R-V Storage Located at  
3086 Wildwood Drive**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** July 26, 2011

**Subject:** Request of Charles and Lana Staab for Approval of a Conditional Use Permit to Allow Construction of a Commercial Recreational Vehicle Storage Lot at 3086 Wildwood Drive

**Item #'s:** E-2 & H-1

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

## **Background**

This request is for approval of a conditional use permit to allow for the construction of a commercial recreational vehicle storage lot at the above referenced address. The property is currently zoned M-E Industrial Estates Zone and as such a commercial recreational vehicle storage lot is a listed conditional use. Conditional uses as listed in the zoning code must be approved by the city council after a finding that the proposed use promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

## **Discussion**

This proposal is to construct a commercial recreational vehicle storage lot on the property recently subdivided in the City industrial tract adjacent to Wildwood Drive. Zoning regulations were amended by the City Council to allow as a conditional use recreational vehicle storage in the M-E zoning classification at the July 5, 2011 meeting. The landscaping regulations provided in the City code are required as well as the setback identified in the City code. The landscape provisions in the City code would require the 50' front yard setback to be landscaped with the planting of three canopy trees, three understory trees, and nine shrubs, which are not currently identified in the proposed plan. The zoning regulations would also require setbacks from the side and rear property lines of 20'. The proposed plan submitted would not meet the requirement of the zoning code and any approvals would need to reflect that a plan must be submitted and approved in conformance with the zoning regulation before any construction or development could begin.

The ME zoning classification does specifically exclude automobile wrecking or salvage yards as well as storage or yards for the collection, salvage or bailing of scrap paper, bottles, iron, rags, junk or any other material. As those types of uses are specifically excluded it would appear appropriate to place as a condition that no inoperable units, junk or salvage could be stored at the site.

### **Alternatives**

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

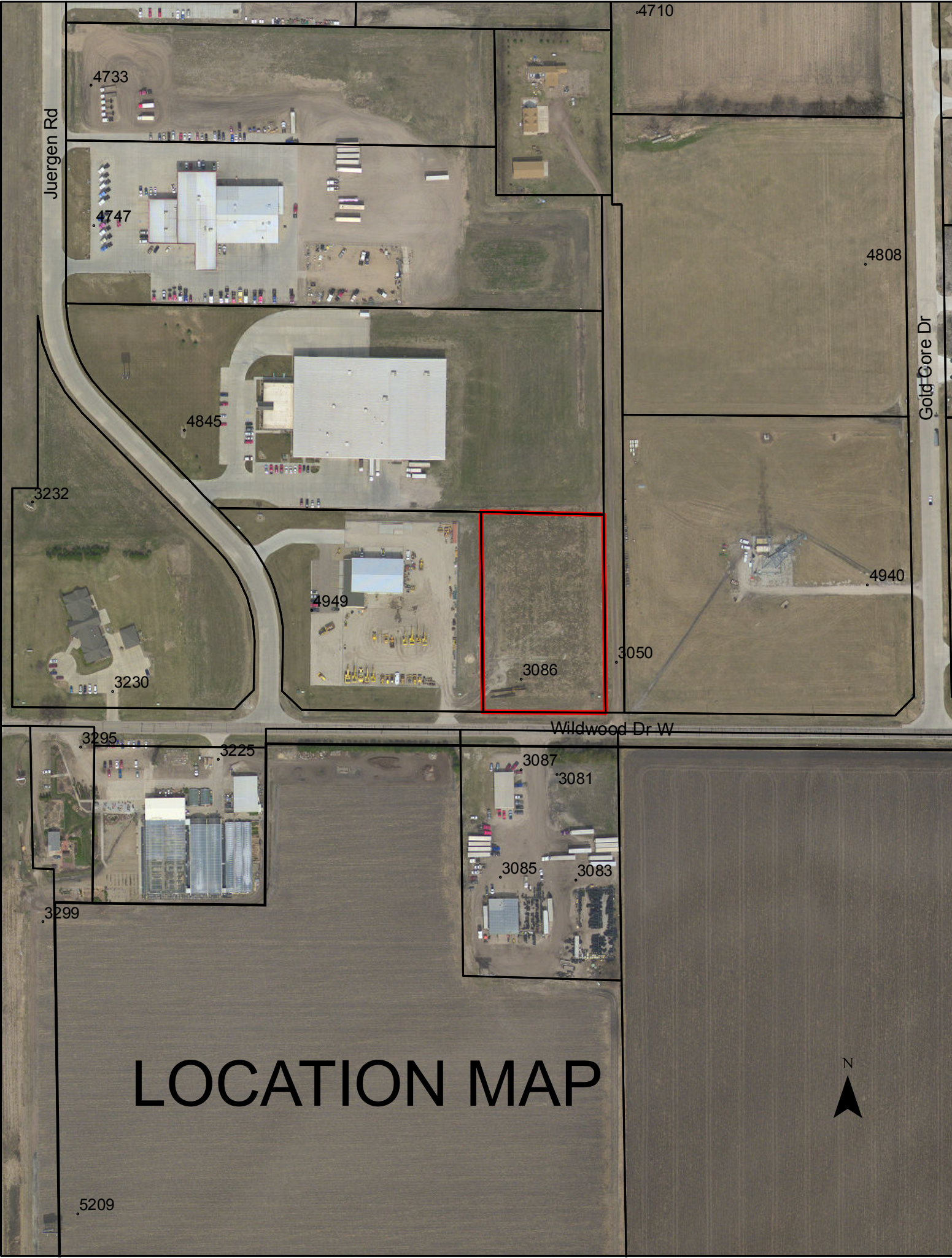
1. Approve the request for a conditional Use Permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or /Deny the request finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the request to meet the wishes of the Council.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue

### **Recommendation**

City Staff recommends that the Council approve the conditional use permit with the following conditions; 1). that the proposed storage yard comply with required setbacks, 2). landscape provisions as required in the City code be provided, 3). No inoperable units, junk, or salvage be stored at the site, and finding that the request does promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

### **Sample Motion**

Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.



# LOCATION MAP

