



Hall County Regional Planning Commission

Wednesday, February 06, 2008
Regular Meeting

Item F

Public Hearing - C-10-2008GI

Public Hearing - C-10-2008GI concerning readoption of the Grand Island Zoning Map including reversion of the zoning on two CD zones Ewoldt Subdivision and Kings Crossing Subdivision (C-10-2008GI)

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING January 14, 2008

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-10-2008GI)

PROPOSAL:

On March 13, 2007 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 13, 2007. 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 13, 2007, including proposed changes through February 28, 2008.

Id	FILEDATE	ORDINANCE	CHANGE	LEGAL	CASE
1	3/27/2007	9110	R2 to R3	Woodland Park	C-13-2007GI
2	5/8/2007	9085	M2 to R4	Frank P. Barks E 7th Street	C-16-2007GI
3	5/8/2007	9116	LLR to B2	Chief Industries on Stolley Park Rd	C-15-2007GI
4	5/22/2007	9119	Amended CD Zone	Conestoga Mall (El Toro)	C-18-2006GI
5	7/24/2007	9128	Amended RD Zone	Ponderosa Lake Estates	C-21-2007GI
6	7/25/2006	9129	RO to B2	College Park	C-23-2007GI
7	11/27/2007	9150	Amended RD Zone	Nottingham Estates	C-04-2008GI

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.

There were no additions to the City of Grand Island that changed the city limits lines and/or the extraterritorial jurisdiction since the annexation of industrial property and power plant annexation in southeast Grand Island. Those changes were approved on March 13, 2007. All changes to the zoning map for those changes were incorporated on March 13, of 2007.

ADDITIONAL CHANGES

Staff is recommending that two Commercial Development Zones (Ewoldt Subdivision and Kings Crossing Subdivision) be reverted to their prior zoning classifications due to inactivity at the sites. Commercial Development zones are approved with an initial period of 18 months. If no activity has occurred during that time frame, the Commercial Development zone expires and Planning Commission and Council have to take action to revert the zoning.

ANALYSIS

Staff is not recommending any changes to the Grand Island Zoning Map other than the reversion of the two CD zones. All of the other 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.

The Kings Crossing Development located south of U.S. Highway 34 and west of South Locust Street (Knot's Auction House) was rezoned from B2 General Business to CD Commercial Development Zone in accordance with the Gateway Corridor Regulations by Ordinance 9019 on November 22, 2005. No activity has occurred on the site and the subdivision plat was not filed. It is recommended by staff, and required by city code, that this tract of ground in the NE ¼ of the NE ¼ of Section 33, Township 11 north, Range 9 west of the 6th P.M. be rezoned from CD Commercial Development Zone to B2 General Business Zone.

The Ewoldt Subdivision, located at the southwest corner of the intersection of U.S. Highway 34 and U.S. Highway 281, was rezoned from TA Transitional Agriculture to CD Commercial Development Zone at the request of Husker Retail Development Group by Ordinance 9035 on March 28, 2006. No activity has occurred on the site. It is recommended by staff, and required by city code, that this tract of ground, all of the Ewoldt Subdivision, be rezoned from CD Commercial Development Zone to TA Transitional Agriculture Zone.

RECOMMENDATION:

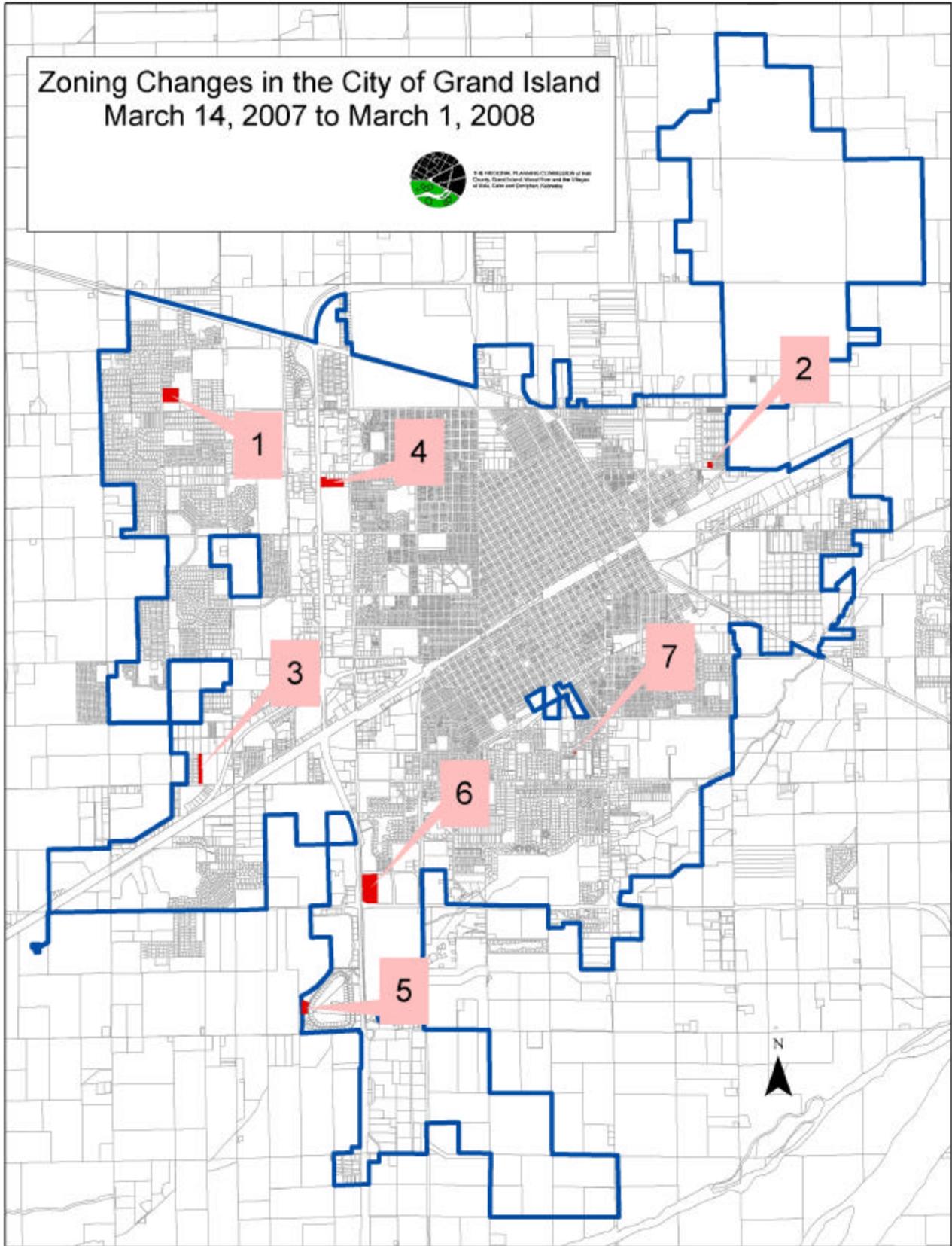
That the Regional Planning Commission recommend that the City Council of Grand Island revert the CD Zones for the Kings Crossing Development and the Ewoldt Subdivision and adopt this map as presented as the official Zoning Map for the City of Grand Island.

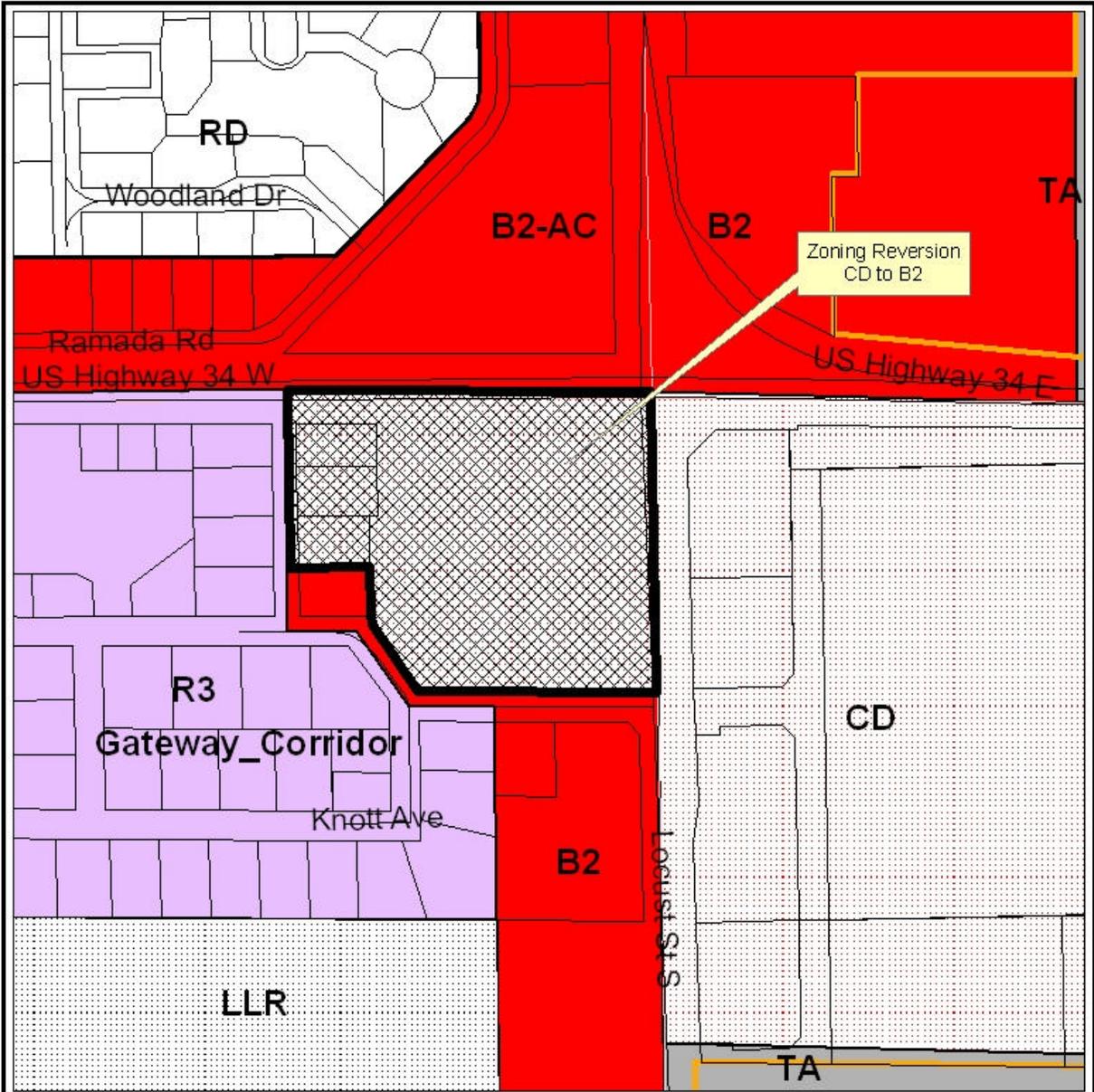
_____ Chad Naby AICP, Planning Director

Zoning Changes in the City of Grand Island March 14, 2007 to March 1, 2008



PLANNING COMMISSION OF THE CITY OF GRAND ISLAND
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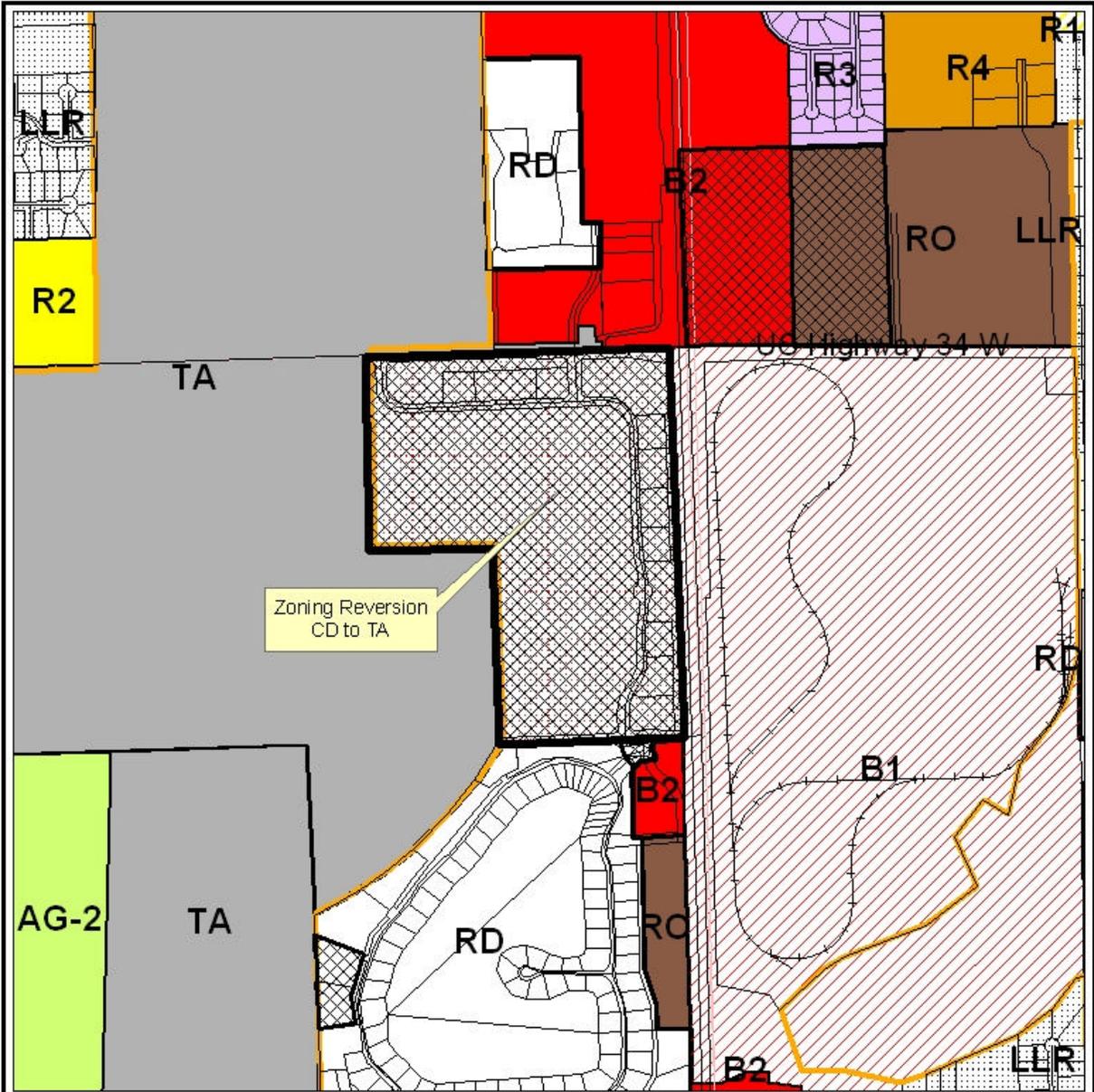
Zoning Reversion

-  From CD : Commercial Development Zone
-  To B2 : General Business Zone



Scale : NONE
C-11-2008GI





Zoning Reversion
CD to TA

US Highway 34 W

Zoning Reversion



Scale : NONE
C-11-2008GI

-  From CD : Commercial Development Zone
-  To TA : Transitionoal Agricultural Zone

