



# City of Grand Island

Tuesday, December 20, 2011

Council Session

## Item E4

**Public Hearing on Amendments to Chapter 36-69 of the Grand Island City Code Relative to (AC) Arterial Commercial Overlay Zone Regarding Campgrounds**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Chad Nabity, AICP  
**Meeting:** December 20, 2011  
**Subject:** Changes to Chapter 36 (Zoning)  
**Item #'s:** E-4 & F-2  
**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: §36-69 - (AC) Arterial Commercial Overlay Zone. (C-03-2012GI)*

Changes were made in February of 2009 to the AC Arterial Commercial Overlay Zone regulations to allow the development of RV Parks and Campgrounds by conditional use permit. These changes established the following minimum requirements for an RV Park or Campground.

(2) Campgrounds including those serving recreational vehicles subject to following conditions:

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 or street yard as identified in the landscaping section of this code.

d) Pads shall not be accessible from any public way.

Subparagraph b) set the minimum improvements for sanitary facilities. These were based on a review of similar regulations from jurisdictions across the country. Craig Lewis the Grand Island Building Department Director, in reviewing supplements to the National Fire Protection Association Building Code has found NFPA recommended standards that would lessen the requirements and be consistent with a national standard. The proposal is to change the zoning regulations so they are consistent with the requirements of the NFPA Code as follows:

(2) Campgrounds including those serving recreational vehicles subject to following conditions:

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.~~ **A minimum of one toilet shall be provided for each sex up to the first 25 sites. For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided.**

c) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.

d) Pads shall not be accessible from any public way.

## **Discussion**

The Planning Commission held a public hearing on the proposed changes at their meeting on December 7, 2011. No members of the public spoke in favor or against the proposed changes. A motion was made by Haskins and seconded by Bredthauer to approve the amendments to Chapter 36 of the Grand Island City Code. The motion carried with 8 members present and all voting in favor (O'Neill, Ruge, McCarty, Bredthauer, Reynolds, Haskins, Hayes 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 No. 9349.