



# **Hall County Regional Planning Commission**

**Wednesday, January 4, 2017  
Regular Meeting**

## **Item F3**

### **Public Hearing - Adoption of GI Zoning Map**

Staff Contact: Chad Nabity

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING December 23, 2016

**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-05-2017GI)

#### PROPOSAL:

On April 14, 2015 the Grand Island City Council approved a map produced using 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 31, 2015. 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 March 31, 2015 including proposed changes through December 31, 2016.

Id	Ord	Change	Legal	Case	File_date
1	9536	TA to LLR	N 1/2 NW 1/4, NW 1/4 14-11-10 4311 W 13th St	C-11-2015GI	05-15-2015
6	9571	B2-Ac & Ta to LLR	Lots 1 & 2 Vanosdall 2nd Sub.	C-07-2016GI	01-26-2016
7	9571	B2-AC & B2 to B2-AC	Lot 3 Vanosdall 2nd Sub.	C-07-2016GI	01-26-2016
2	9541	R2 to RO	Lt.222 Pt.221 Pt. Vac.6th St. Belmont Add.	C-14-2015GI	06-23-2015
3	9542	TA and B2 to B2	Stauffer Subdivision 3302 Wildwood Drive	C-19-2015GI	06-23-2015
4	9558	CD to CD Amended	Lts,1,2,3,4,5,6 Outlot A GI Mall 18th Sub	C-24-2015GI	09-22-2015
5	9569	TA to M2	Lt 1, Wilson Sub. NW 1/4 3-11-09	C-05-2016GI	12-22-2015
8	9575	RD to RD Amended	Lot 1 Sterling Estates 6th Sub.	C-10-2016GI	02-23-2016
10	9585	CD to CD Amended	Lot 6 Grand Island Mall 18th Sub.	C-15-2016GI	05-10-2016
9	9579	TA to LLR	Pt. of W 1/2, 35-11-10	C-14-2016GI	03-22-2016
11	9586	R4 to B-1	Pt. of SE 1/4, 01-11-10	C-17-2016GI	05-24-2016
12	9590	B2-AC to RD	Lot 3 Vanosdall 2nd Sub.	C-18-2016GI	06-28-2016
13	9594	RD to RD Amended	Pt. of SE 1/4, 15-11-09	C-24-2016GI	07-26-2016
14	9597	TA to CD	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
15	9597	TA to RO	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
16	9597	TA to B2	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
17	9598	TA to B2 and RO	Pt. of NW 1/4, 36-11-10	C-31-2016GI	08-23-2016

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 March 31, 2015 and December 31, 2016. See Attached Map

<b>Id</b>	<b>Ord</b>	<b>Date</b>	<b>Location</b>
1	9536	05-12-2015	GI Acres Sub.
2	9544	07-28-2015	Stauffer Sub.
3	9600	09-27-2016	Caldwell Sub.

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

## OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning Commission reviewed a map of some proposed changes suggested by Staff at their meeting on November 2, 2016. The Commission recommended that staff bring forward these changes for consideration while adopting a new zoning map for the City of Grand Island.

Staff is suggesting the 26 changes shown in the table below. A map is included with this recommendation that identifies the location of each of the proposed changes. Also included is an area specific map showing the area proposed for change and the future landuse map for that same area. All of the proposed changes conform to the general layout of the future land use map and the existing surrounding uses. None of the proposed changes will create any non-conforming uses.

The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council. The proposed effective date for this map is February 15, 2017. It is expected that the Grand Island City Council will consider approval of the map at their meeting on January 24, 2017.

**Proposed Zoning Changes**

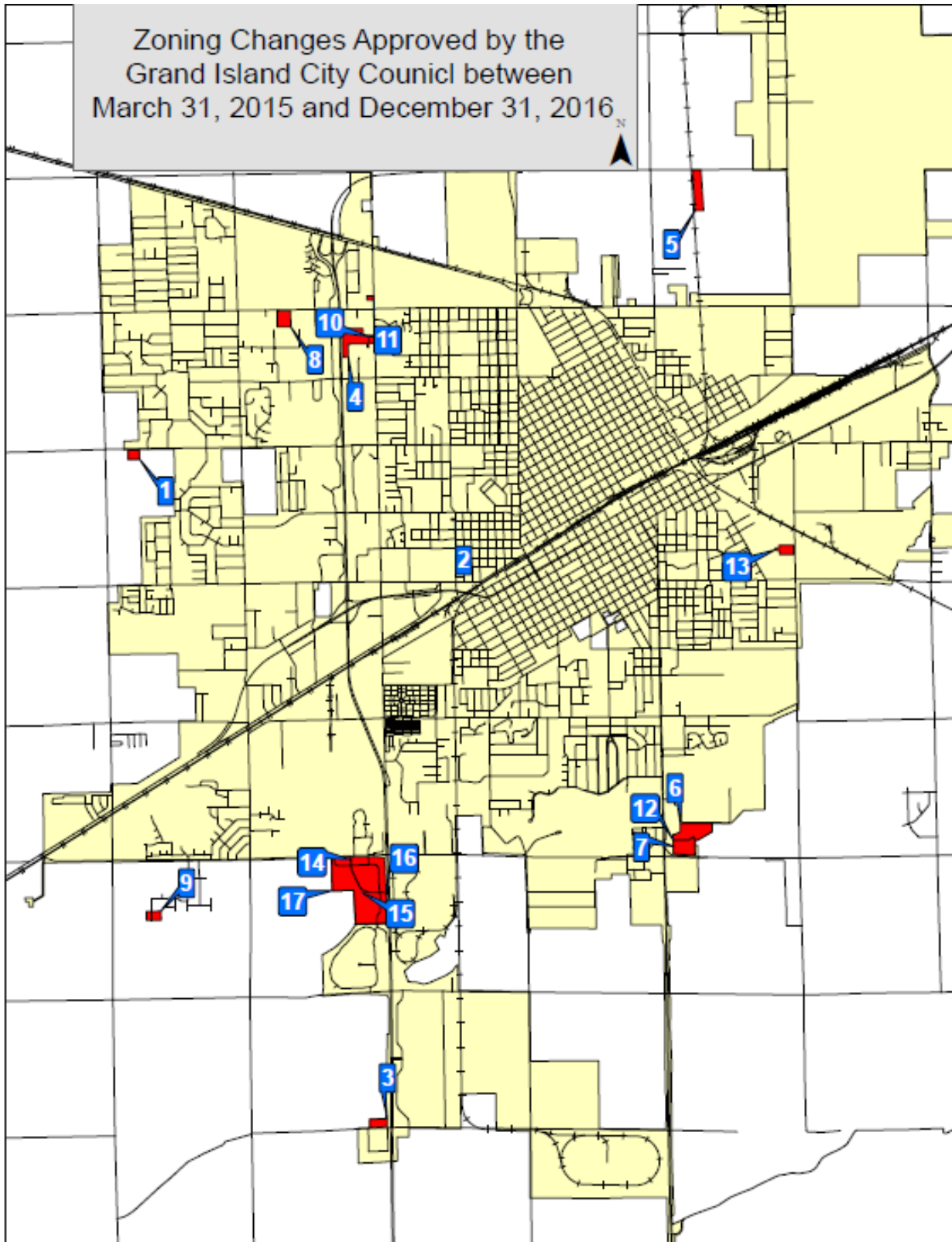
<b>Area</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1	RO	B2
2	B1	B2
3	B1	B2
4	B1	B2
5	B1	B2
6	TA	R1
7	TA	R2
8	TA	LLR
9	TA	R2
10	RO	B2
12	TA	B2
11	B1 & RO	B2
14	AG2 & TA/Gateway Corridor	M2 & M2/Gateway Corridor
13	TA	LLR
15	AG	TA
16	R2M	LLR
17	TA	LLR
18	TA	LLR
19	TA	R1
20	TA	R2
21	B1	B2
22	TA	B2
23	TA	LLR
24	TA	B2
25	TA	R2
26	TA	M2

**RECOMMENDATION:**

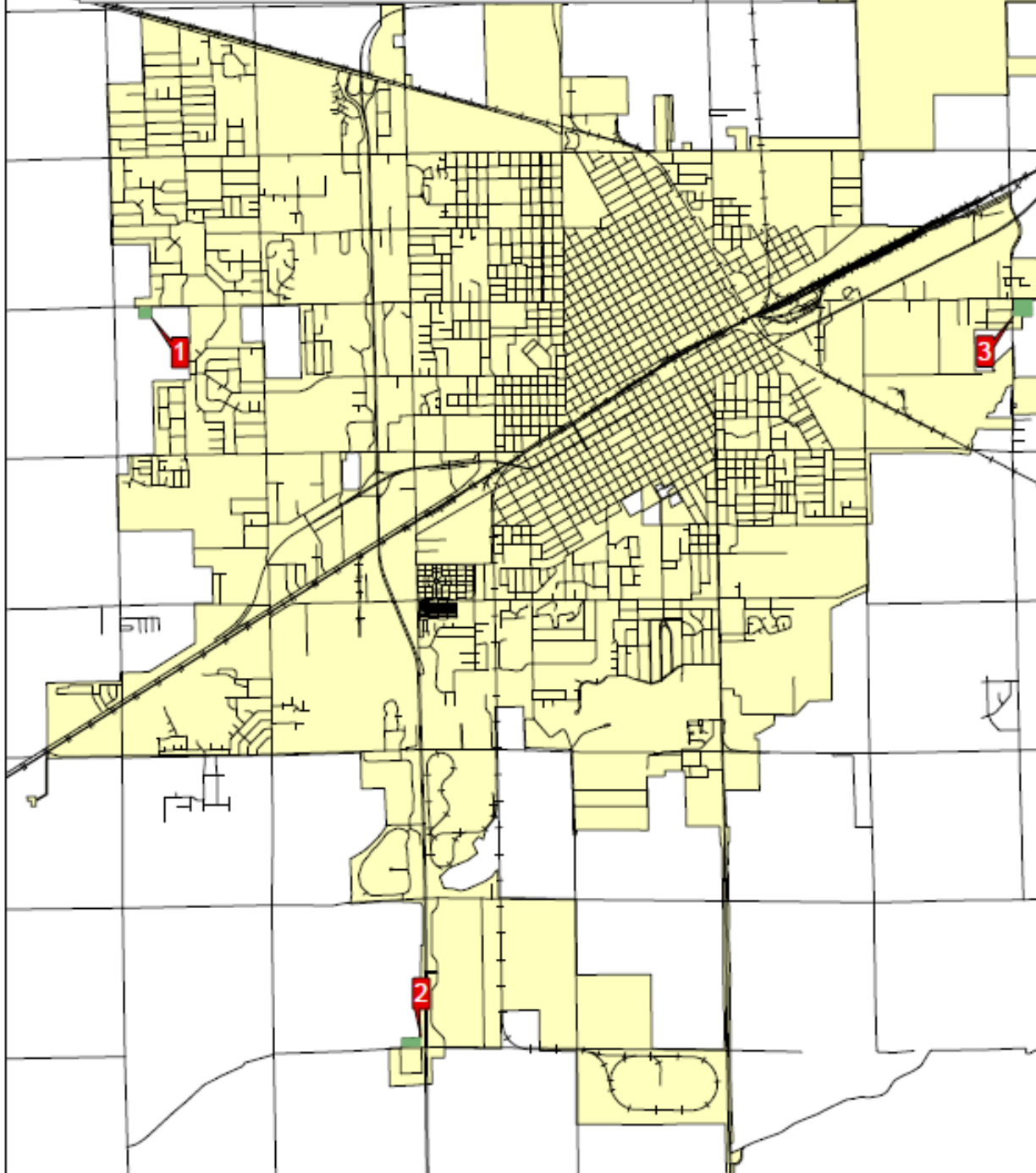
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

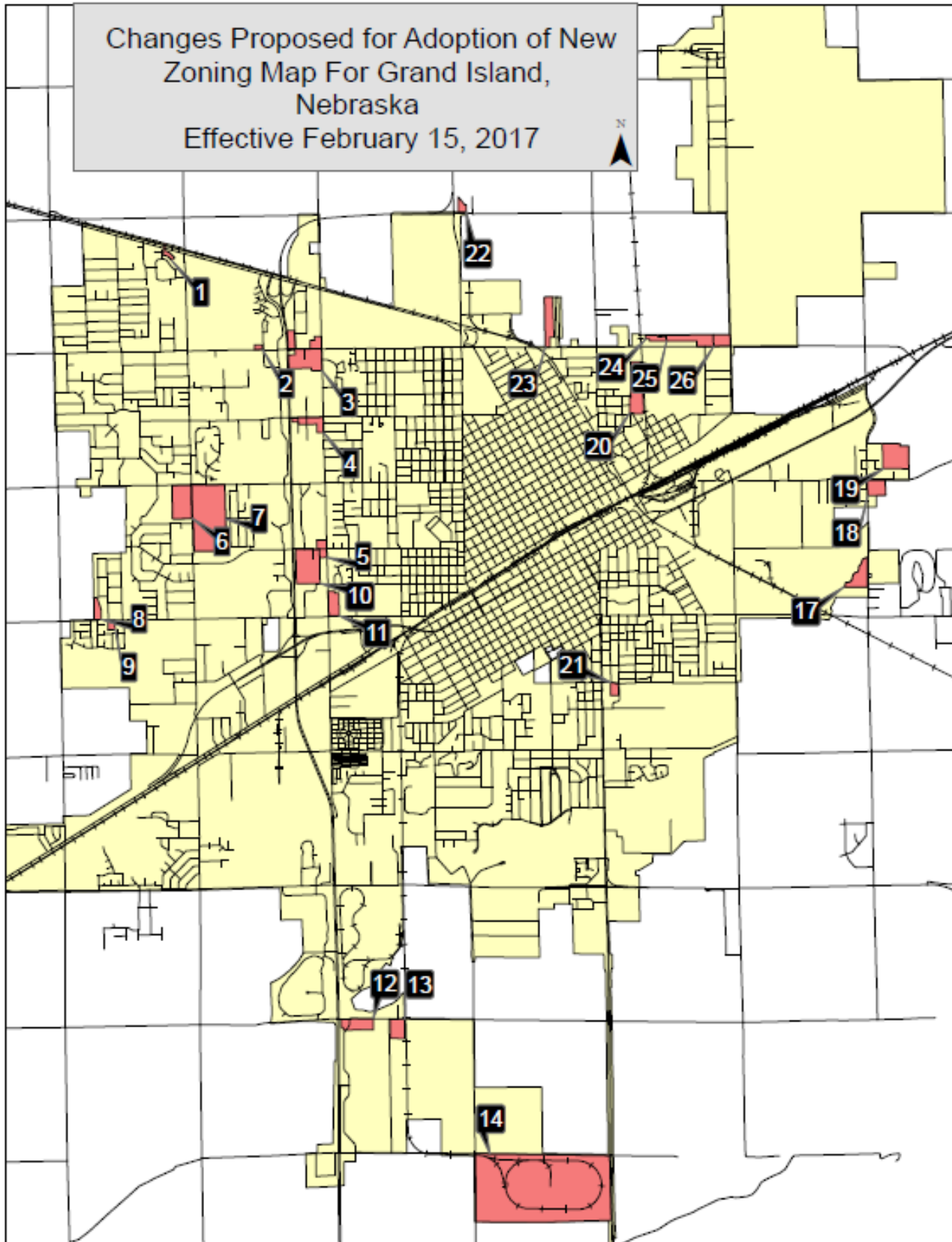
Zoning Changes Approved by the  
Grand Island City Council between  
March 31, 2015 and December 31, 2016



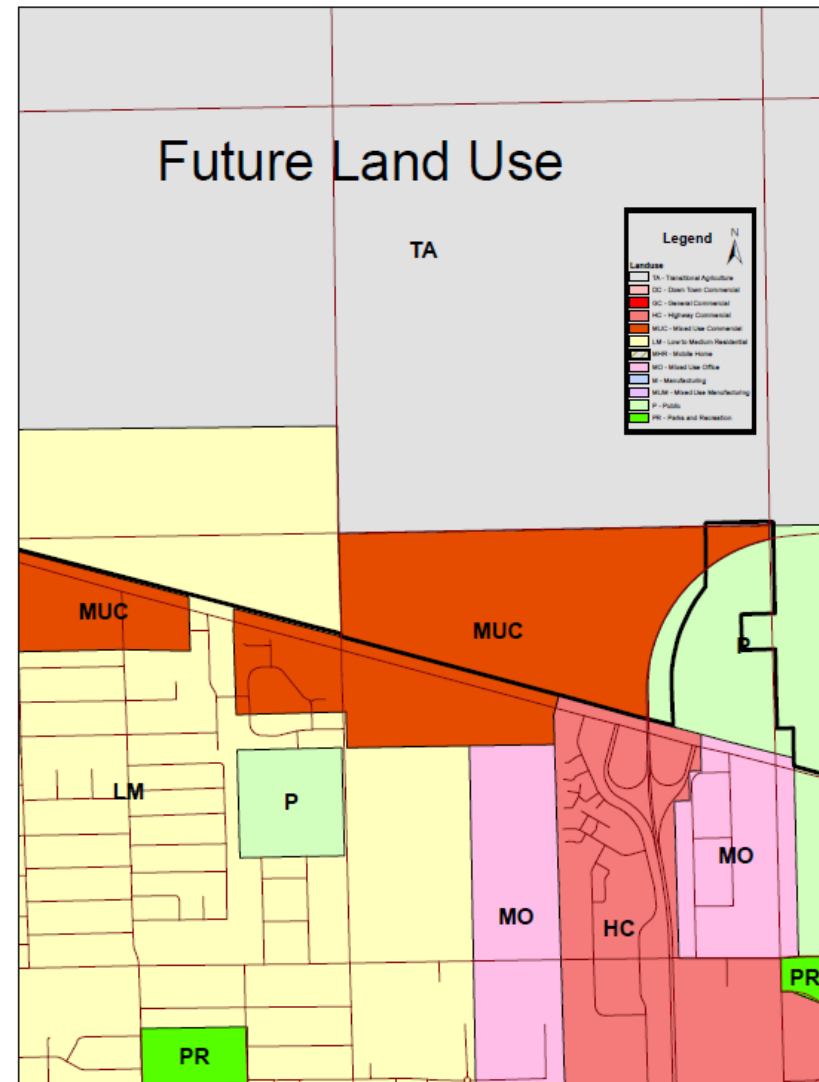
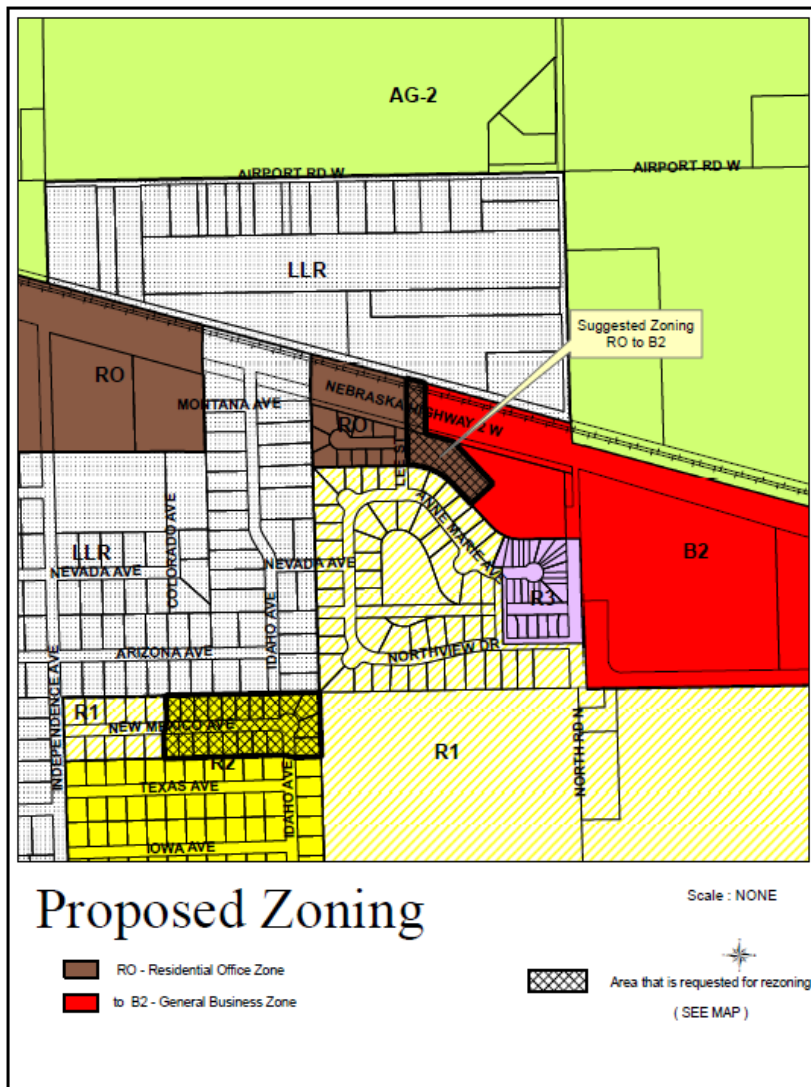
Annexations Approved by the  
Grand Island City Council between  
March 31, 2015 and December 31, 2016



Changes Proposed for Adoption of New  
Zoning Map For Grand Island,  
Nebraska  
Effective February 15, 2017

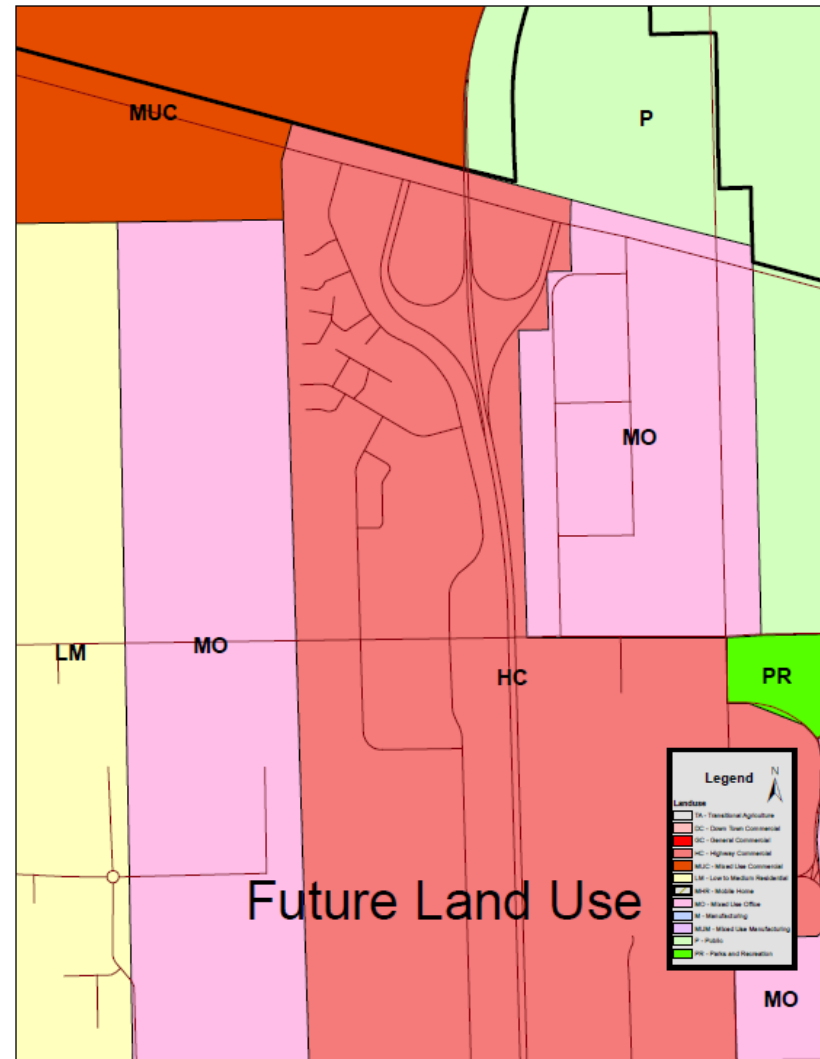
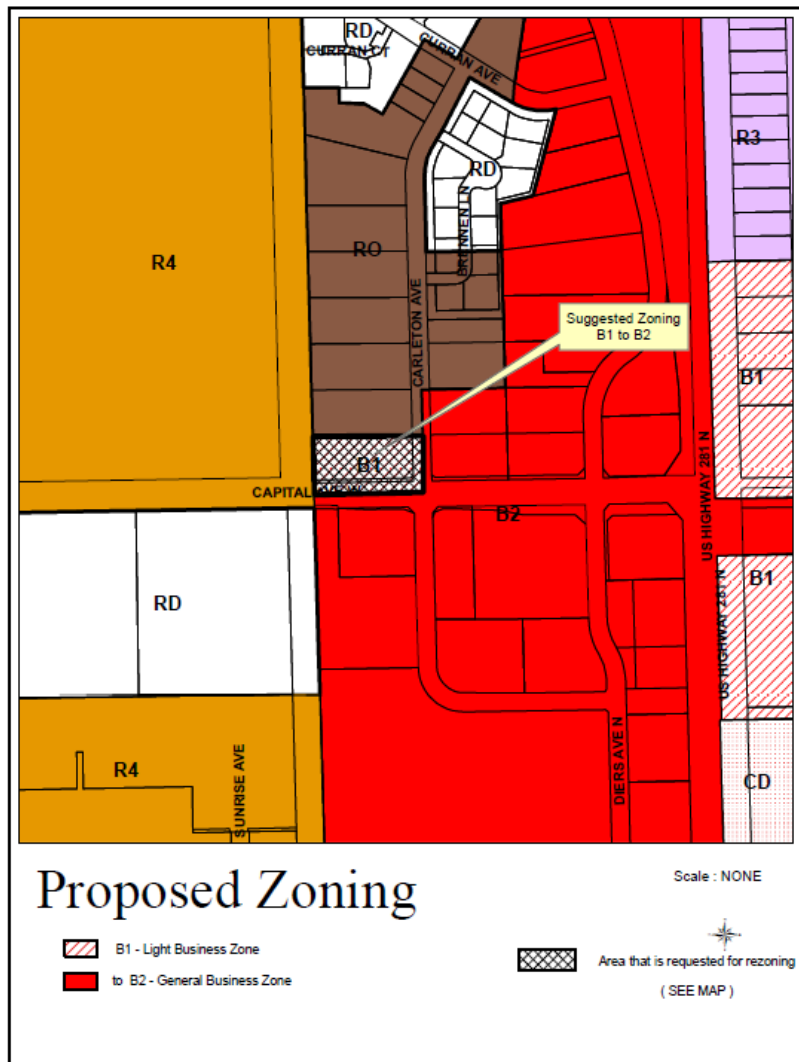


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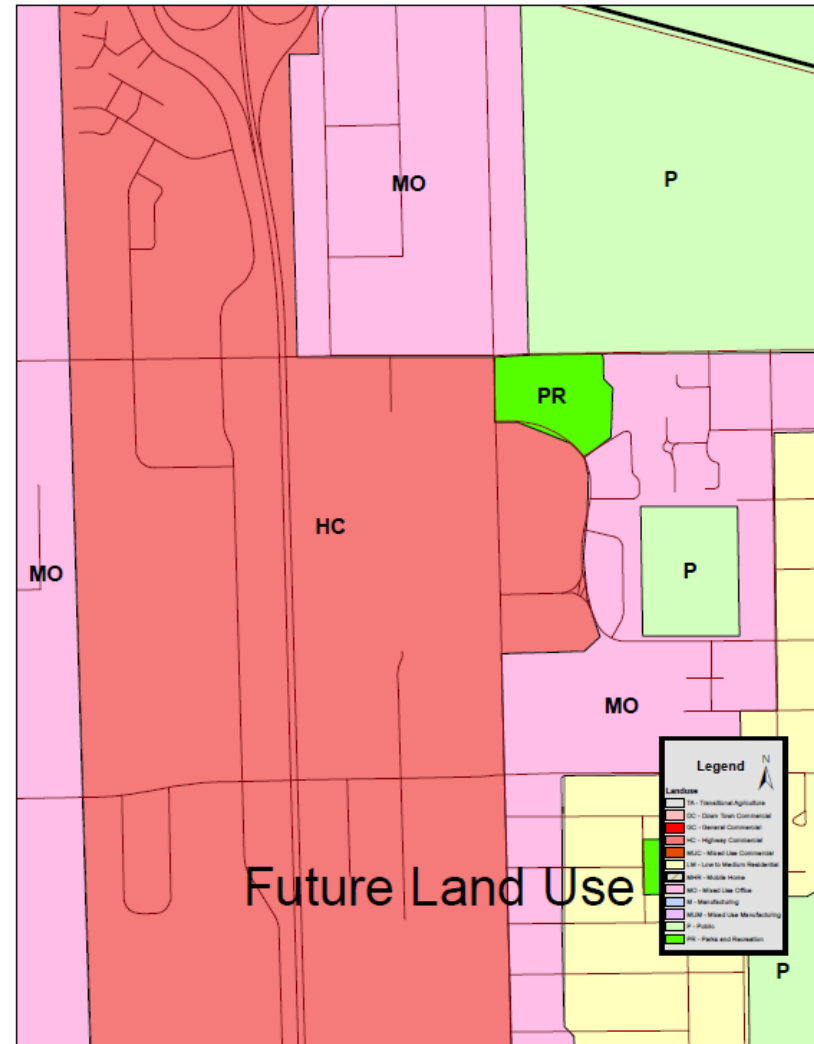
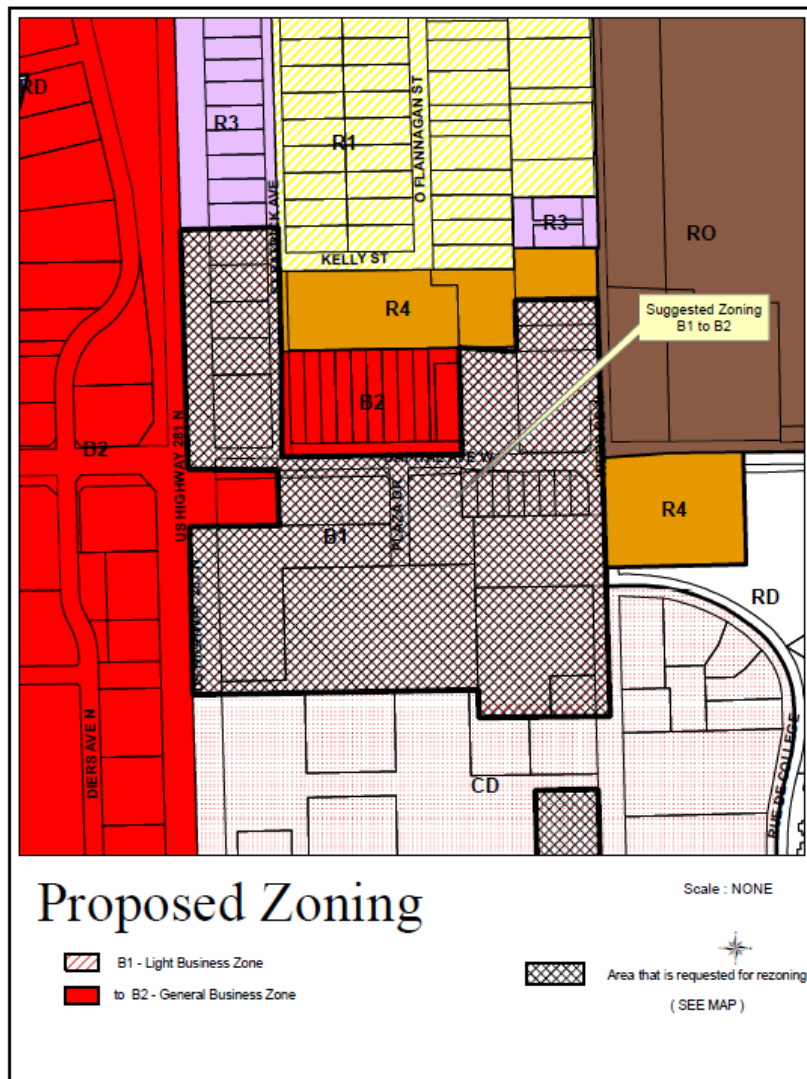




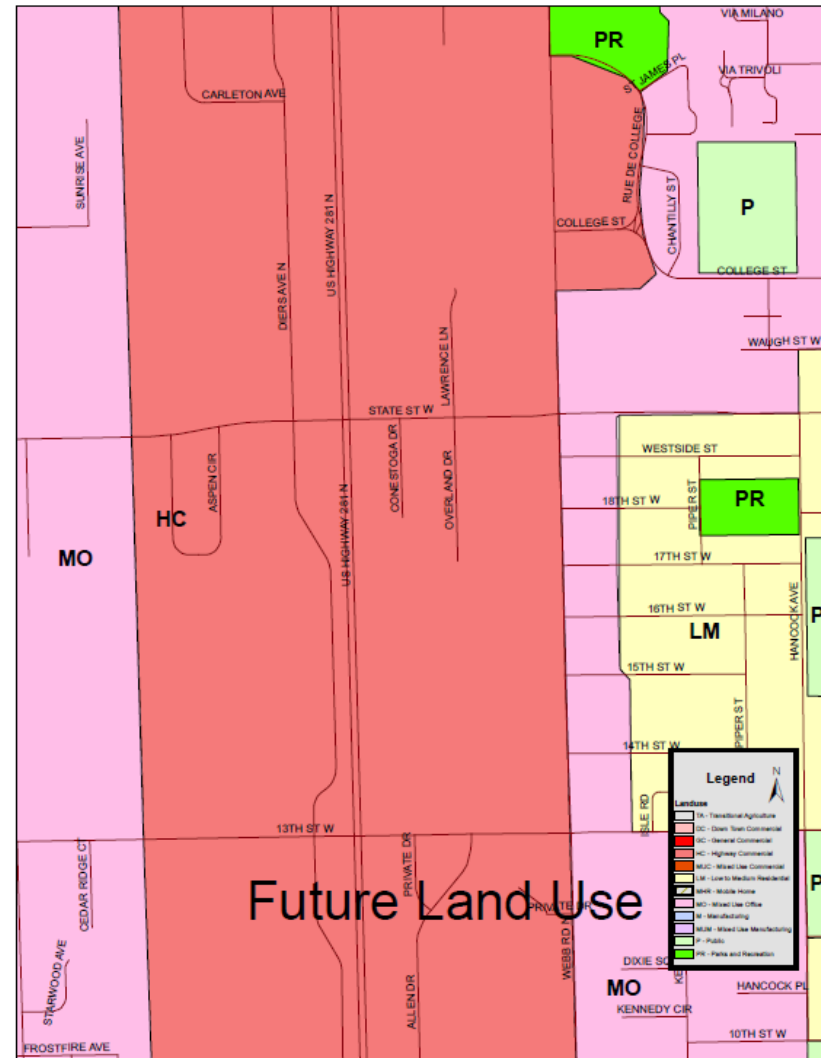
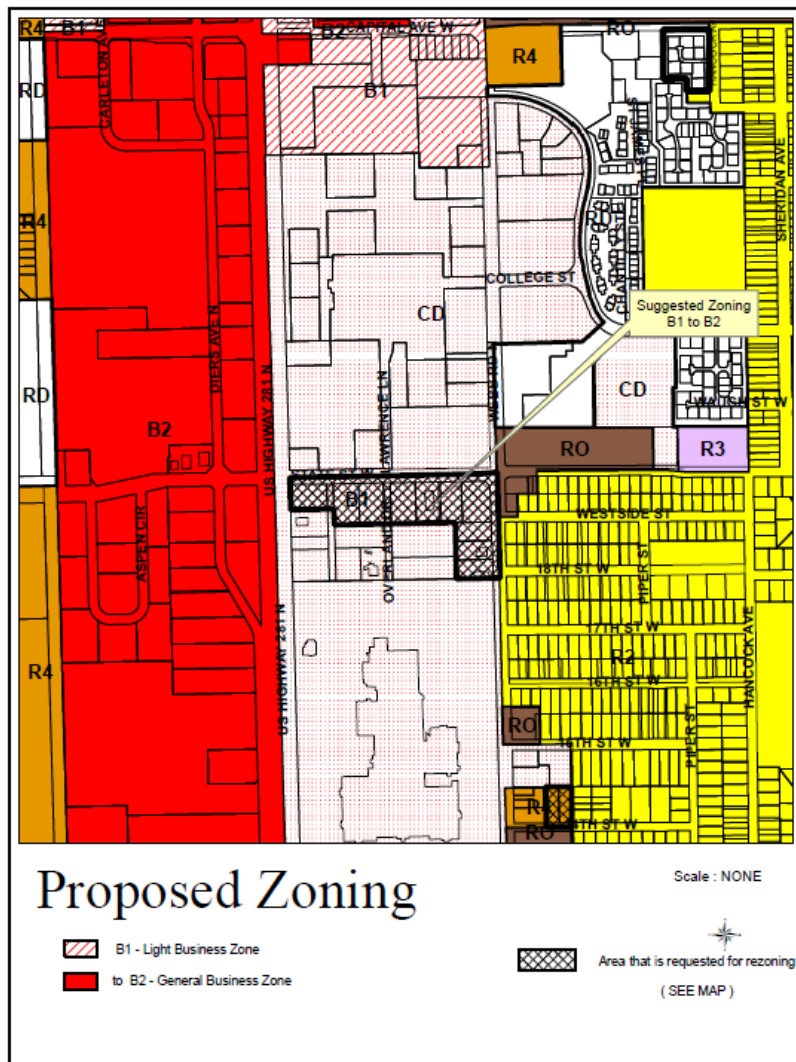
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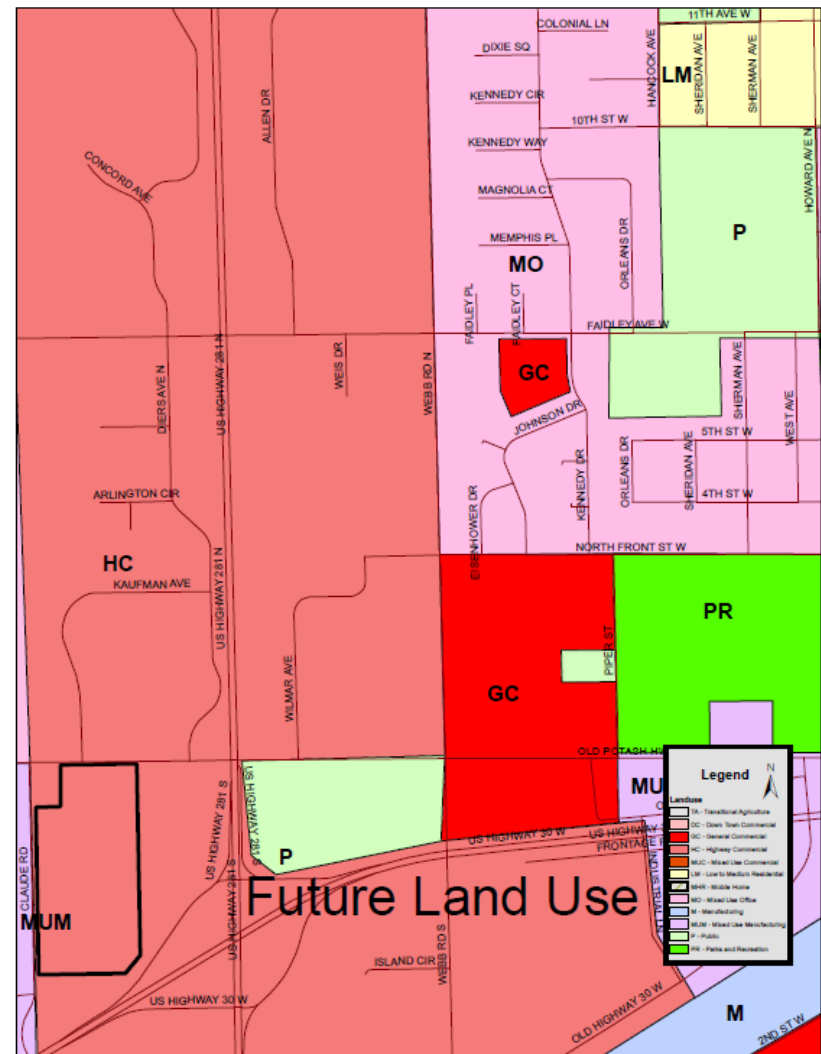
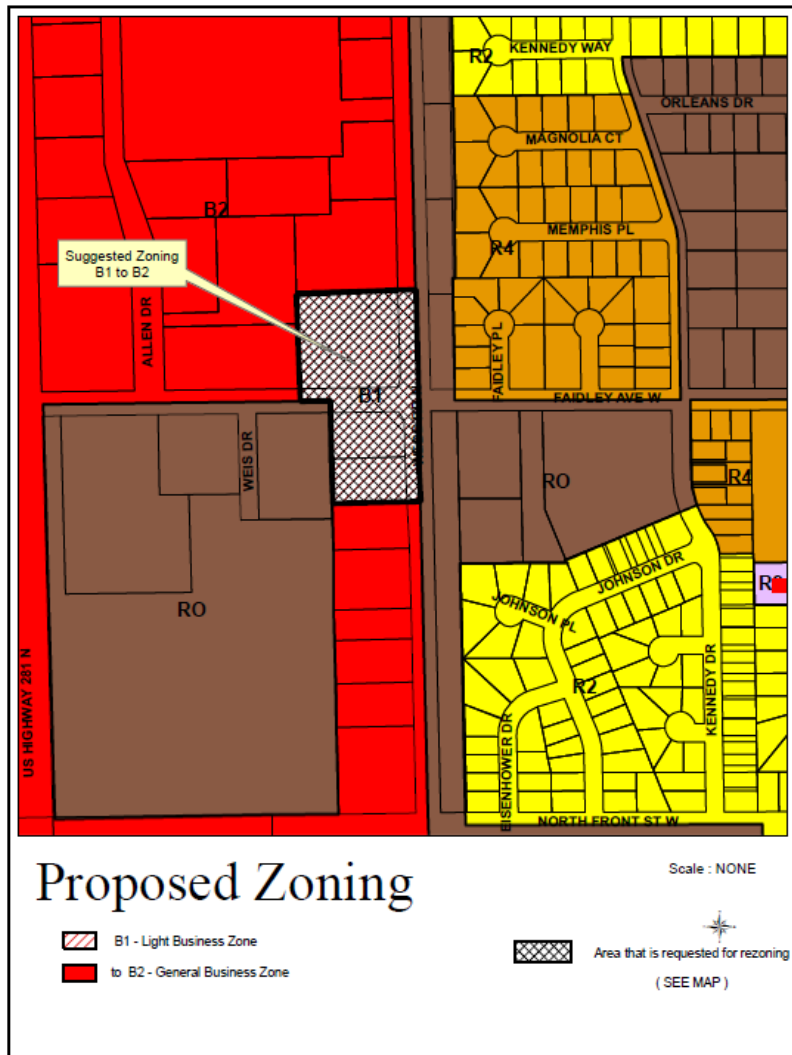
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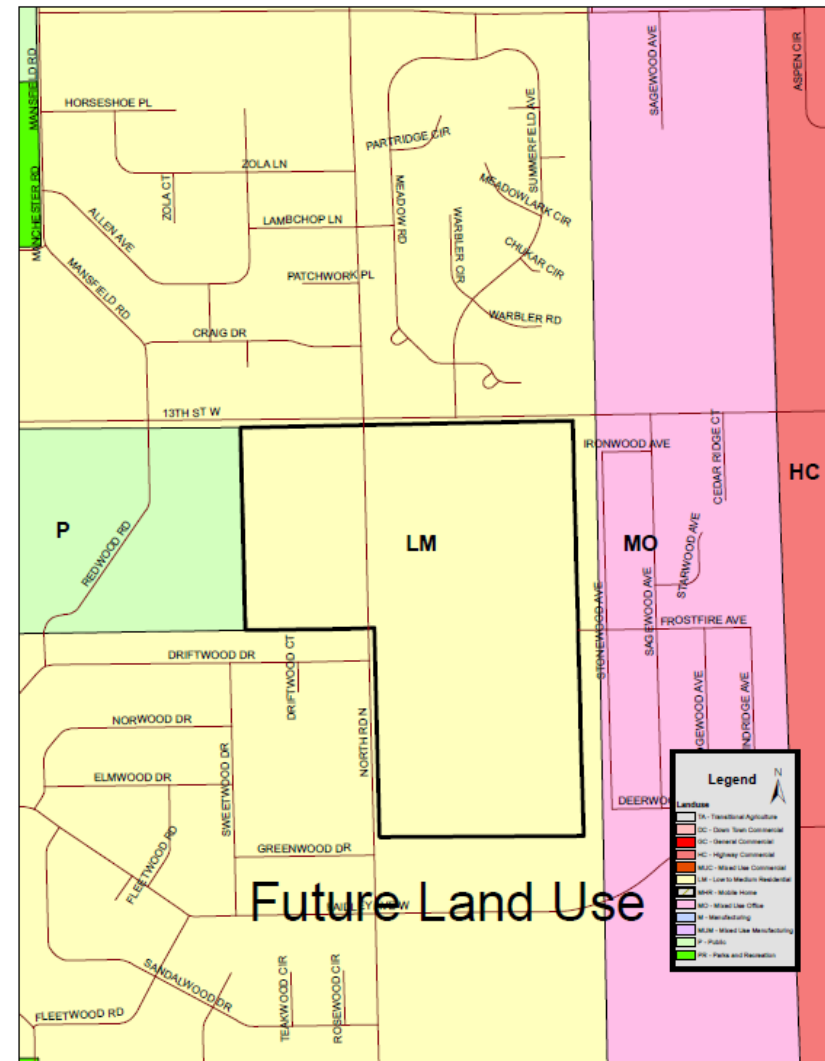
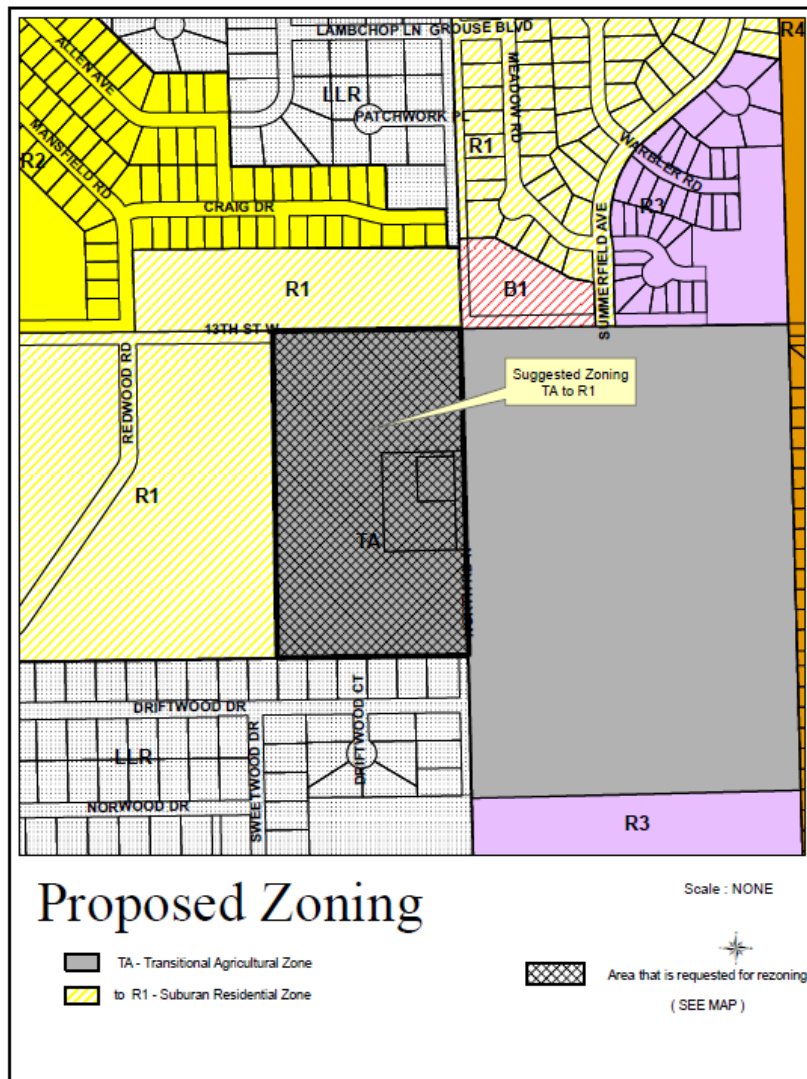
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## Area 5

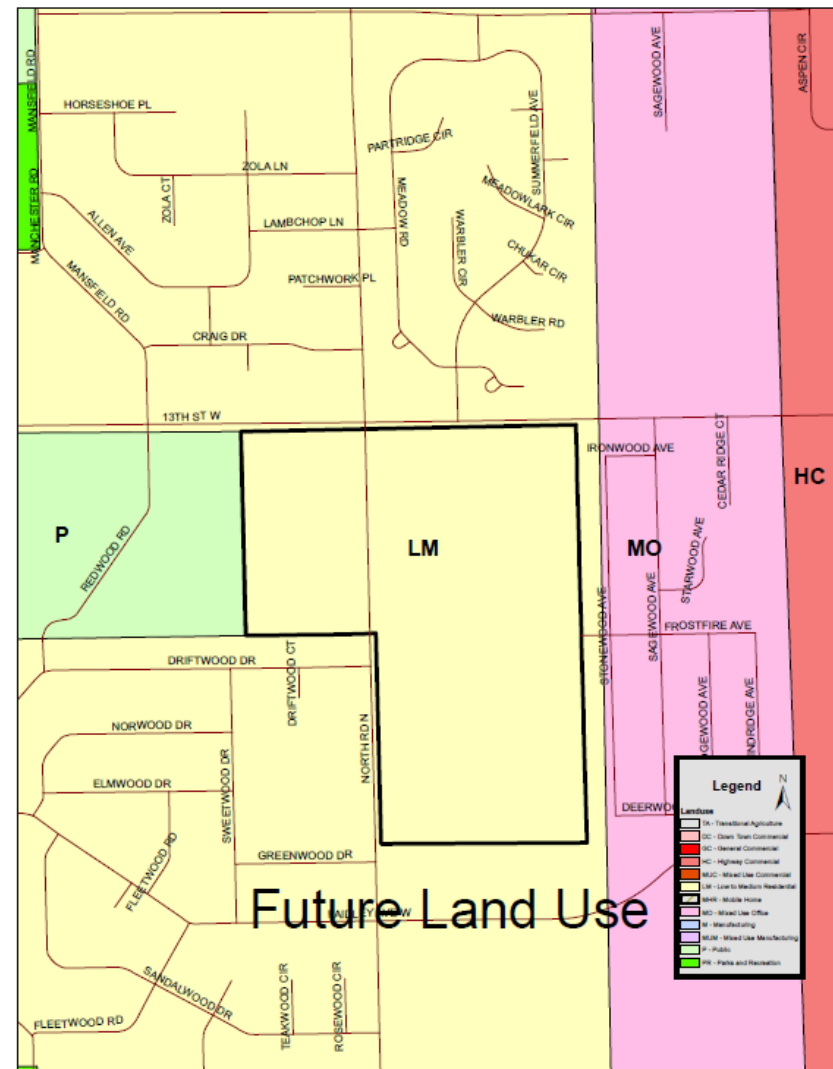
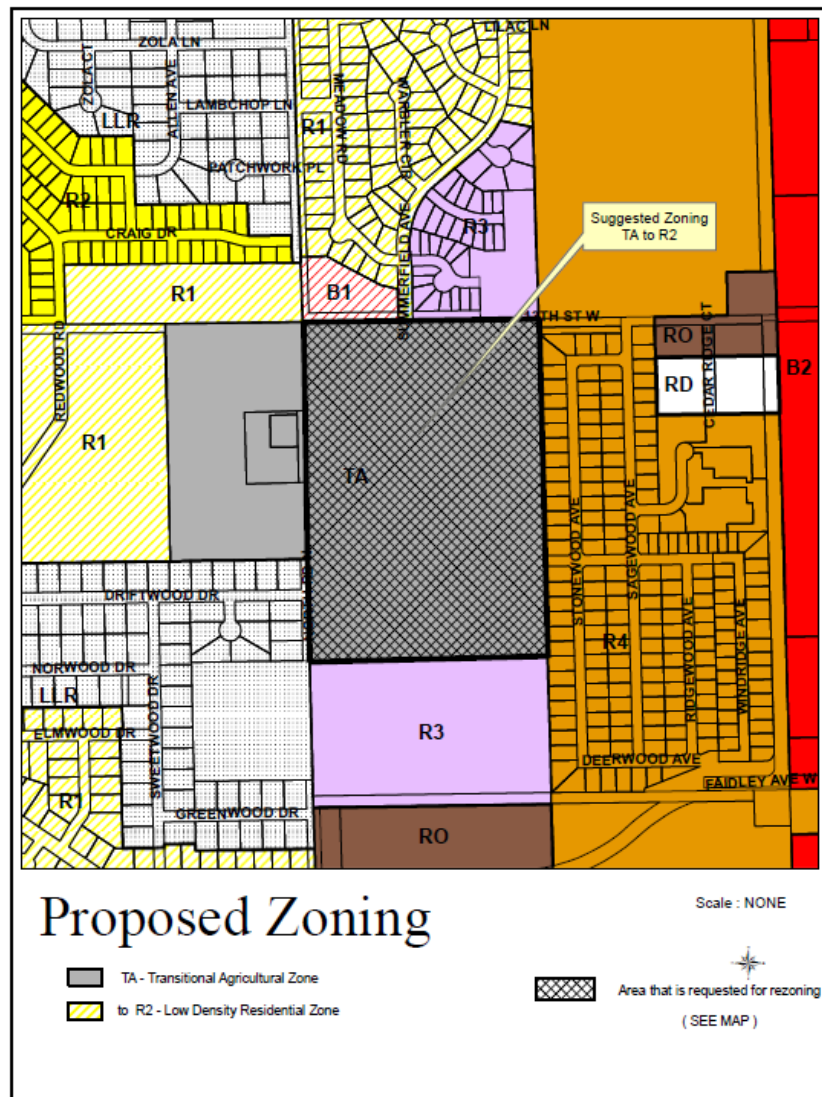


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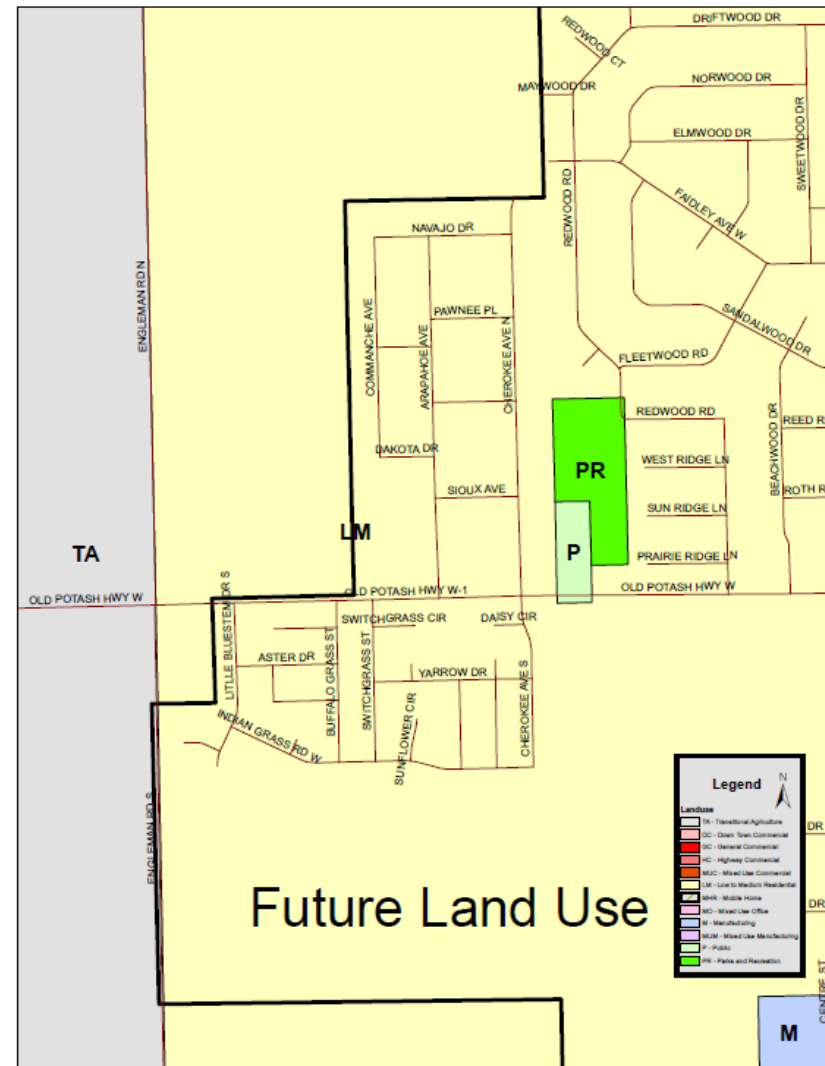
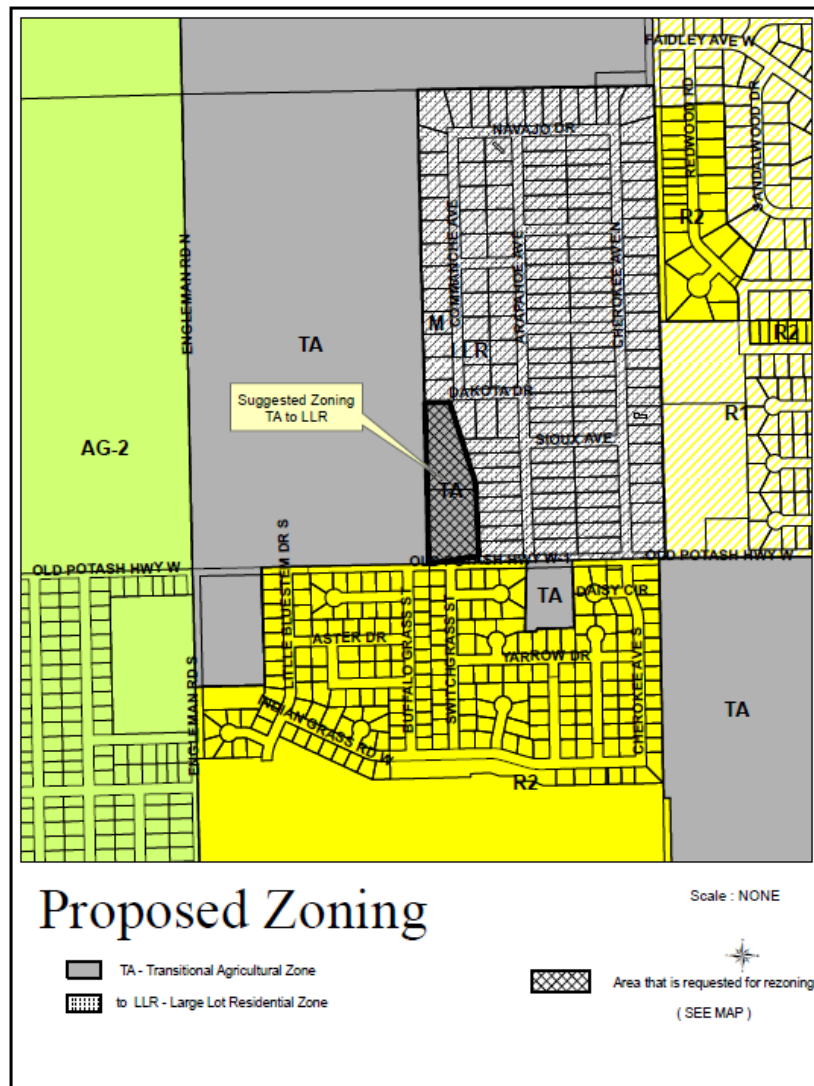




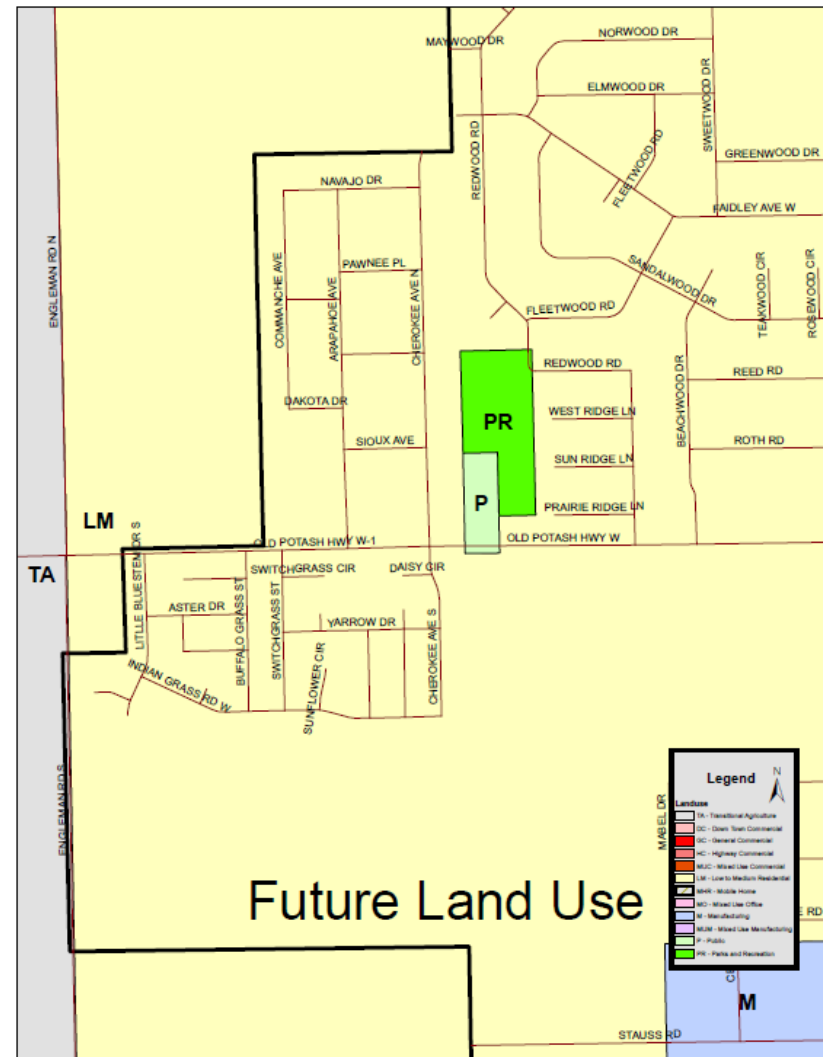
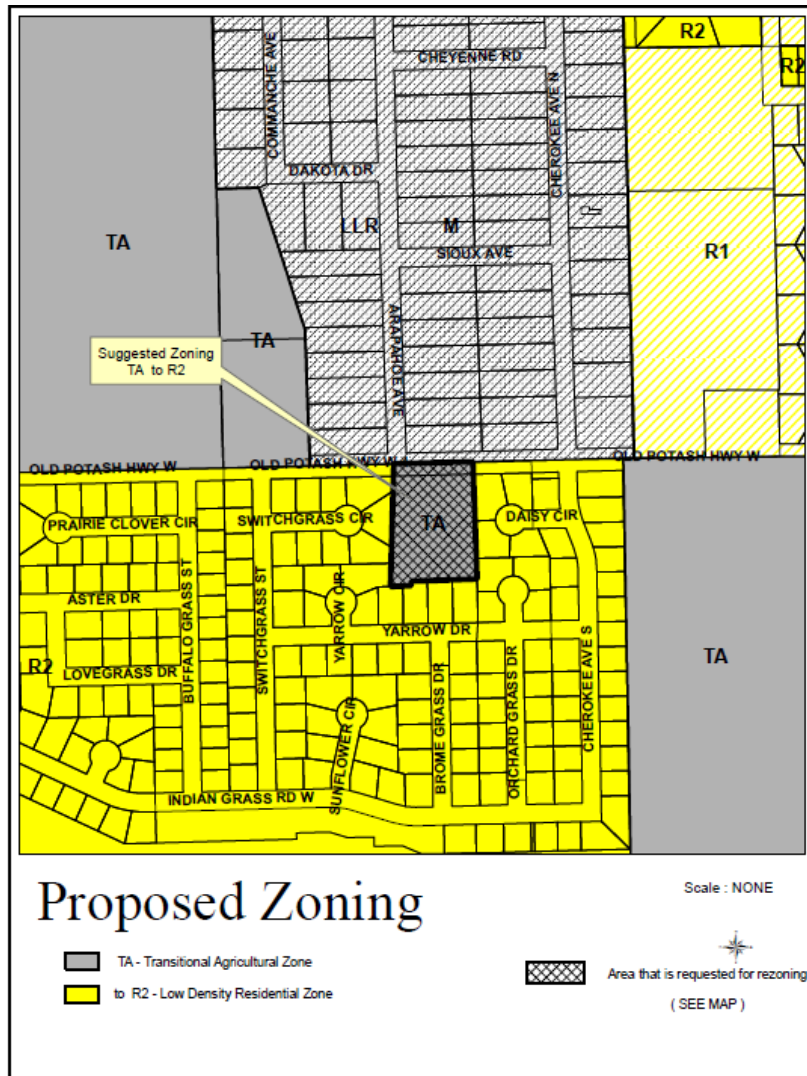
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# Area 8

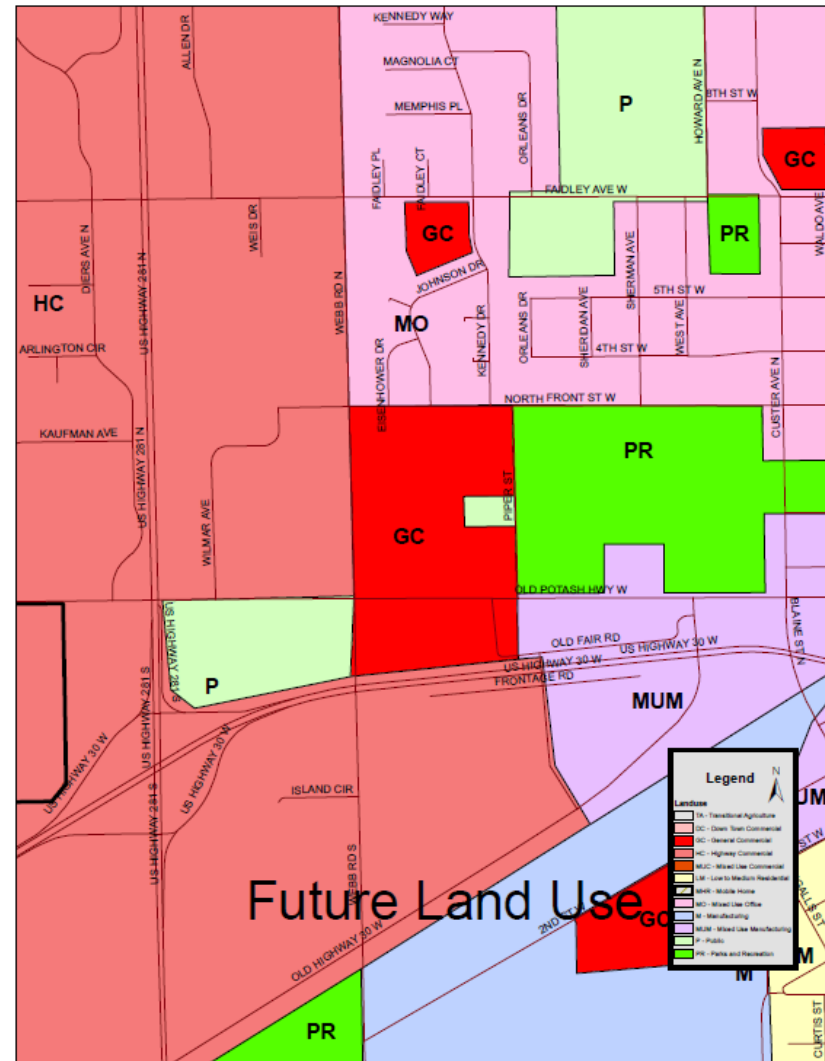
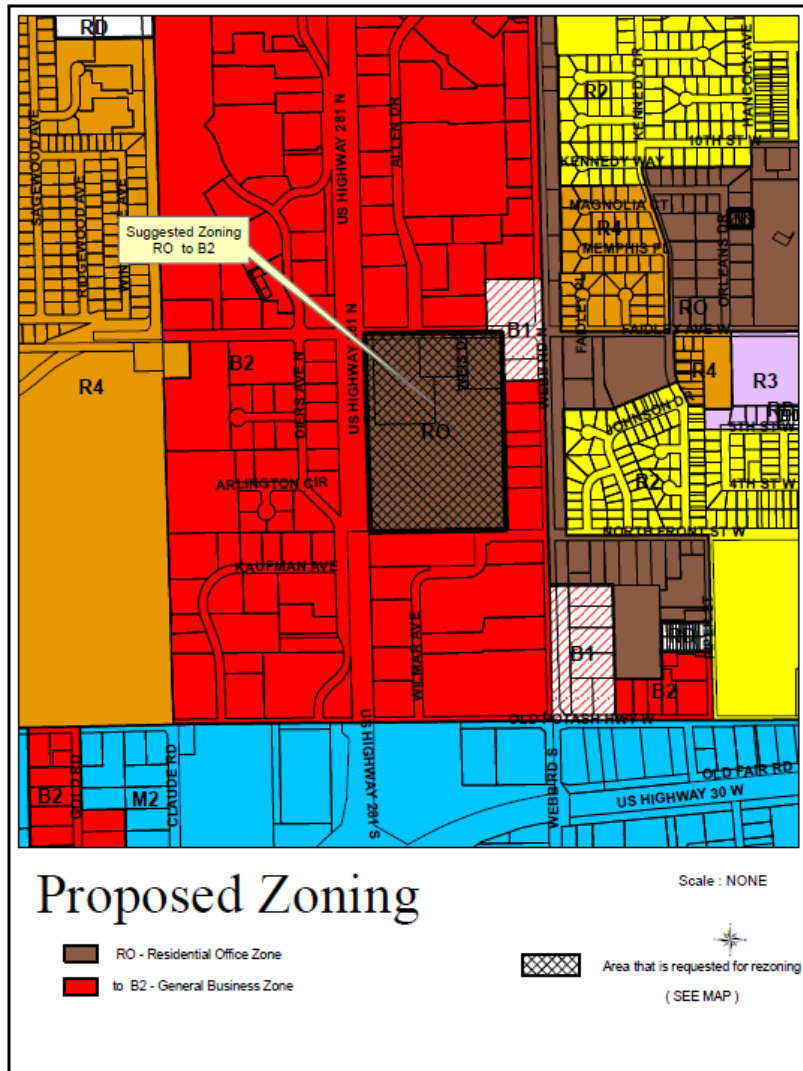


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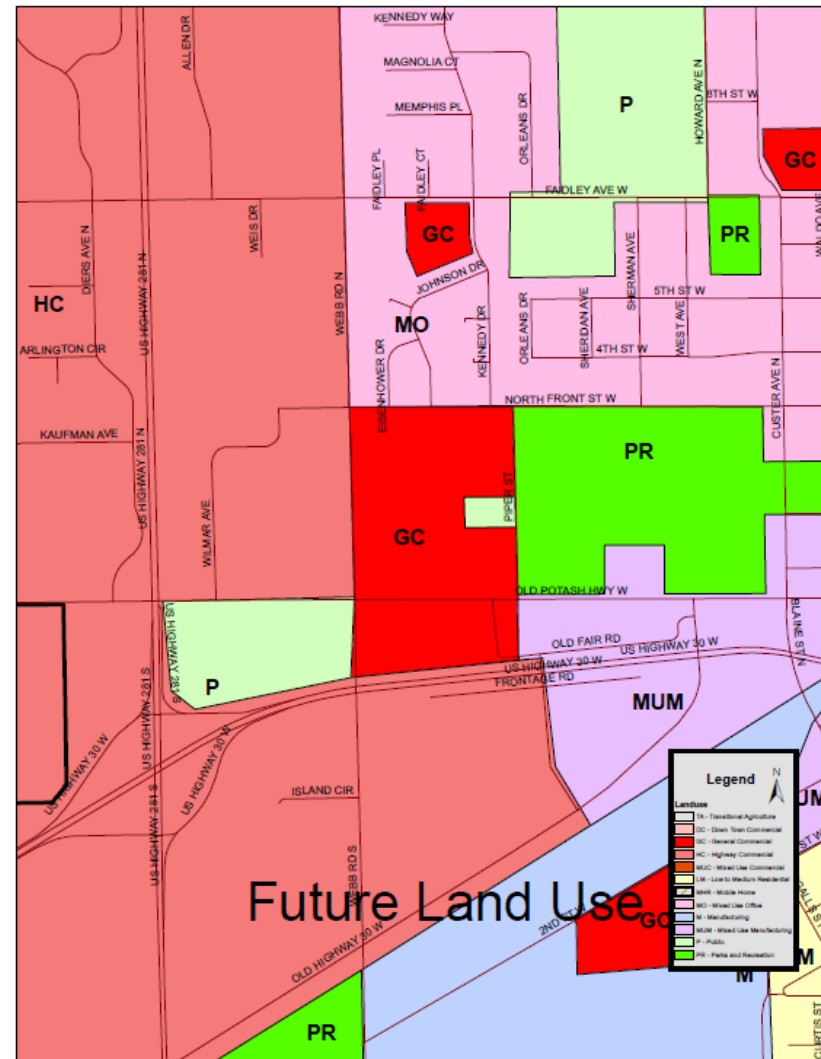
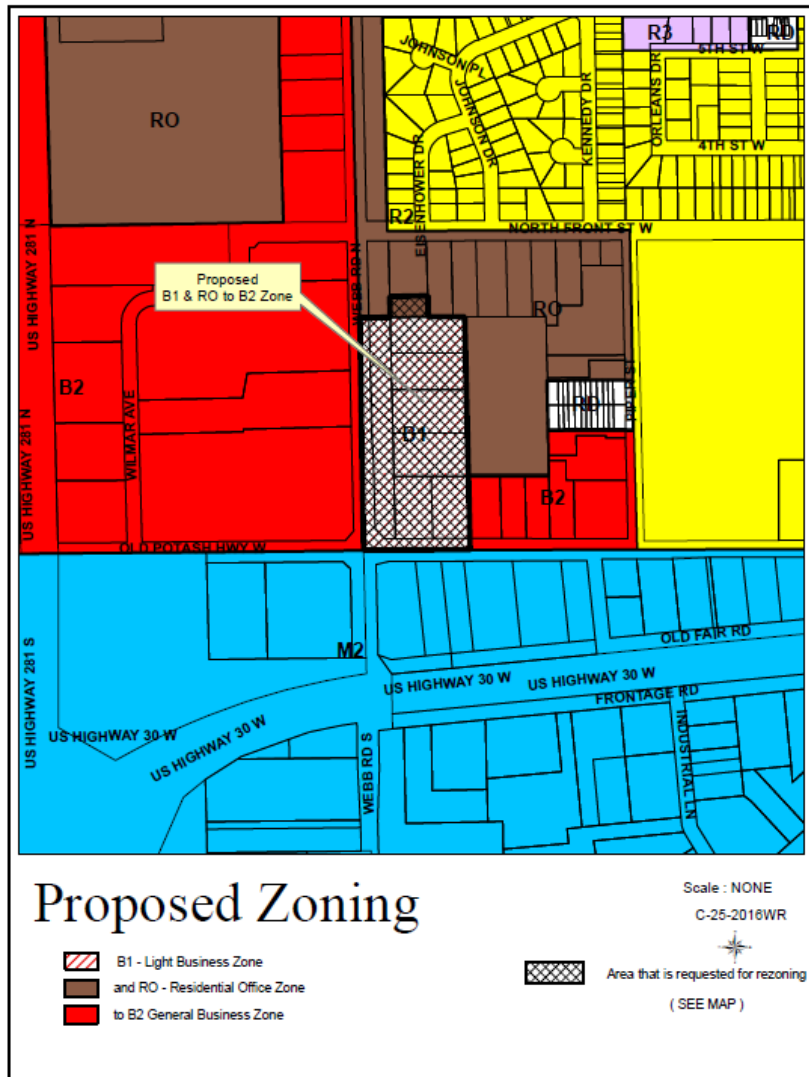




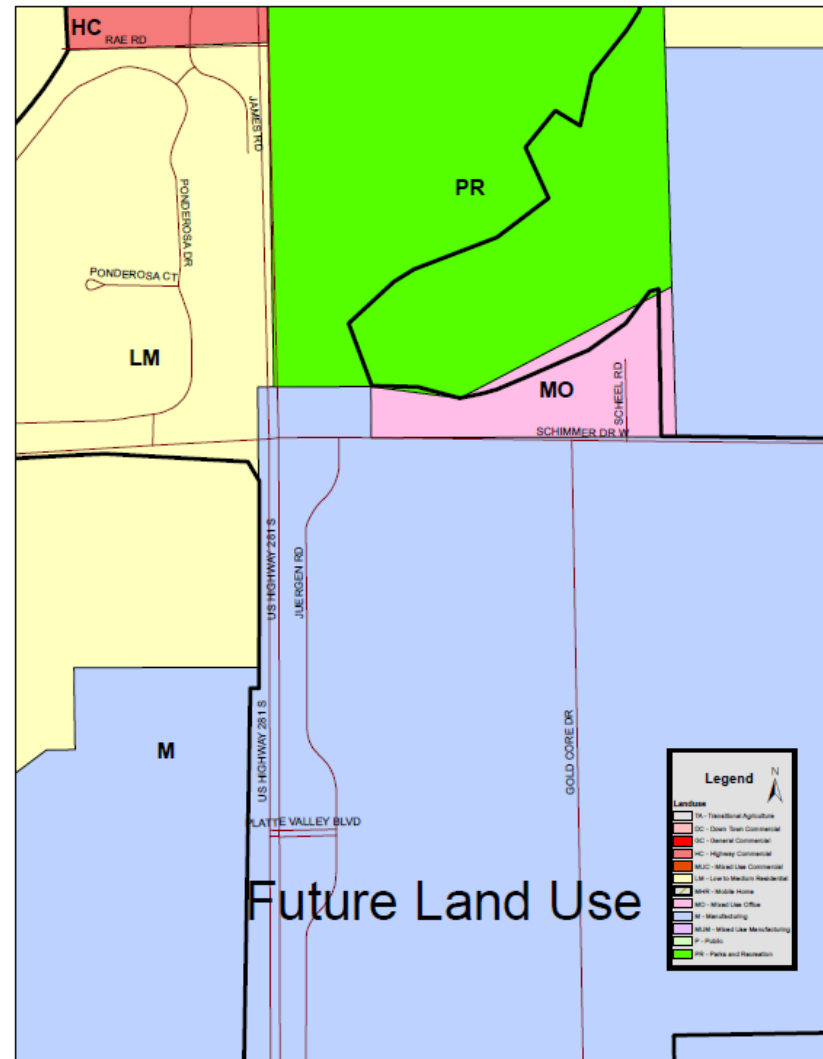
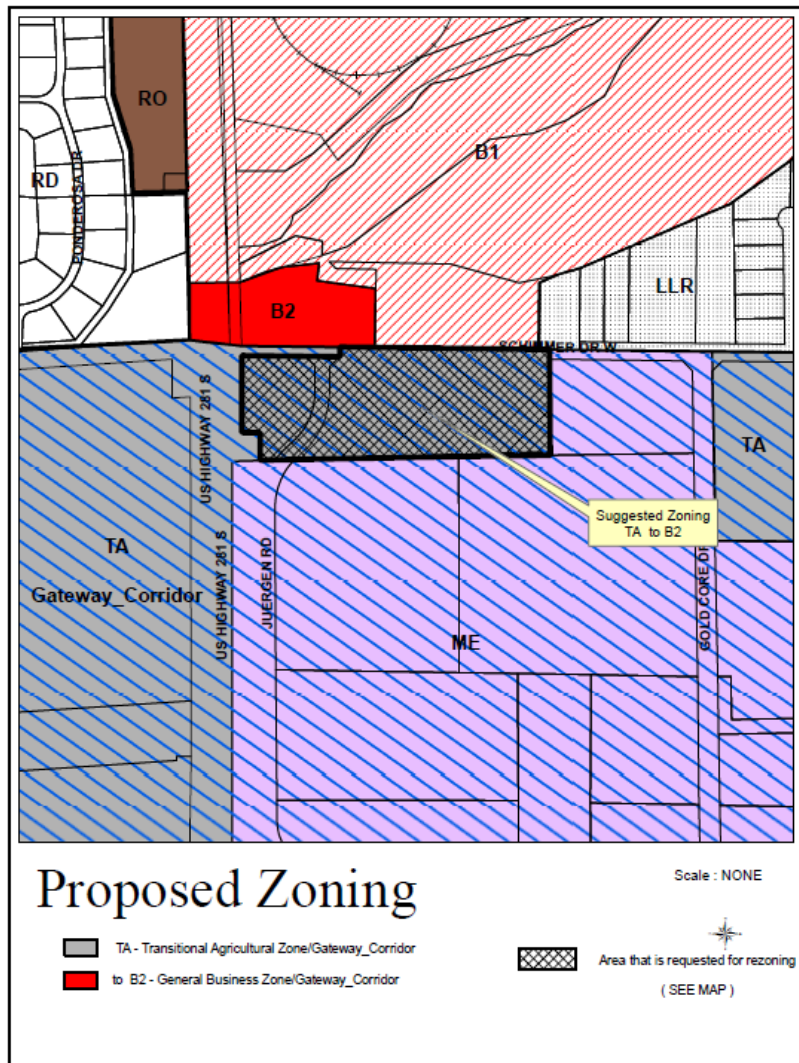
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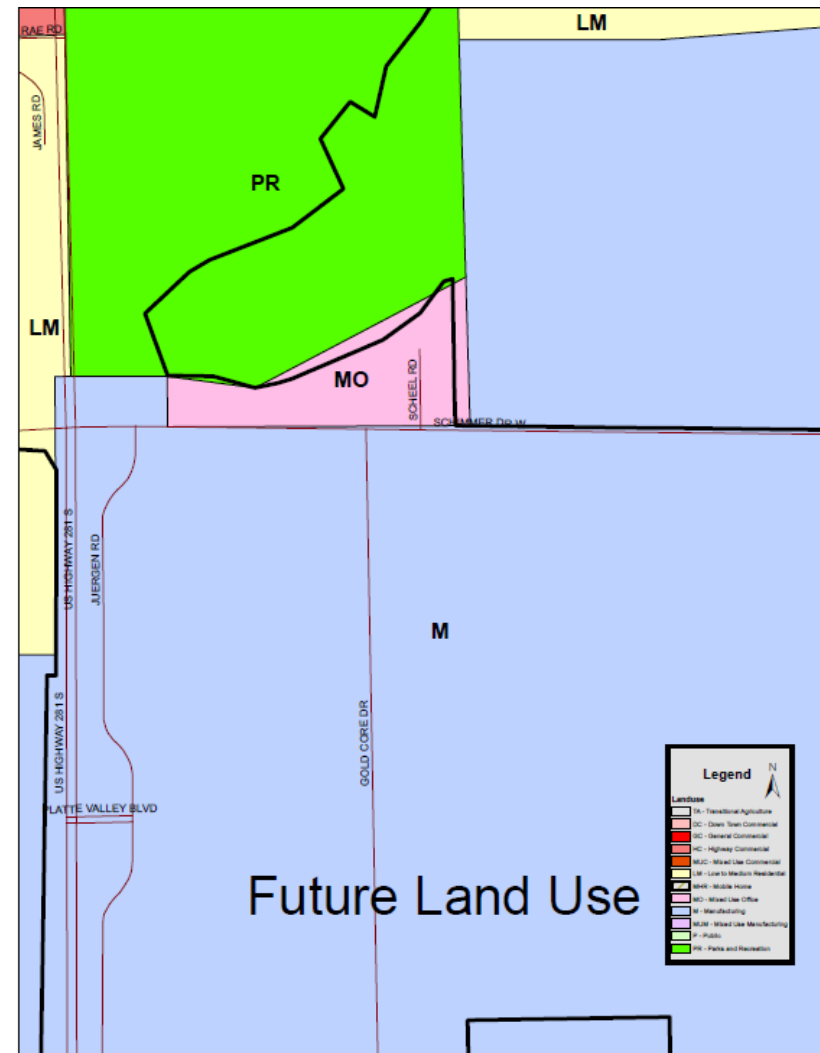
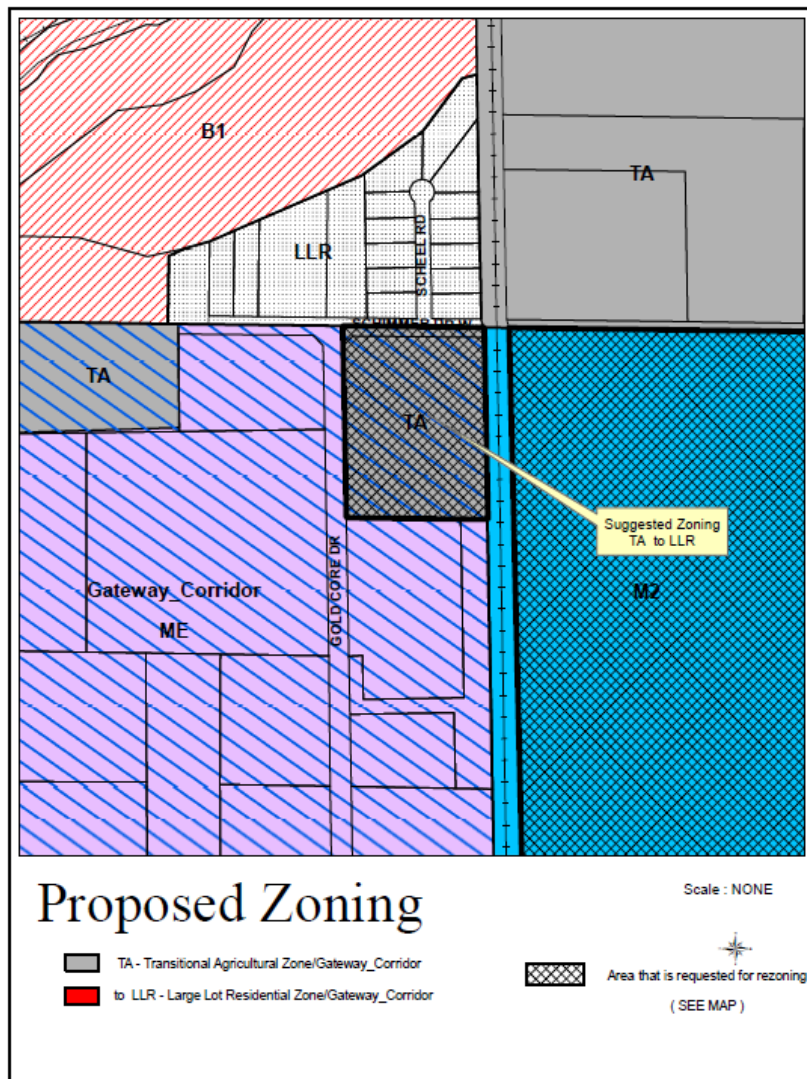
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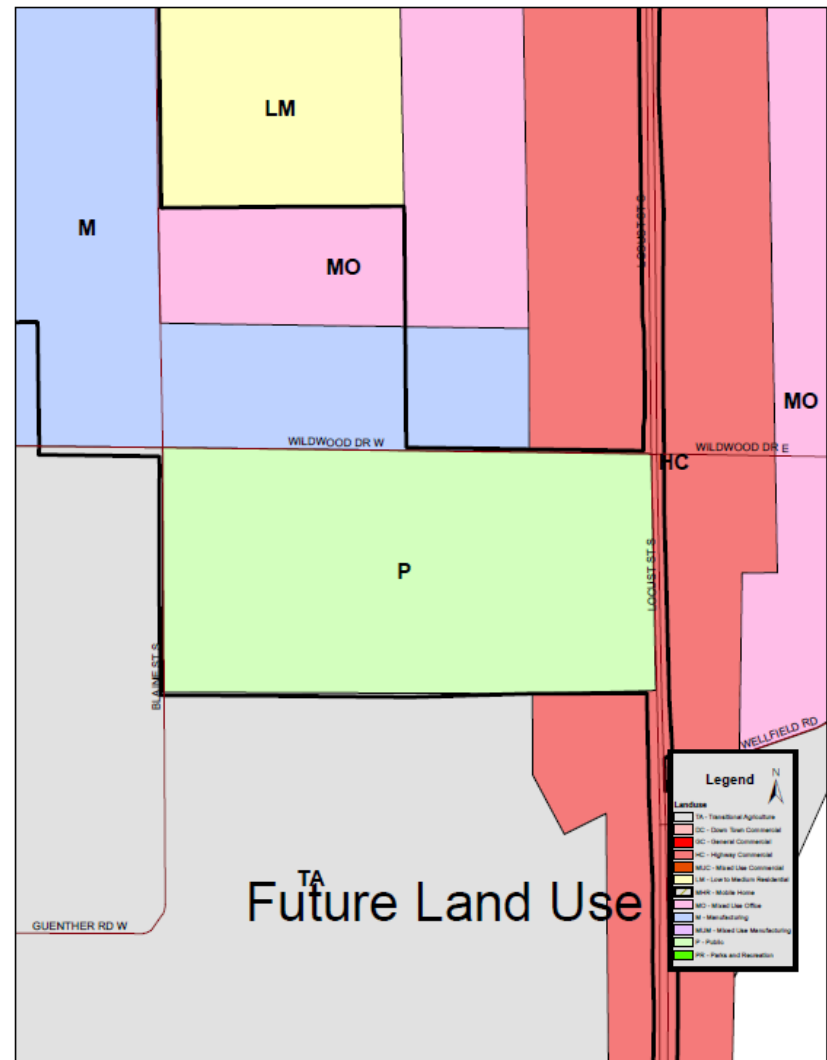
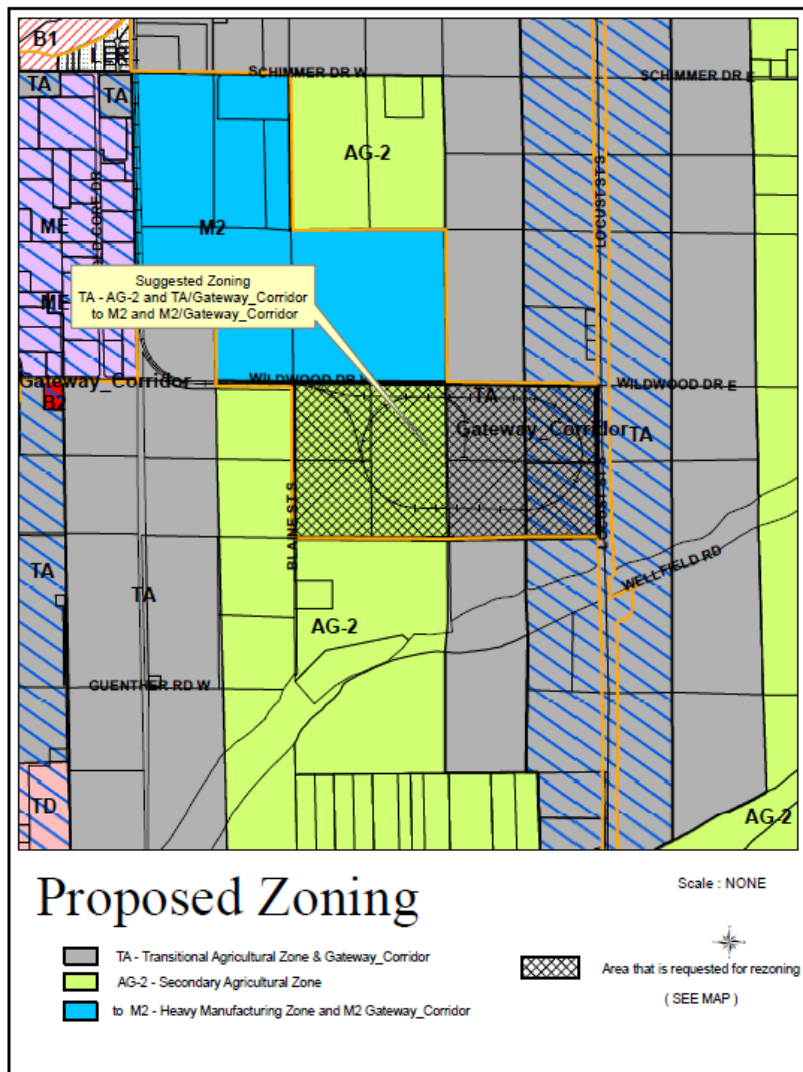
## Area 12



Area 13

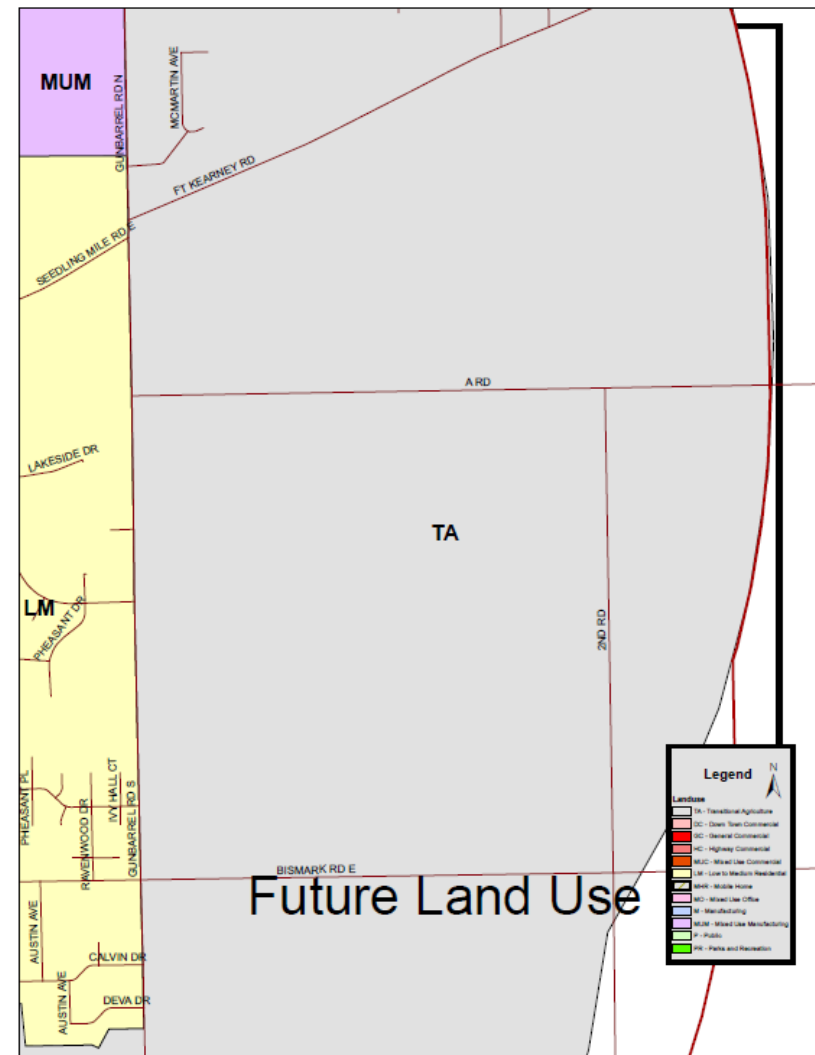
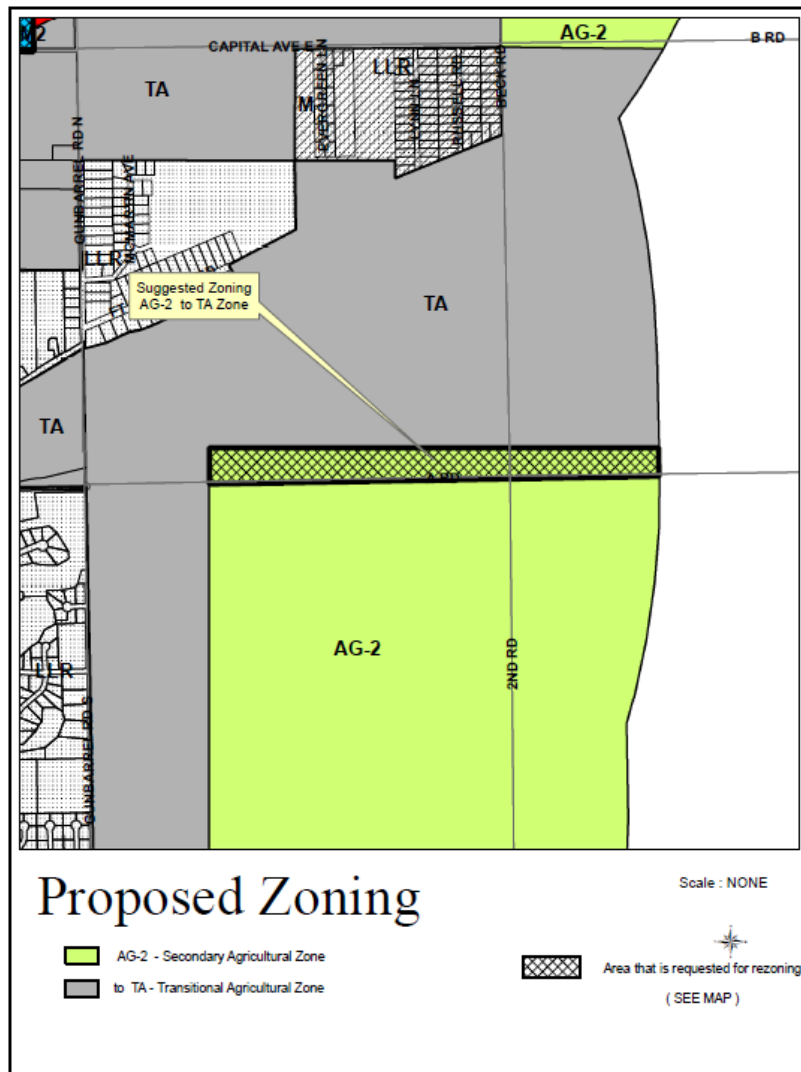


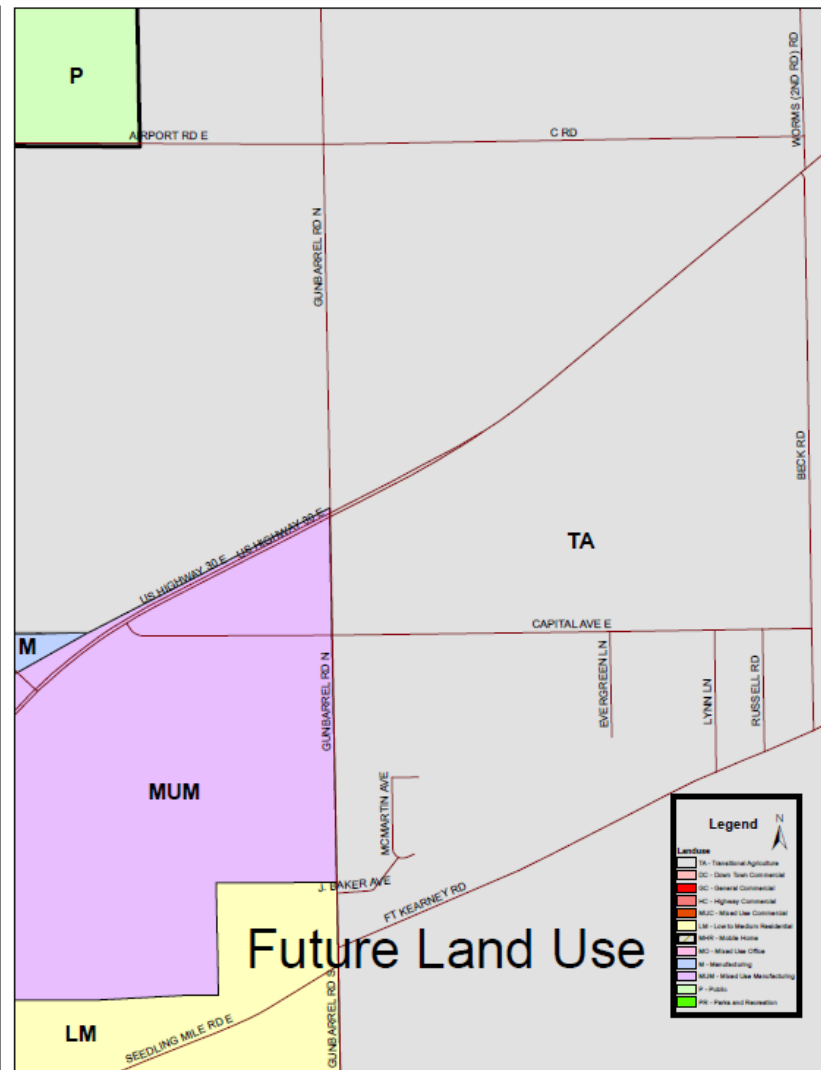
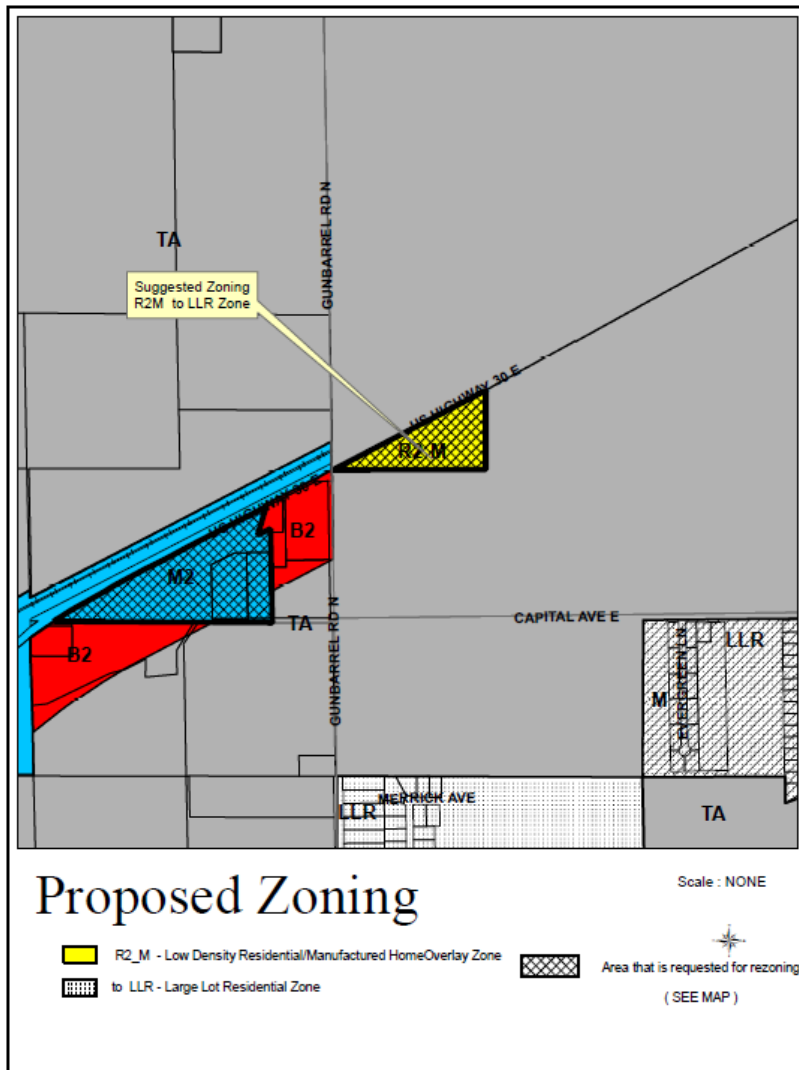
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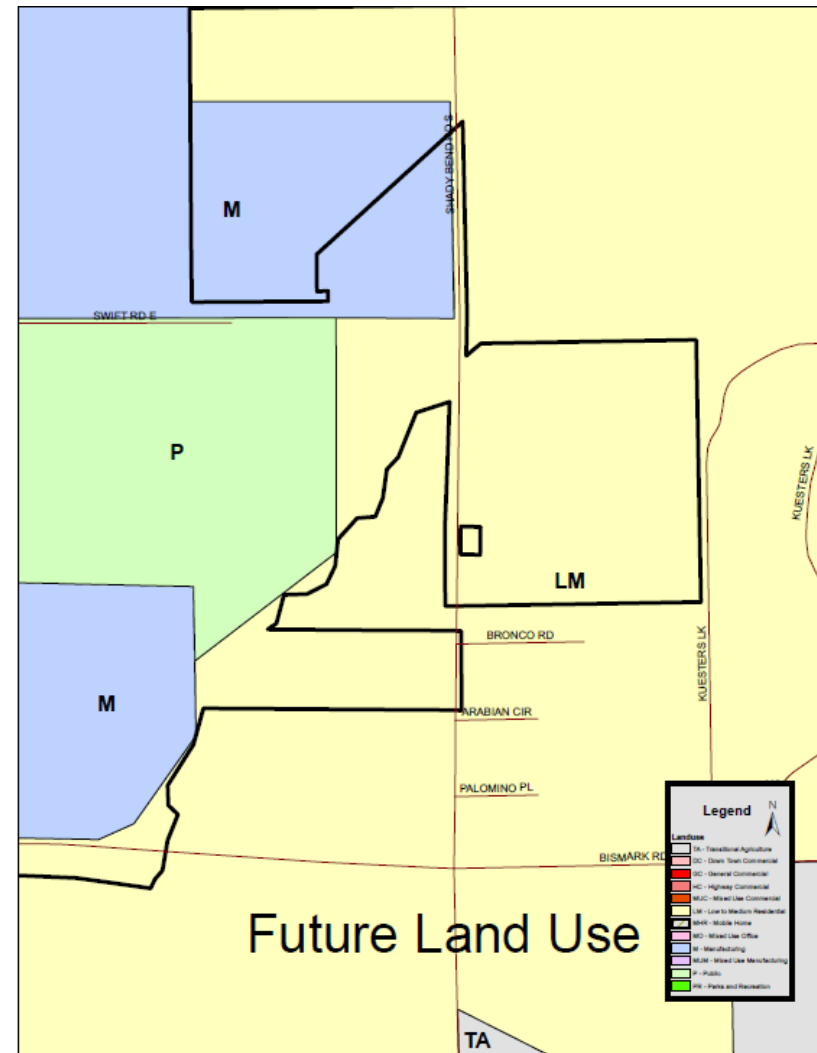
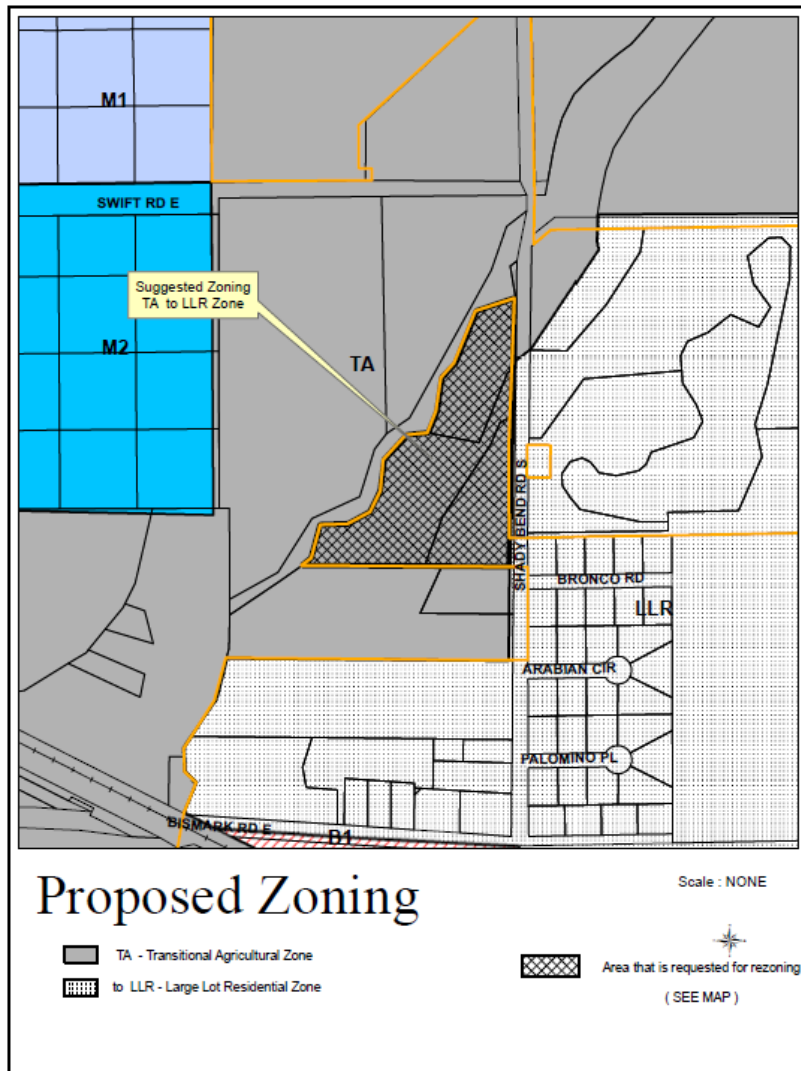


Area 15





# Area 17





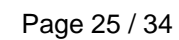
**Proposed Zoning**

Scale : NONE

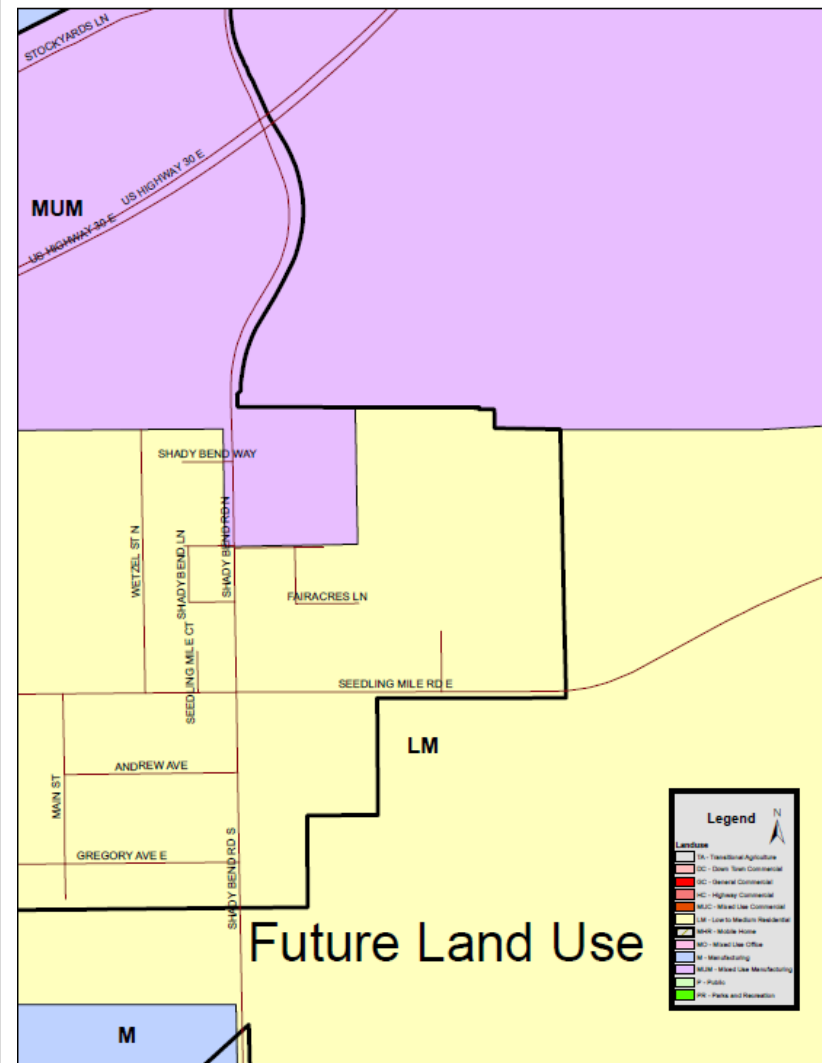
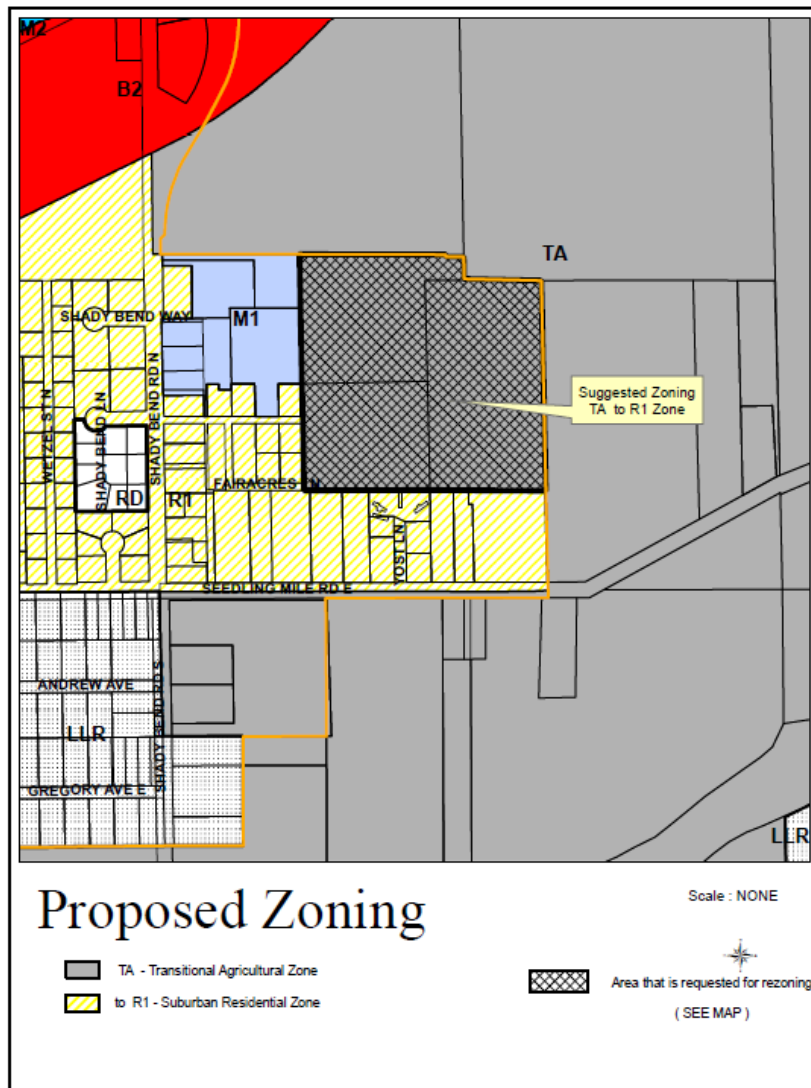
Legend:

- TA - Transitional Agricultural Zone
- to LLR - Large Lot Residential Zone
- Area that is requested for rezoning

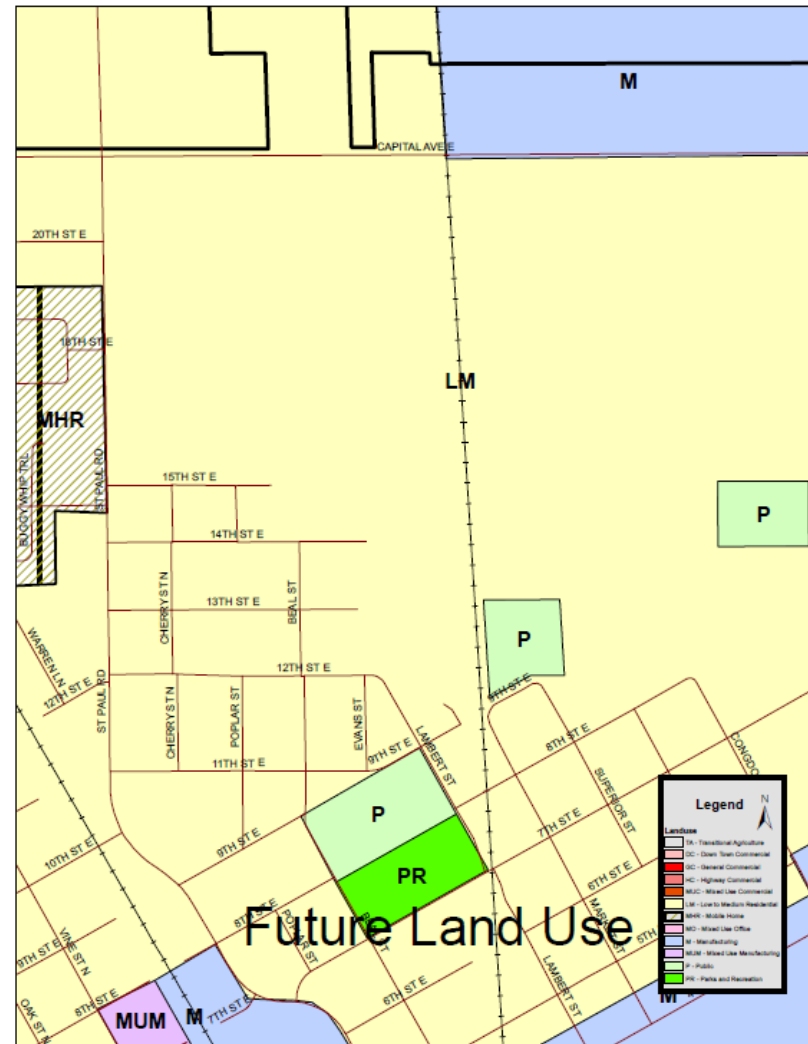
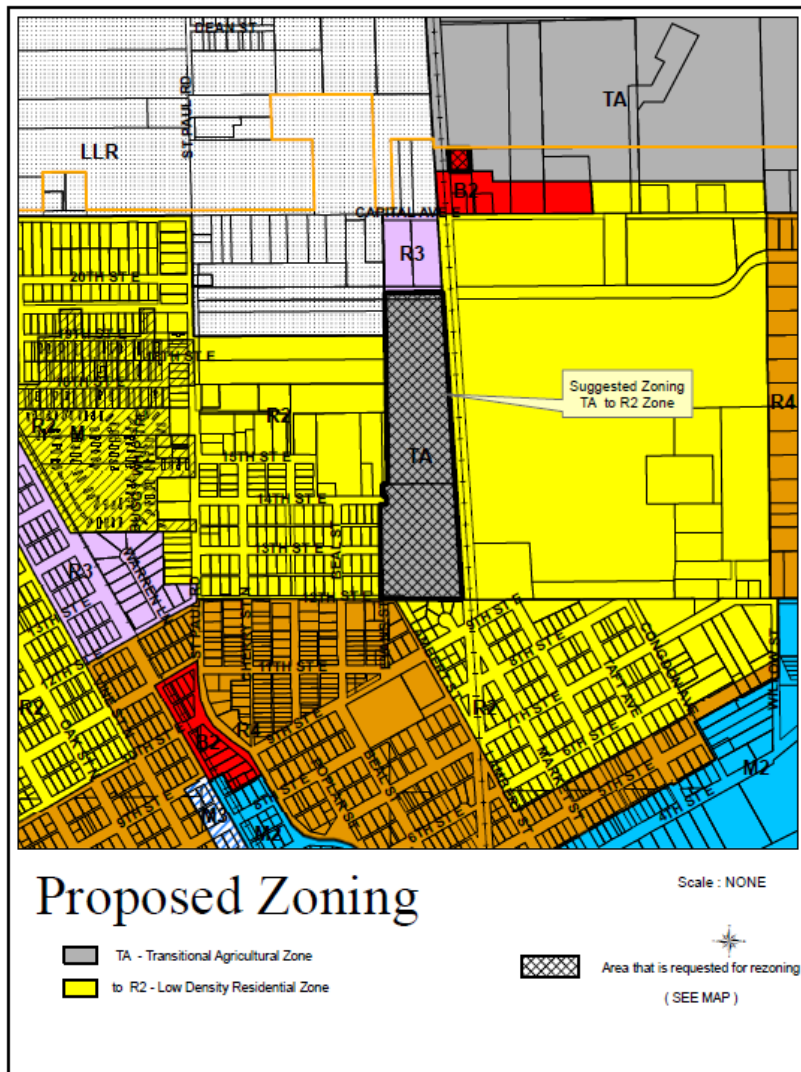
(SEE MAP)

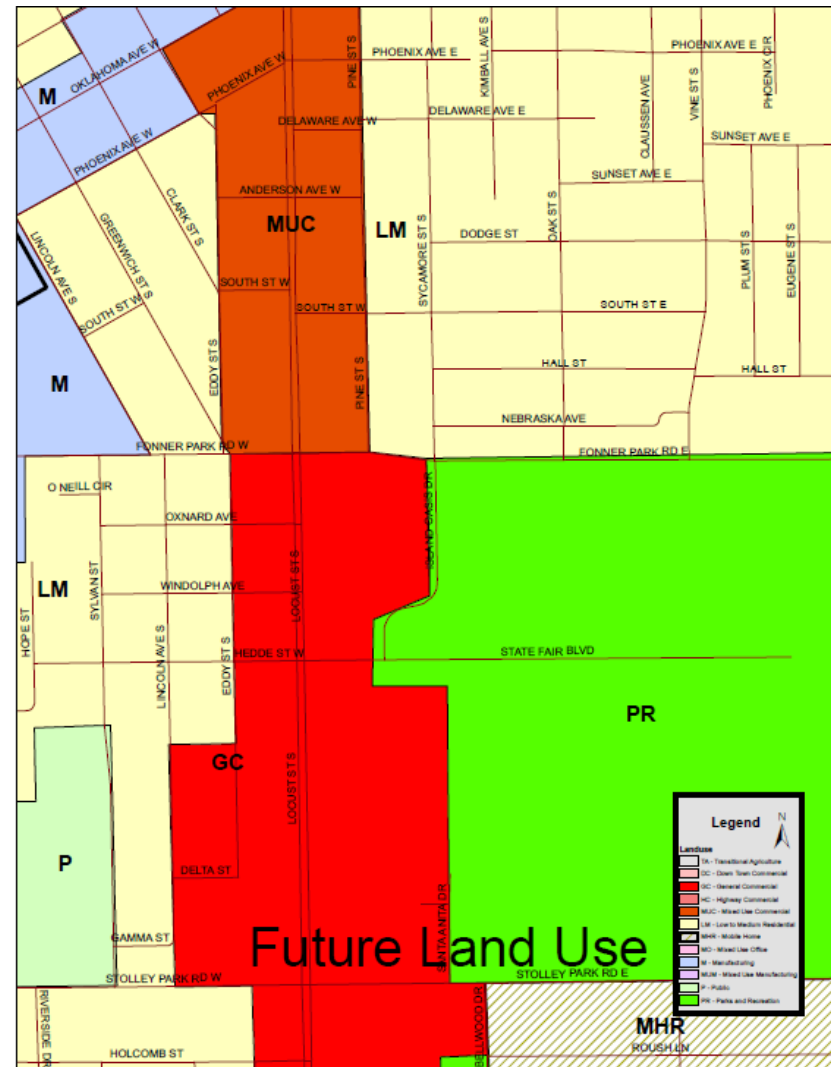
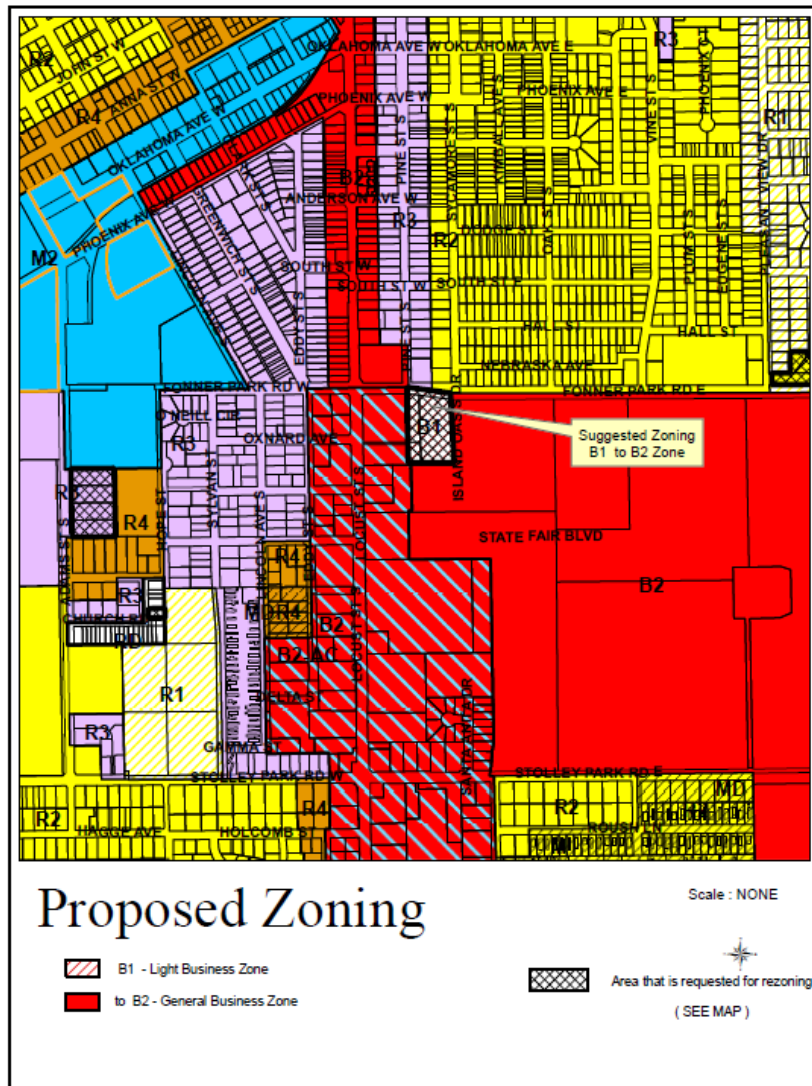


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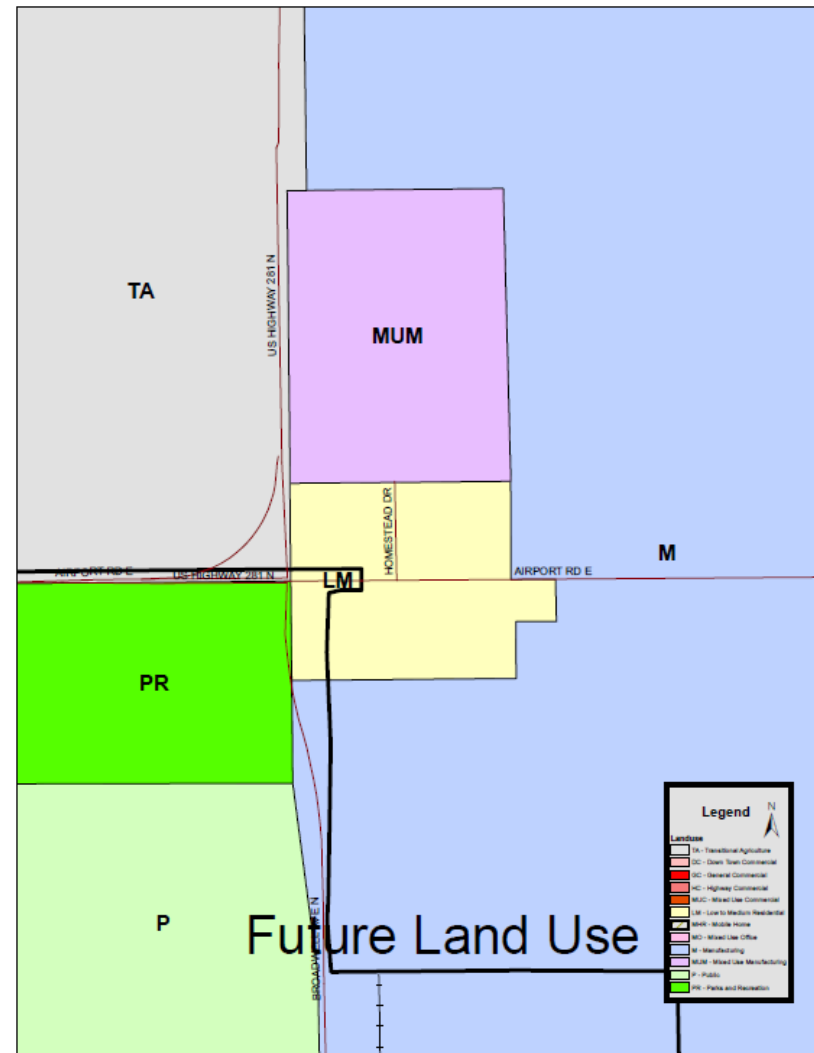
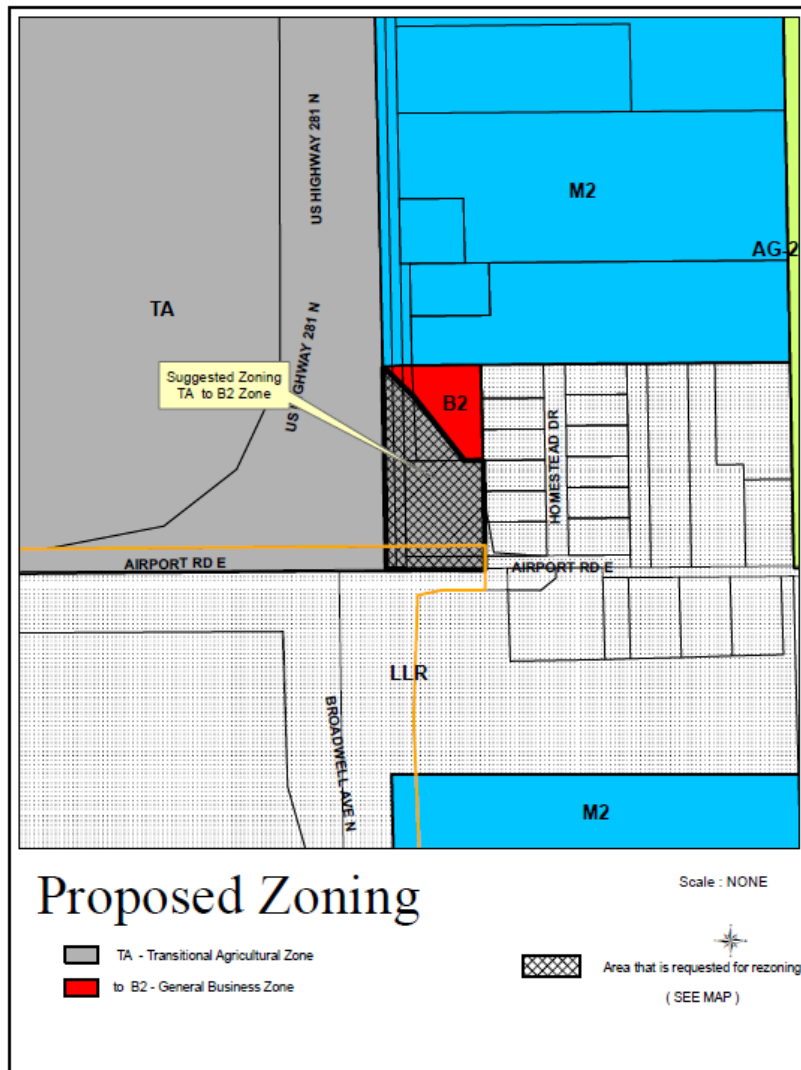


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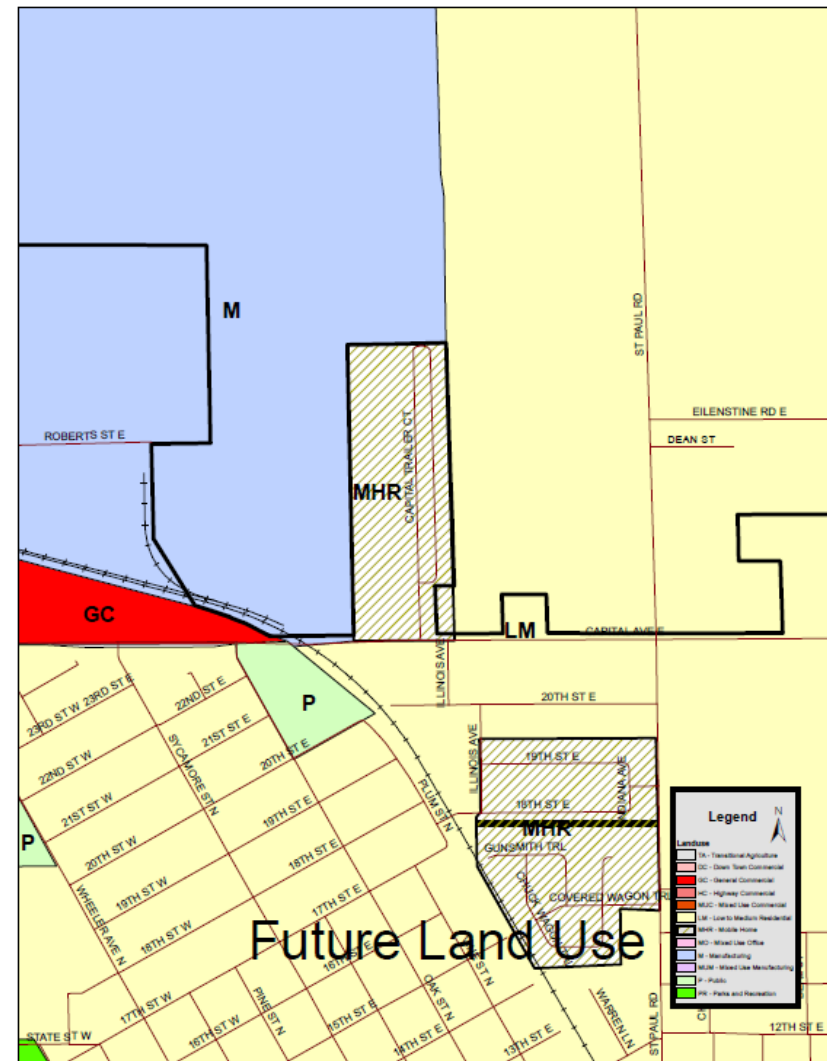
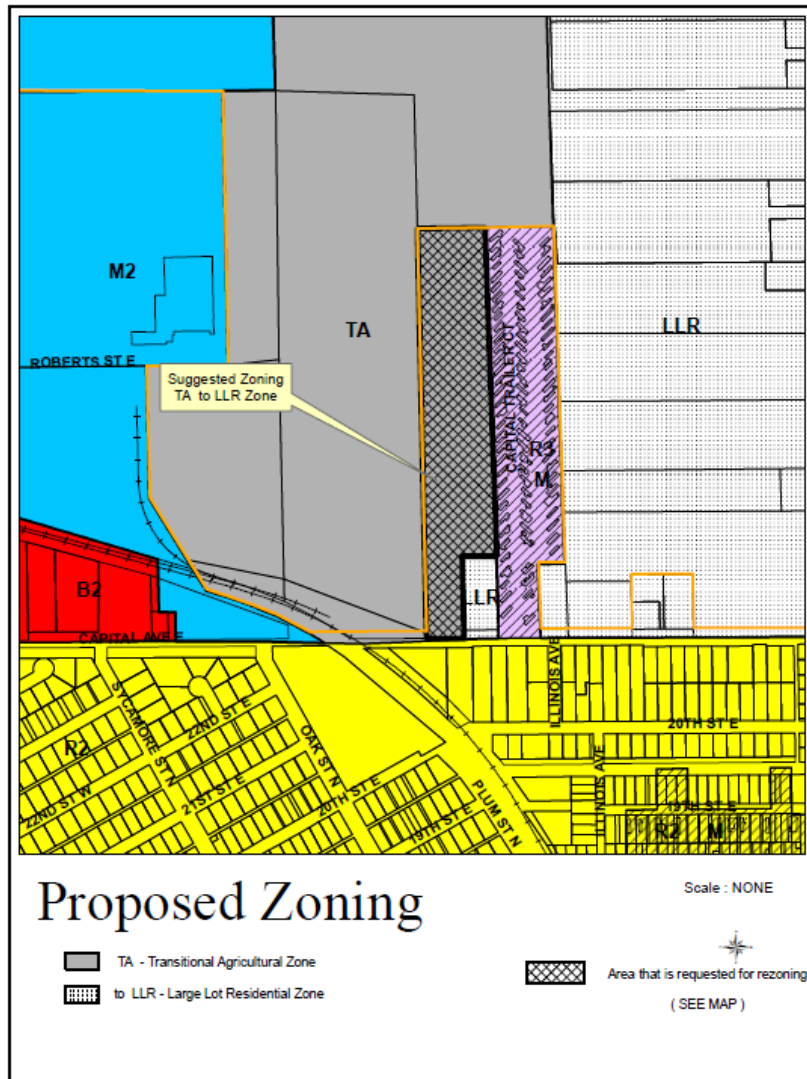


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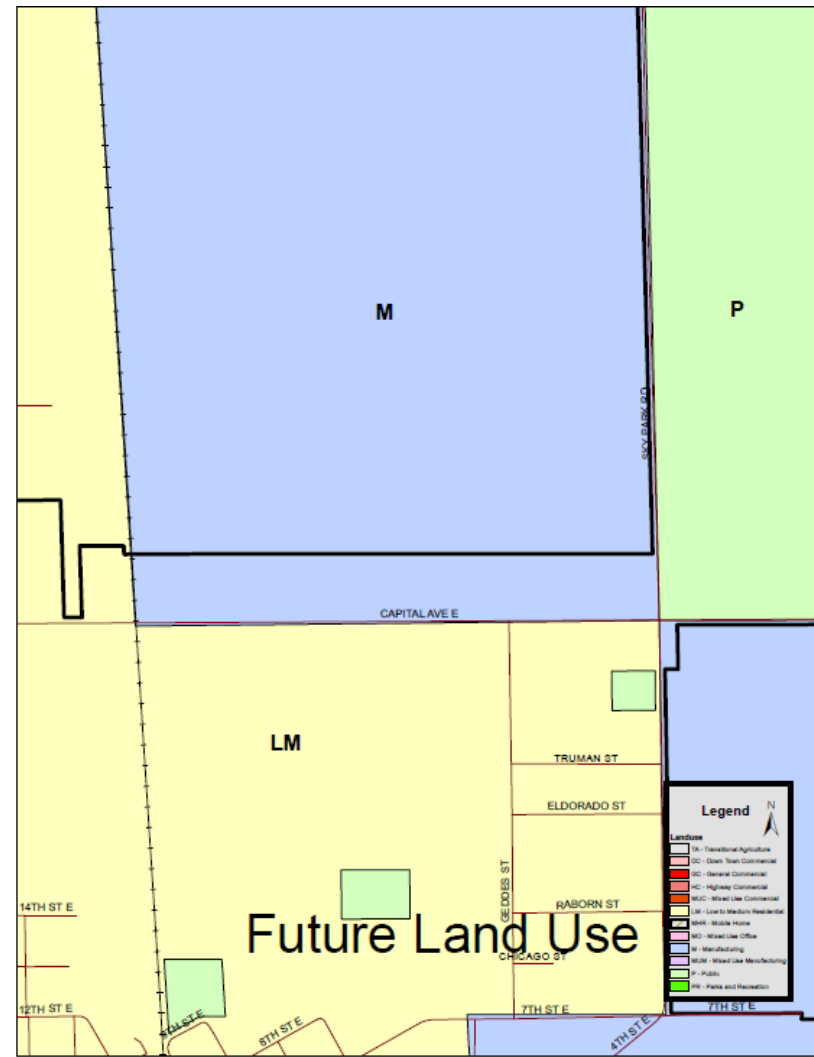
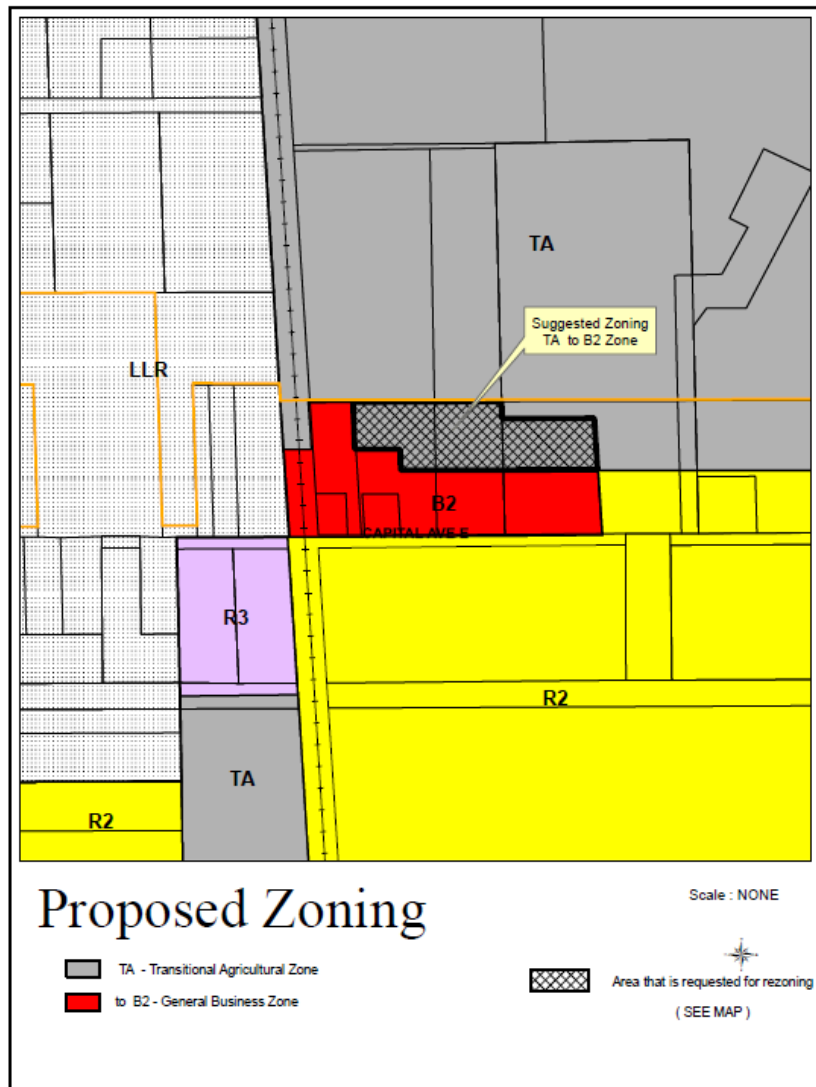




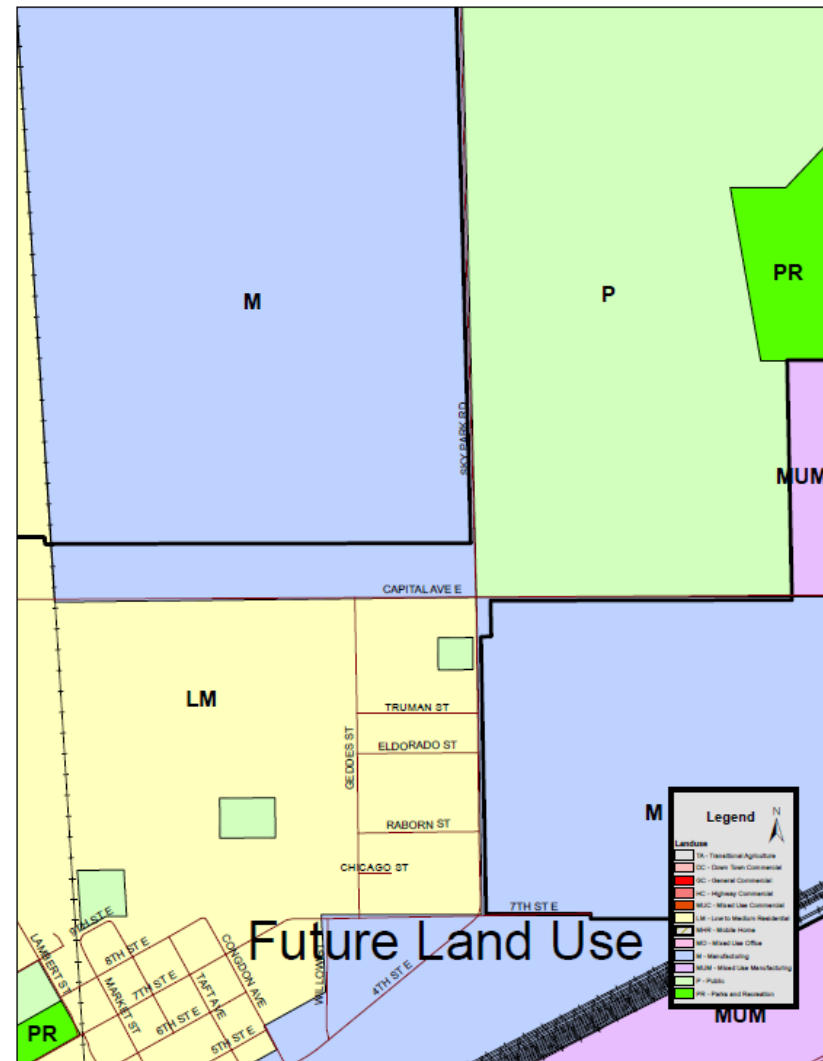
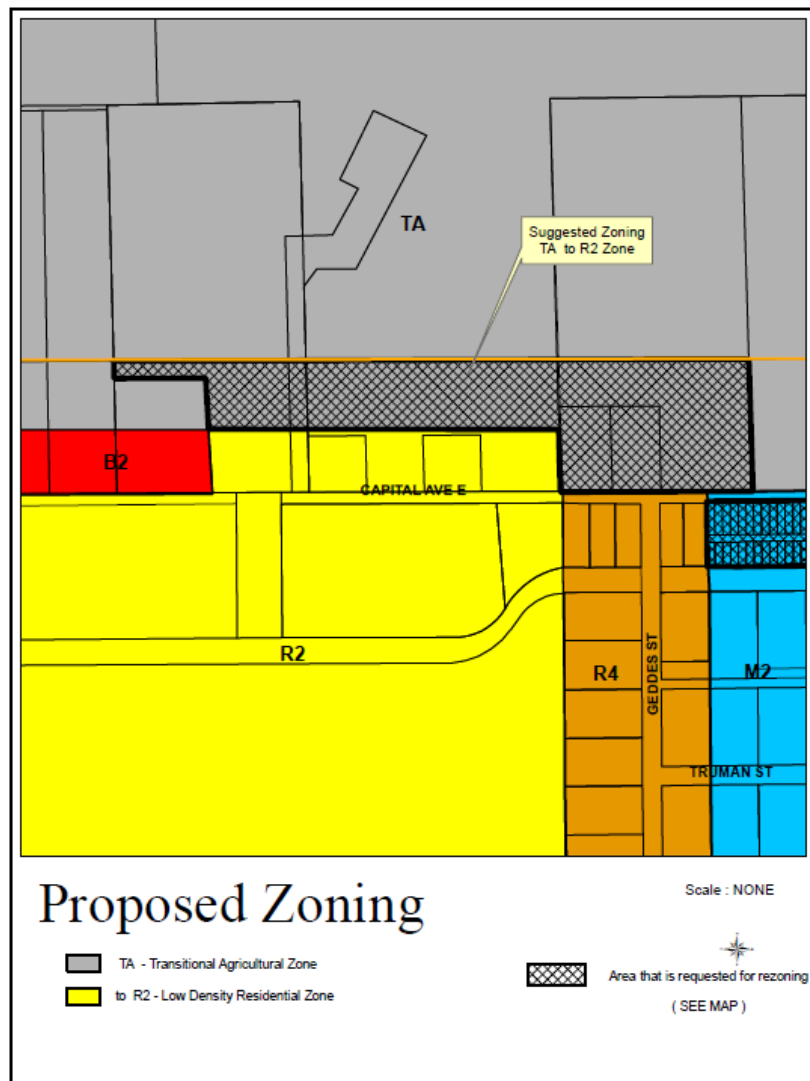
# Area 23



## Area 24

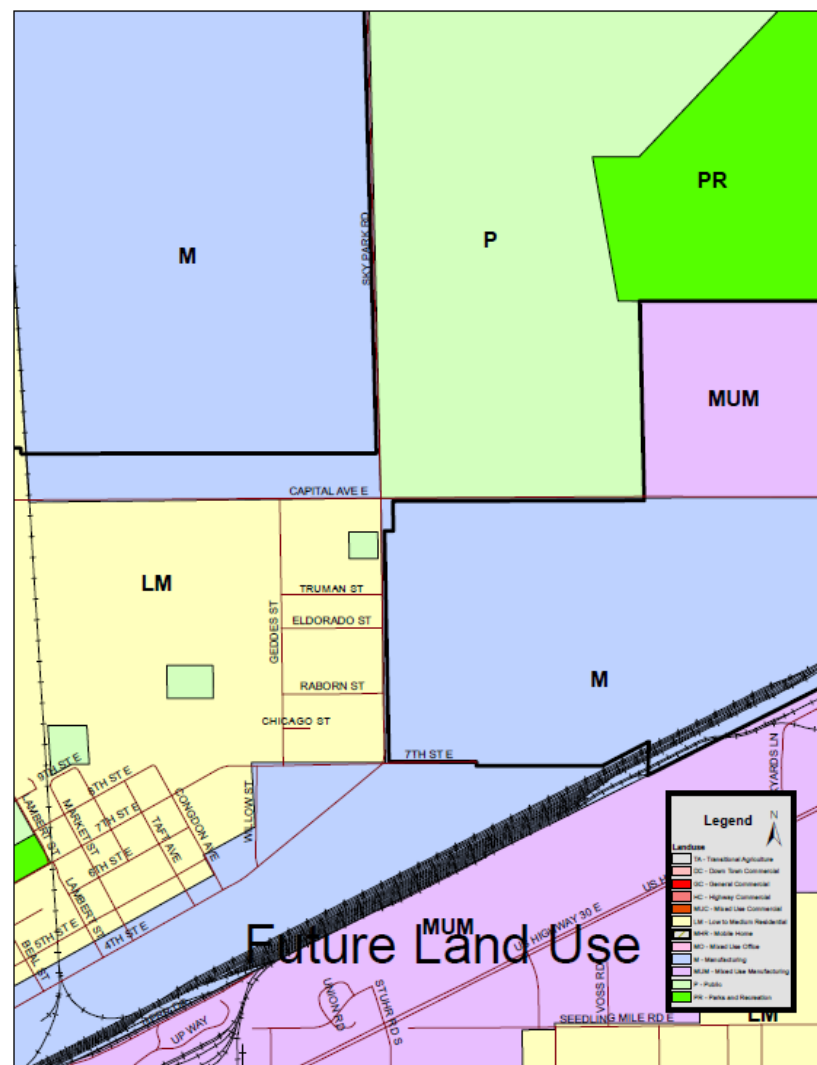
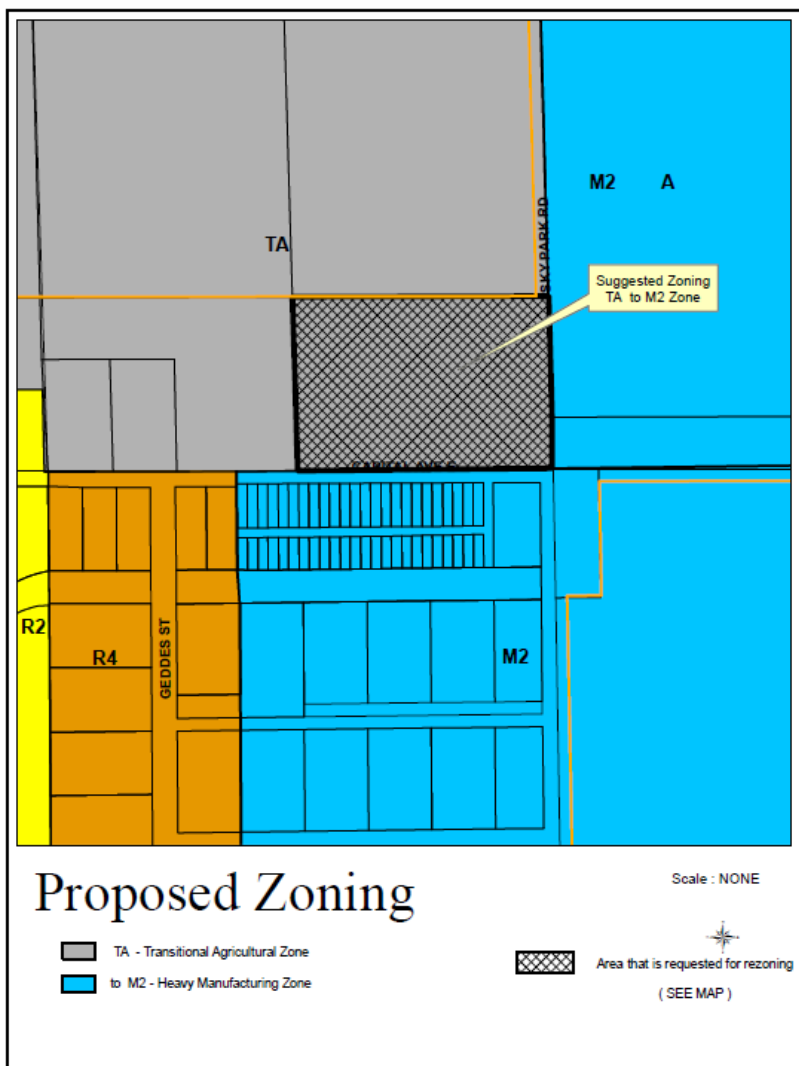


# Area 25





## Area 26



Zoning Map as Proposed for  
Adoption Effective February 15, 2016

