



City of Grand Island

Tuesday, August 23, 2011

Council Session

Item H1

**Consideration of Request from Nebraska State Fair for
Modification to Conditional Use Permit for Recreational Vehicle
Camper Site at Fonner Park**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 23, 2011

Subject: Request of the Nebraska State Fair for Modifications to the Conditional Use Permit Granted on June 8, 2010 and Revised on August 10, 2010. The Modifications Delay Improvements Provided for a Recreational Vehicle Camper Site at the Fonner Park Facility at 700E Stolley Park Road

Item #'s: H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request for approval to allow for modifications to the construction schedule 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. Approval was granted by the City Council on June 8, 2010 and modified at the request of the applicant on August 10, 2010.

The modifications were to allow for any of the proposed 211 spaces that did not have the utility connections completed to be primitive sites for the 2010 State Fair.

This request is to allow for the continued operation of the recreational vehicle camper site for the fair year of 2011 and not provide the improvements originally proposed. It appears that the utility connections will only be complete to approximately 100 of the 211 spaces and no parking pads will be completed.

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 original application was submitted with drawings attached to show the concepts for the design of a 211 space camper site. The drawings provided a picture of the proposal and some of the basic requirements; they additionally identified a phased concept for the required improvements. That phasing did 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 identified toilet and lavatory facilities for the park at a future time but failed to identify the date for those improvements or the number of fixtures proposed.

A landscaping plan was provided and is currently completed.

The proposed camper pads appeared to meet the required square footage of concrete but the usability of the spaces was extremely questionable as the pads were 12' wide and 37' in length. A typical truck of 20' in length and a 24' long camper would overhang the pad by a considerable amount, it appears the pad would provide for either the camper or the vehicle but not both. Revisions for lengthening the pads to 42' were submitted on October 13, 2010.

Additional conditions placed on the approval for Recreational Vehicle Camper Sites were;

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 original approval was specifically for the State Fair event in 2010 and as such the use was limited to the State Fair only until such time as all of the required improvements and conditions established by the City Council were completed. The modification approved in August of 2010 allowed for any of the remaining spaces not provided utility connections to be allowed primitive for the 2010 fair year.

This year it appears that approval is needed to allow for approximately ½ of the sites to be without electrical service, none of the required parking pads to be installed, and the five restroom and shower facilities available, deemed adequate, less than the 28 originally required.

Alternatives

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

1. Approve the request, 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 request to modify the conditional use permit for the recreational vehicle camper site with the conditions as previously approved and presented at the City Council meeting, and allow for the continue 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 this year of operation the park shall provide all the required improvements 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.

Sample Motion

Move to approve the request for modifications to the conditional use permit for the campground as identified in this memorandum and with the conditions identified in the previous approvals and presented at the City Council meeting and finding that the application conforms to the purpose of the zoning regulations.