



Hall County Regional Planning Commission

Wednesday, January 04, 2012

Regular Session

Item F4

Re-Adoption of Grand Island Zoning Maps

Insert a narrative here

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING December 19, 2011

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-05-2012GI)

PROPOSAL:

On January 26, 2010 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 January 26, 2010. 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:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since January 26, 2010, including proposed changes through January 31, 2012.

Id	ORD	Change	Legal	Case	Filed
1	9248	RD to Amended RD	Lts 19 & 20 Nottingham Estates Sub.	C-05-2010GI	01-26-2010
2	9255	M1 to M2	W 1/2, NW 1/4, Sec. 14-11-09	C-11-2010GI	03-10-2010
3	9264	B2 to RD	Lot 1 and Outlot A, Crane Valley 7th Sub.	C-16-2010GI	06-22-2010
4	9276	RD to Amended RD	The Village Third and The Village Fourth Subs.	C-19-2010GI	09-14-2010
5	9296	R1 to M1	Sec 12-11-09 and Pt of Fairacres Dairy Sub 5th Sub 8th Sub	C-07-2010GI	06-14-2011
6	9327	AG-2 to B2	Olson Sub.	C-11-2011GI	09-27-2011
7	9338	LLR to B2	E 290 ft of S 900 ft NE1/4, SE1/4 of Sec.13-11-10	C-01-2012GI	10-25-2011

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.

ANNEXATIONS

The following areas approved for annexation by the Grand Island City Council between January 26, 2010 and January 31, 2012. See Attached Map

Id	Ord	Legal	Case Number
1	9254	Lots 1 & 2 Shady Bend Sub. and Adjoining R.O.W Includes Relocated Shady Bend Road South of U.S. Highway 30	C-10-2010GI
2	9266	All of Lake Heritage 2nd Sub. East of Blaine Street and South of U.S. Highway 34	C-18-2010GI
3	9334	Olson Sub. and Adjoining R.O.W. South of Airport Road and West of Webb Road	C-11-2011GI
4	9339	Pt E 1/2 Sec. 5-11-9 Eagle Scout Lake and the Veterans Ball Field Complex	C-05-2011GI
5	9340	Pt S 1/2 Sec 14-11-09 and Pt N 1/2 Sec.23-11-09 East of Stuhr Road north of Bismark Road	C-05-2011GI
6	9341	Pt SW 1/4 Sec 27-11-09 Vanosdal Softball Fields north of U.S. Highway 34 and east of Locust Avenue	C-05-2011GI
7	9342	Pt of Sec 25-11-10 North of Husker Highway and west of U.S. Highway 281	C-05-2011GI
8	9343	Pt NE 1/4 Sec 23-11-10 South of Old Potash Highway and west of North Road	C-05-2011GI
9	9346	Known as former Aurora CO-OP site west of Lincoln Avenue and north of Fonner Park Road	No RPC Case Number
10	9286	South Locust St. Corridor The right-of-way owned by the City of Grand Island for Locust Street between the Wood River Diversion Channel and U.S. Interstate 80	No RPC Case Number

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

ADDITIONAL CHANGES

The following additional changes are recommended for approval to make minor modifications to the zoning map to more accurately reflect lot lines that were established after the adoption of the zoning map, other changes as suggested by planning department staff to harmonize the transition between zoning districts on specific properties and the reversion of RD (Residential Development Zones) and/or CD (Commercial Development Zones) that have exceeded the allowed 18 month time frame for approval without any additional improvements.

There are 3 changes to the map that staff is recommending. The first shown on the attached Exhibit A would change Lot 1 and Outlot A of Crane Valley 7th Subdivision as from RD Residential Development Zone to B2 General Business. The current redevelopment plan for these lots and Residential Development Zone was approved on June 22, 2010. The developer is required to begin improvements on an RD zone within 18 months of approval. No action has been taken on this development so Council is required to revert the zoning to the original zoning district.

The second change shown on Exhibit B would move the boundary between the R1 Suburban Density Residential and the R2 Low Density Residential districts in the southeast corner of the Woodland Park Subdivision area located north of the Berean Church north of Capital Avenue and east of Independence Avenue. The R1 zoning in this area was originally proposed to require the development of lots similar in size to those immediately to the east. As the subdivision has been developed minor modifications have been made to the street and lot layout. The proposed changes will align the zoning district with the lots and street boundaries.

The final recommended change as shown on Exhibit C would eliminate the R2 zoning district on the Fonner Park Ground and the Island Oasis Water Park. The property along South Locust is zoned B2-AC General Business

with an arterial commercial overlay and the property to the east including Fonner Park and most of the State Fair Grounds is zoned B2 General Business. This property is owned by either the Hall County Agricultural Association or the City of Grand Island.

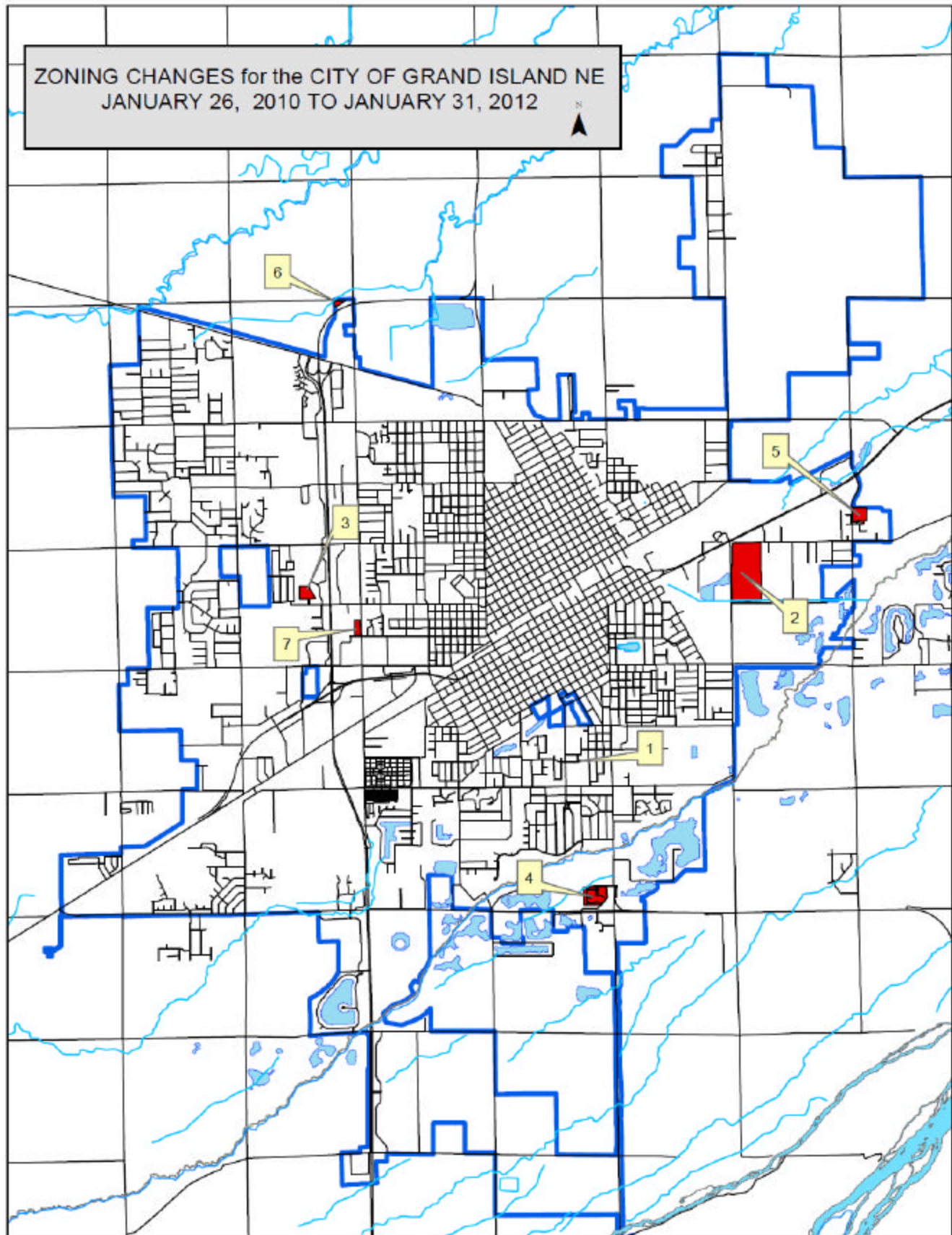
All of these changes are consistent with the existing uses and the Future Land Use map for the City of Grand Island. The proposed changes will harmonize the map and make enforcement of the zoning regulations more consistent.

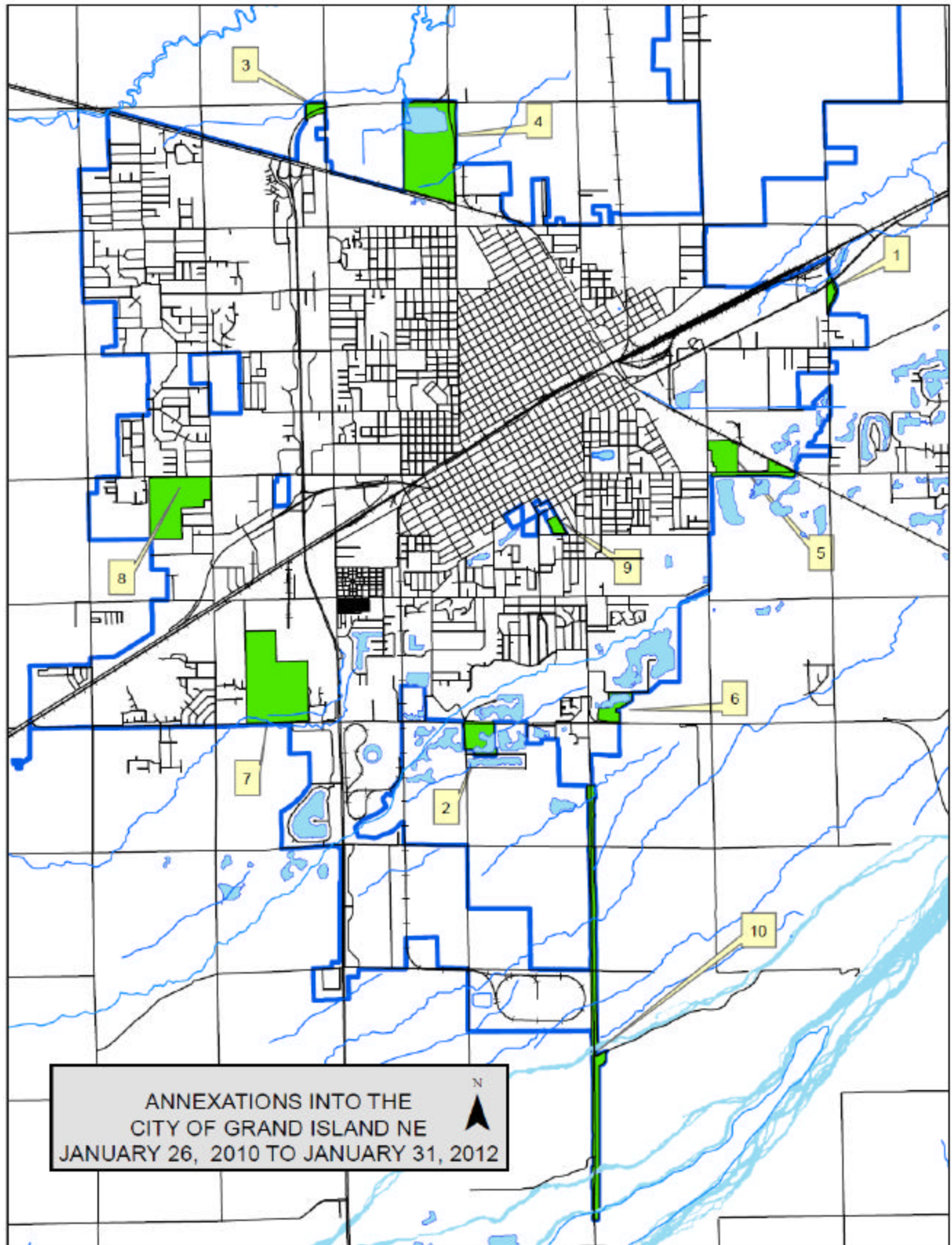
RECOMMENDATION:

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 Nabity AICP, Planning Director

ZONING CHANGES for the CITY OF GRAND ISLAND NE
JANUARY 26, 2010 TO JANUARY 31, 2012





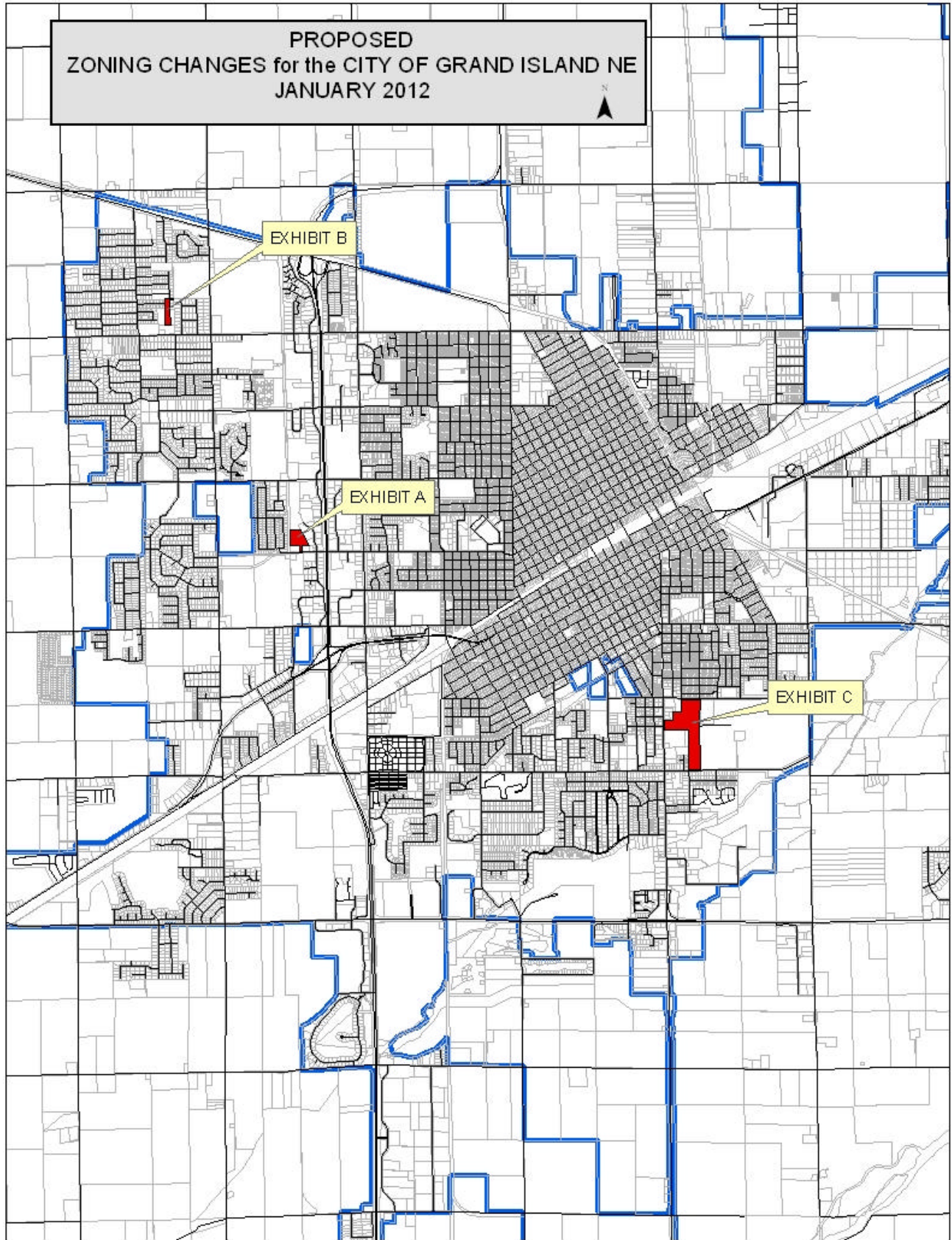
PROPOSED
ZONING CHANGES for the CITY OF GRAND ISLAND NE
JANUARY 2012

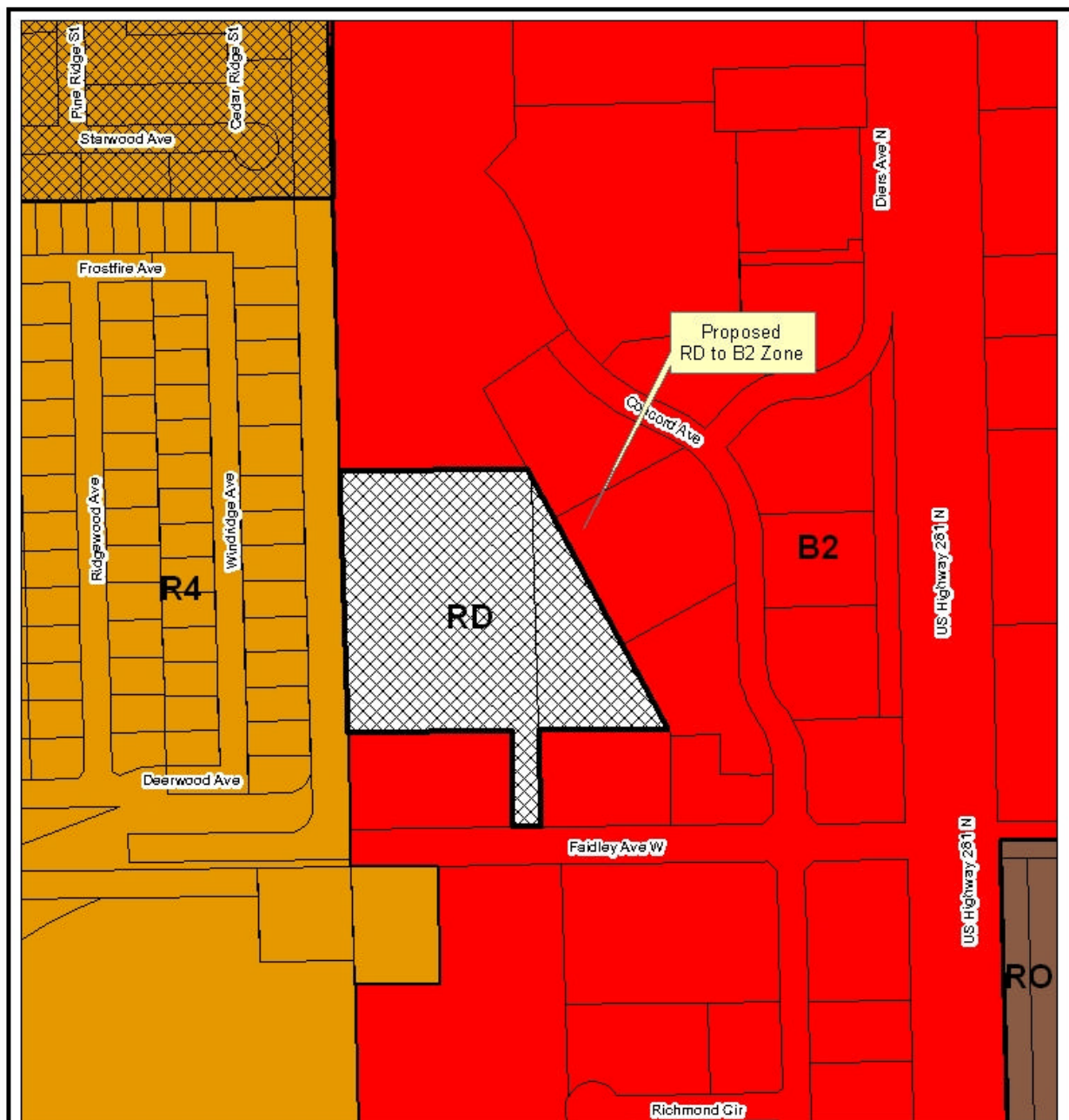


EXHIBIT B

EXHIBIT A

EXHIBIT C





Requested Zoning



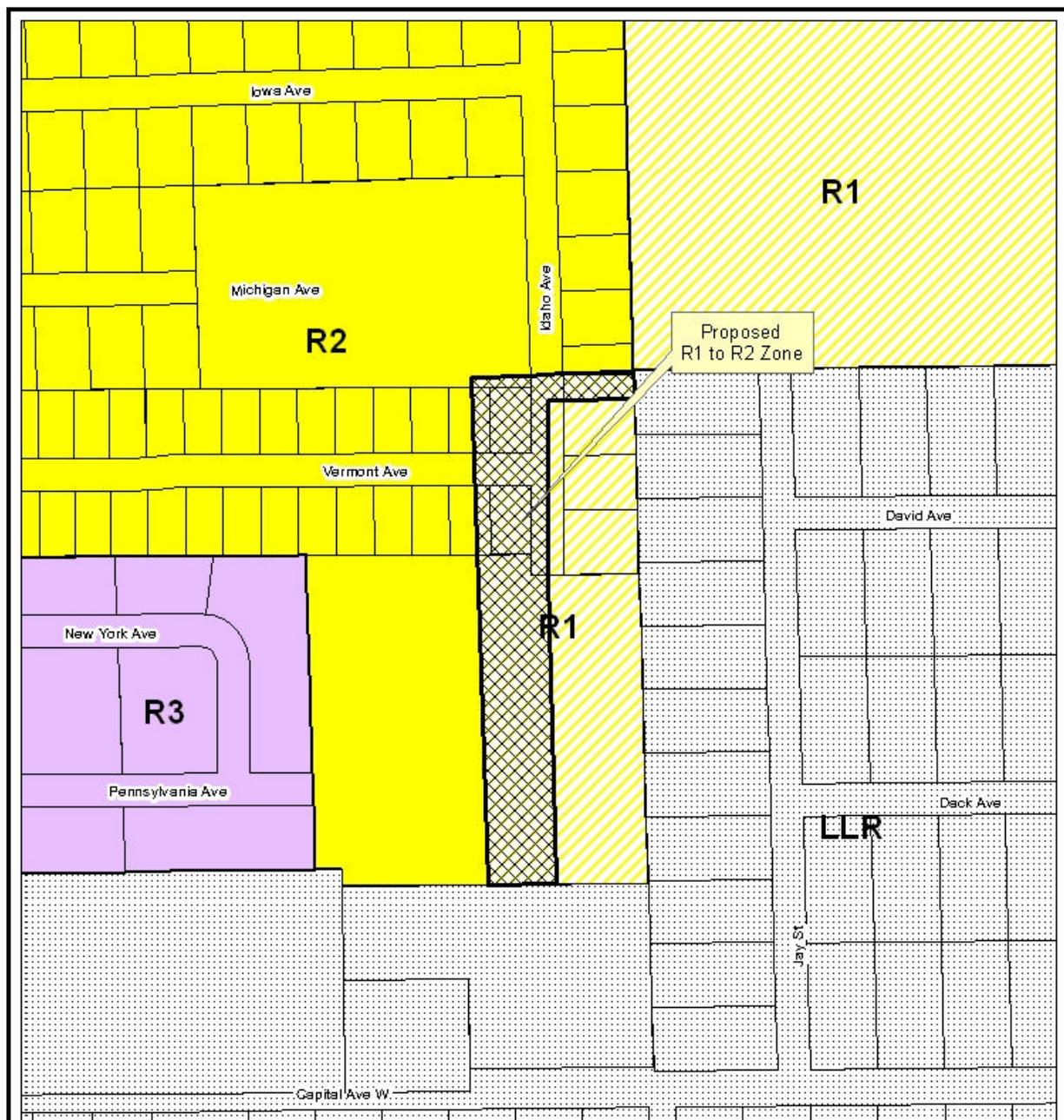
Scale : NONE
C-05-2012 GI



- From RD : Residential Development Zone
- to B2 : General Business Zone

EXHIBIT-A





Requested Zoning



Scale : NONE
C-05-2012GI





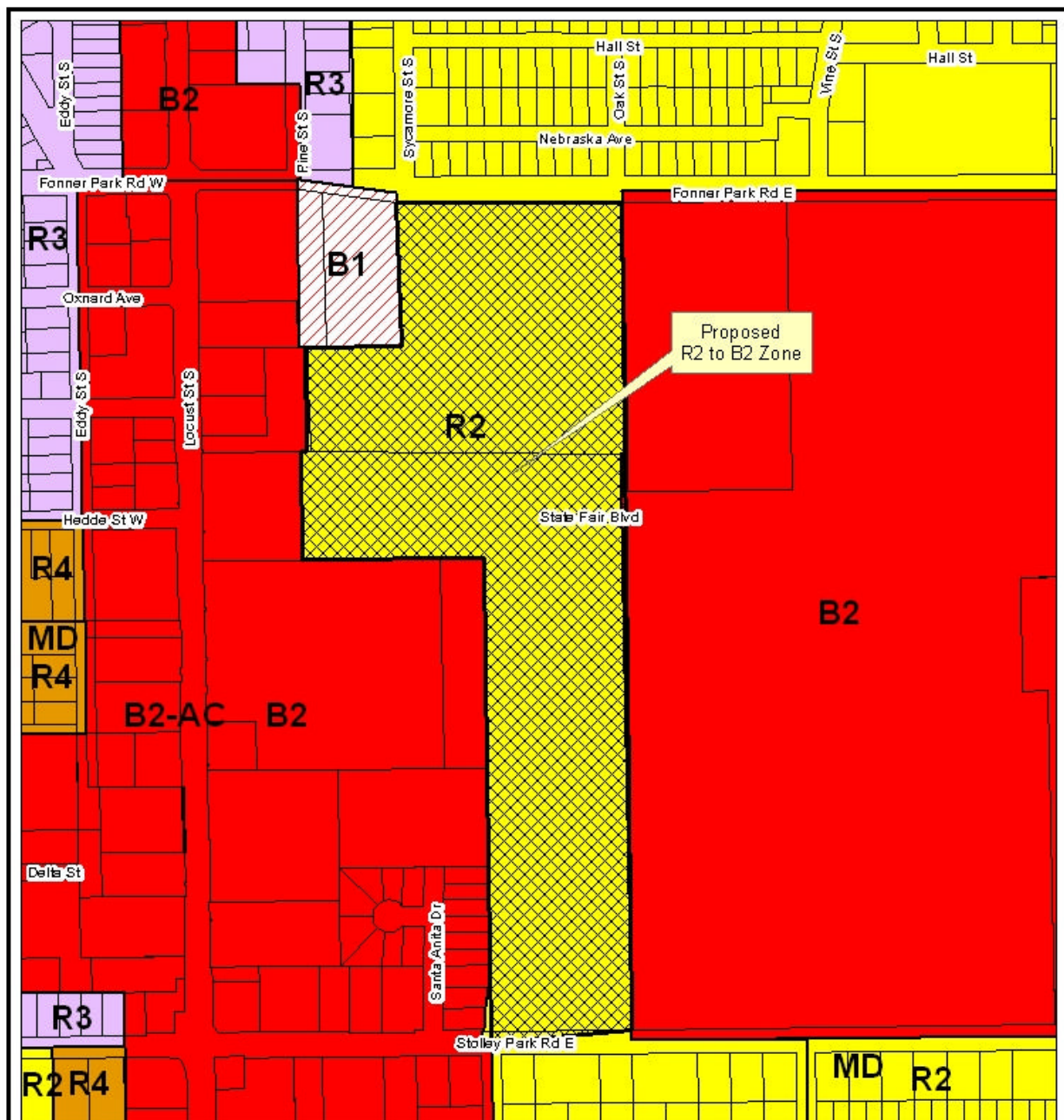
-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

EXHIBIT- B





Requested Zoning



Scale : NONE
C-05-2012GI



- From R2 : Low Density Residential Zone
- to B2 : General Business Zone

EXHIBIT- C



CITY OF ST. LOUIS, MISSOURI
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
2012