



Hall County Regional Planning Commission

Wednesday, February 07, 2007
Regular Meeting

Item F3

Readoption of Grand Island Zoning Map

Readoption of the Grand Island Zoning Map. (C-12-2007GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

January 25, 2007

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-12-2007GI)

PROPOSAL:

On March 7, 2006 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through March 1, 2006. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits and 2 mile extraterritorial jurisdiction is as shown on the map.

BACKGROUND:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since March 1, 2006 including proposed changes through February 28, 2007.

Id	FILEDATE	ORDINANCE	CHANGE	LEGAL	CASE
1	11/28/2006	9095	RD to B2	Ponderosa Village	C-3-2007GI
2	10/24/2006	9085	RD to R4	Cedar Ridge Third	C-2-2007GI
3	10/24/2006	9084	RO to RD	Francis Second Subdivision	C-1-2007GI
4	9/26/2006	9079	R1 and R4 to R1, R4 and RO	Sterling Estates	C-22-2006GI
5	8/22/2006	9063	B2 to RD	Pedcor Apartments	C-21-2006GI
6	7/25/2006	9054	B2 and RO to RD	Francis Subdivision	C-20-2006GI
7	6/27/2006	9052	LLR to R1	Springdale Subdivision	C-17-2006GI
8	6/27/2006	9051	LLR to M2	Part of the SW 1/4 of the SW 1/4 , Sec. 14, 11, 9	C-16-2006GI
9	3/28/2006	9035	TA to CD	Ewoldt Addition (Ponderosa Point)	C-3-2006GI
10	1/23/2007	9105	LLR to RO	Good Samaritan	C-33-2005GI
11	1/9/2007	9100	TA and AG2 to M2	Part of the E 1/2 of 5,10, 9 and the SW 1/4 of 4,10,9	C-5-2007GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.

The only addition to the City of Grand Island that will or did impact the city limits lines and/or the extraterritorial jurisdiction is the industrial property and power plant annexation to the southeast. This annexation should be completed concurrent with the adoption of this map. The Grand Island ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Grand Island Comprehensive Plan. All additional property included in will be zoned consistent with its current use and zoning according to Hall County based on the zoning conversion matrix shown below.

Hall County Zoning	Grand Island Zoning
AG-1	AG-2
AG-R	AG-2
RC	B2

This property is shown on the Proposed Annexation Location Map as Attached.

The following areas approved for annexation by the Grand Island City Council between February 28, 2006 and February 28, 2007. See Attached Map

ID	ORDINANCE	LEGAL	COMMENTS
1	9078	Part of the SE ¼ of Sec, 4,11,9	Capital Ave. East of BNSF Rail
2	9032	Ewoldt Addition	US 281 and Husker Highway

ANALYSIS

Staff is not recommending any changes to the Grand Island Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. The extended jurisdiction and annexation is scheduled for approval by Council at their meeting on March 13th. All of the changes mentioned herein have been previously approved by the Grand Island City Council after proper notice and hearing. This map serves to notify any and all interested parties of the current boundaries of the City of Grand Island, the extents of the extraterritorial jurisdiction for the City of Grand Island and the zoning of property within the jurisdiction of the City of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Naby AICP, Planning Director









