



# City of Grand Island

Tuesday, January 24, 2017

Council Session

## Item E-1

### Public Hearing on Adoption of the Grand Island Zoning Map

*Council action will take place under Ordinances item F-3.*

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** January 24, 2017

**Subject:** Re-adoption City of Grand Island Zoning Map (C-05-2017GI)

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

Over the course of the past 20 years the City of Grand Island has periodically readopted the official zoning map for the City. This has been standard practice since the City began using their Geographic Information System (GIS) to manage the zoning map. Prior to the computerized GIS the process of creating the map was onerous enough that the map was rarely, if ever, readopted and amendments were made by taping approved changes on to the official map and noting those changes on a register attached to the map.

## Discussion

At the regular meeting of the Regional Planning Commission, held January 4, 2017, the above item was considered following a public hearing.

On April 14, 2015 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 31, 2015.

A new map incorporating changes made since the last re-adoption and including other proposed changes has been prepared. This newly revised copy of the map will be printed for official use by Council, staff and the general public upon approval. 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.

Following some discussion, a motion was made by Rainforth and seconded by Ruge to approve the re-adoption of the Grand Island zoning map.

The motion carried with 9 voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt) and no members voting no or abstaining.

**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.

Id	Ord	Date	Location
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 areas proposed for change and the future land use 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.

**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

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

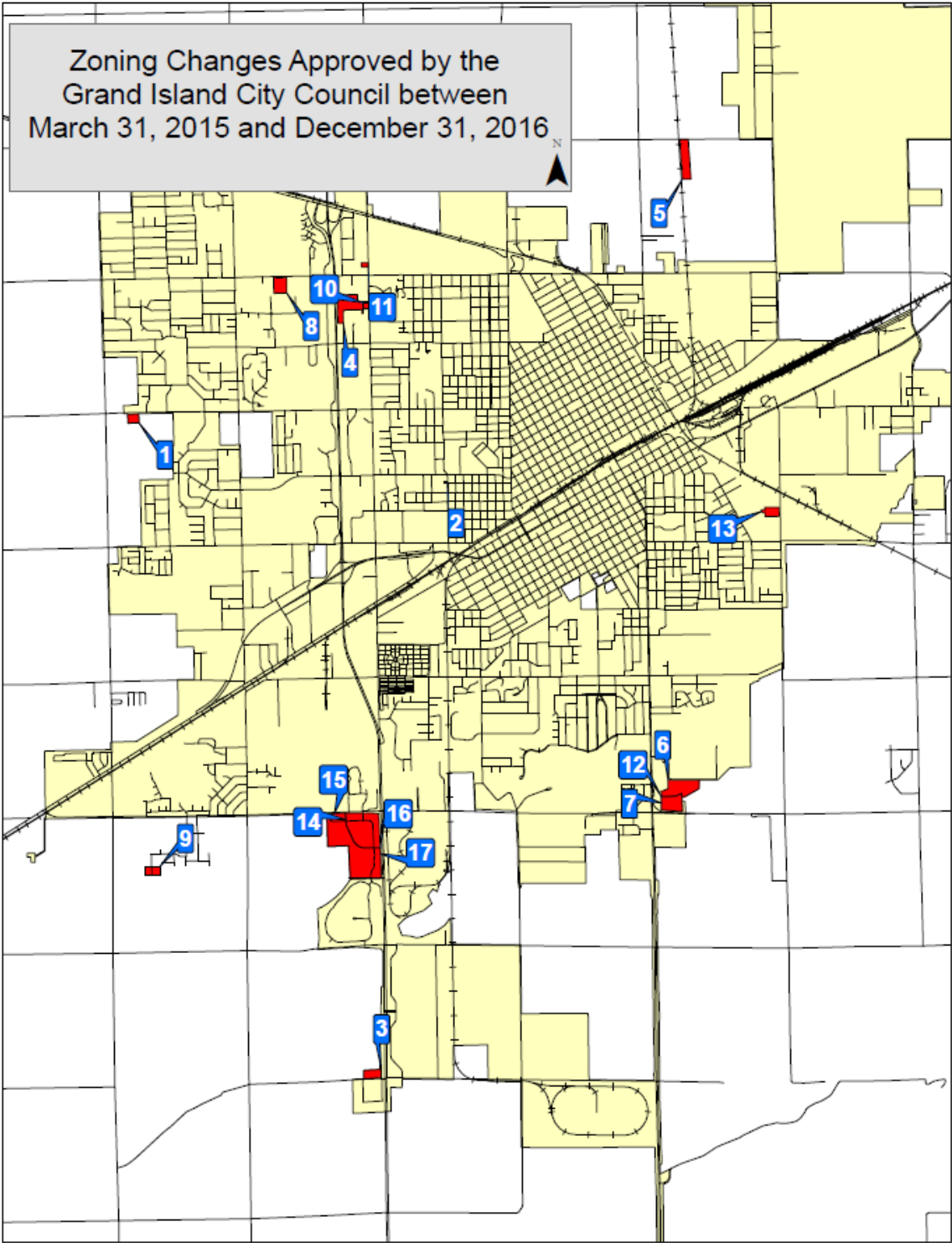
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

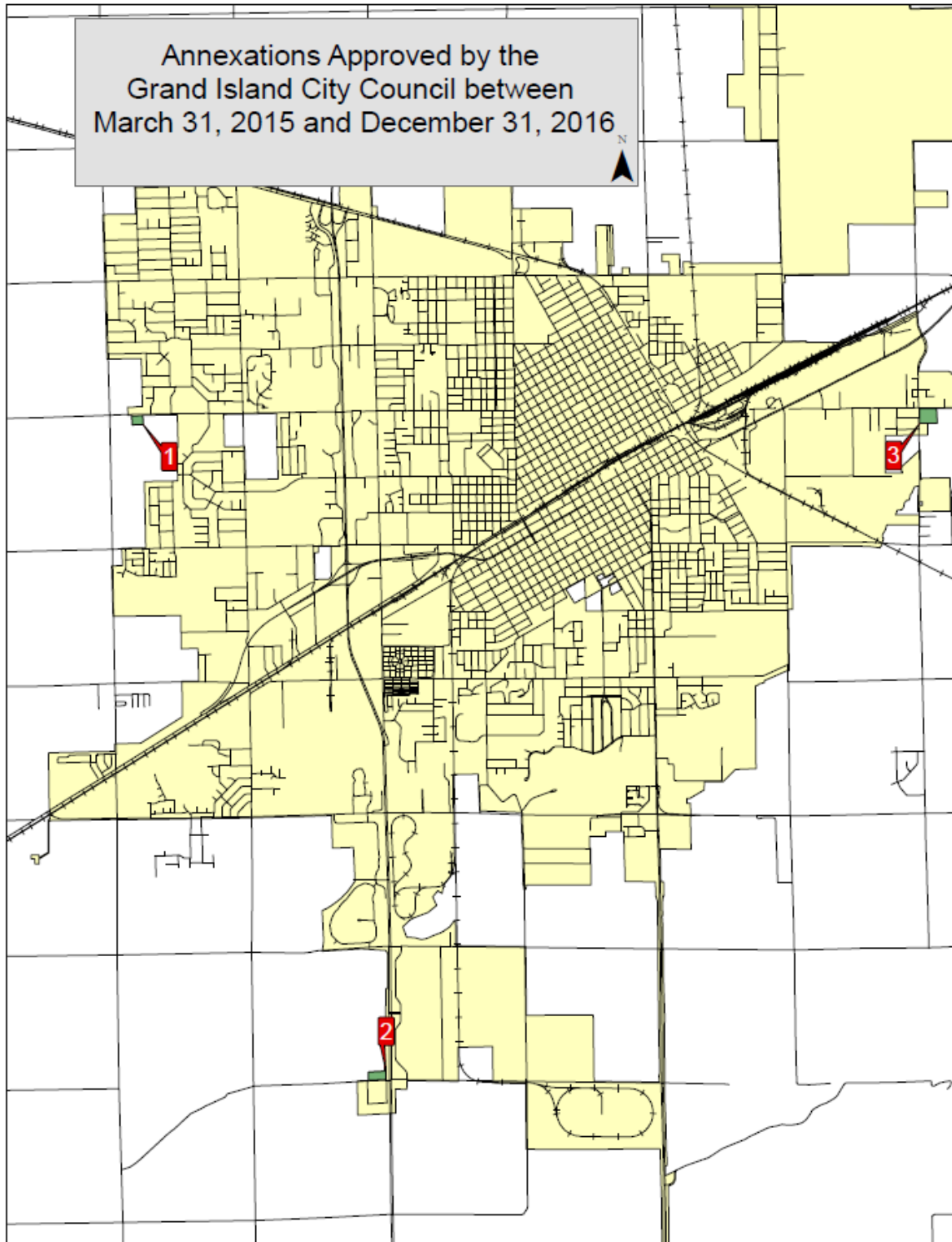
City Administration recommends that the Council approve the proposed changes as presented.

## **Sample Motion**

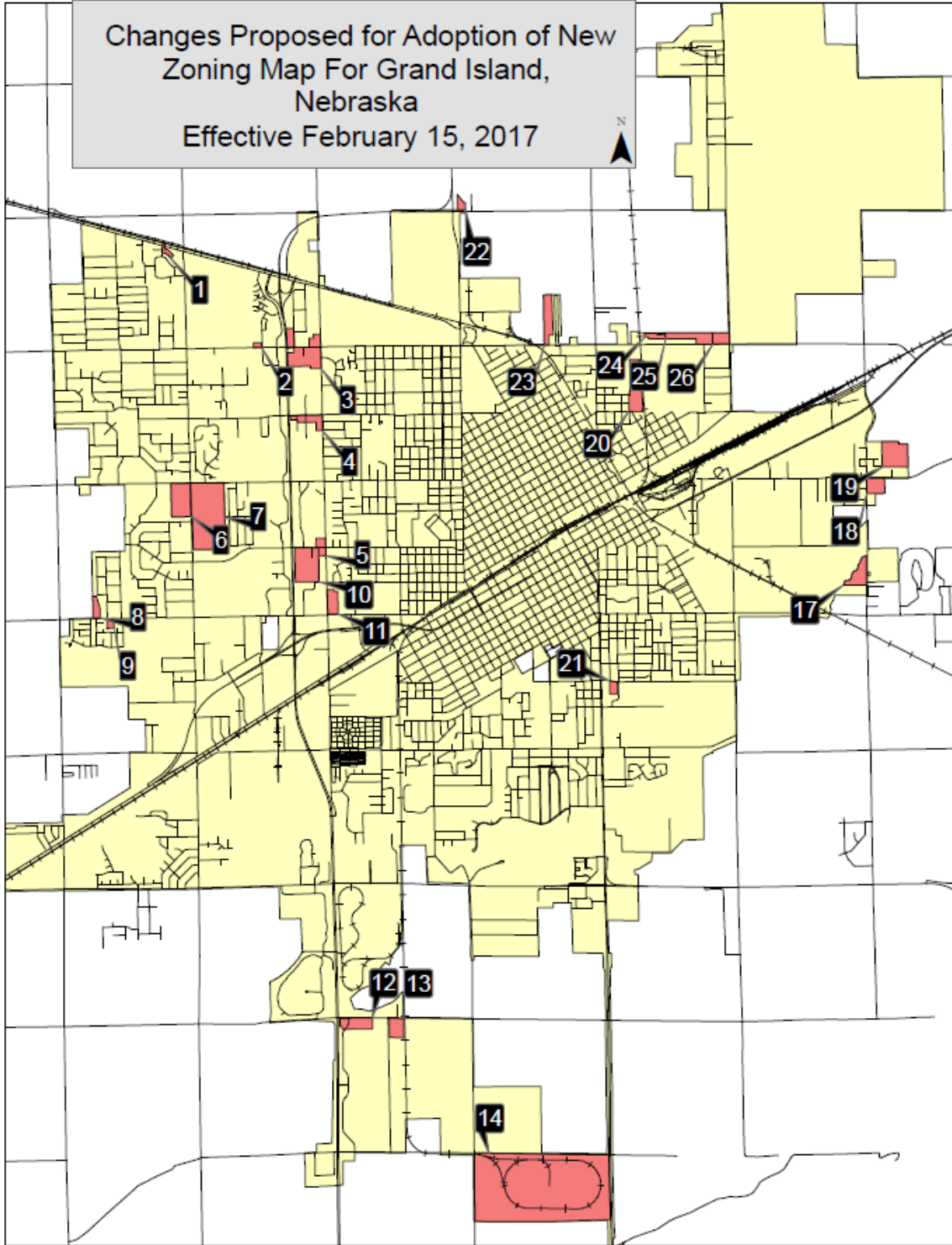
Move to approve as recommended.



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

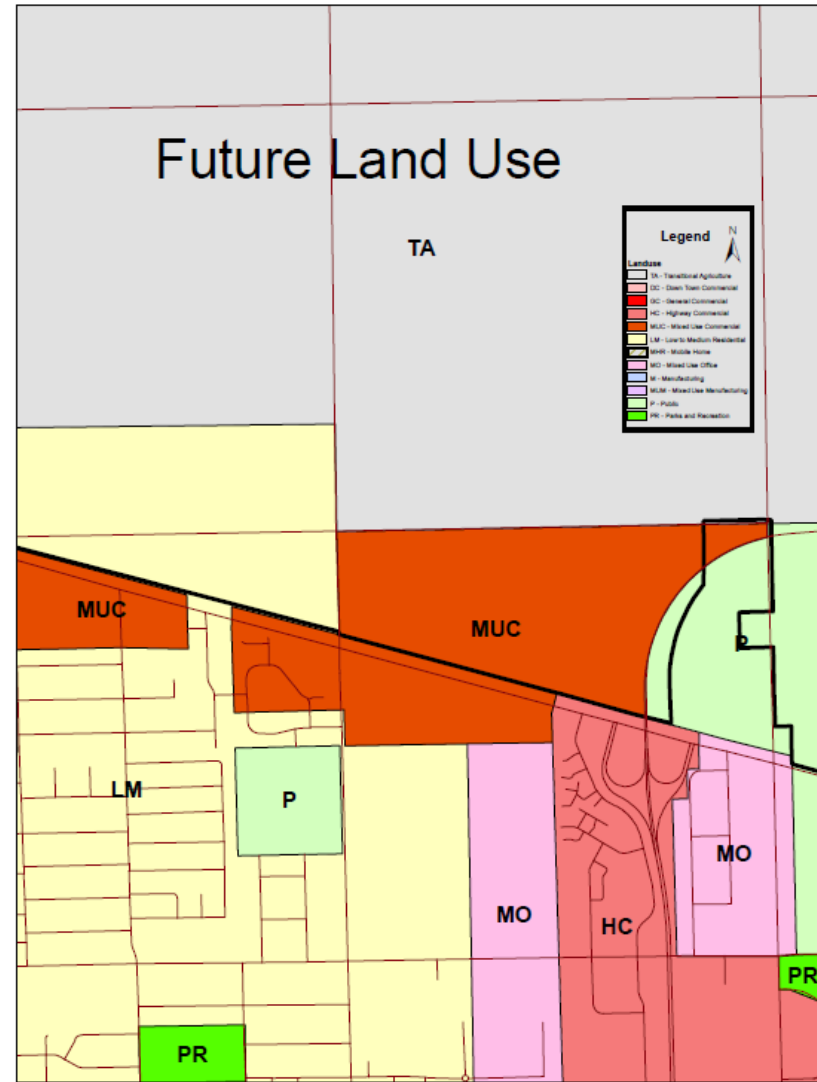
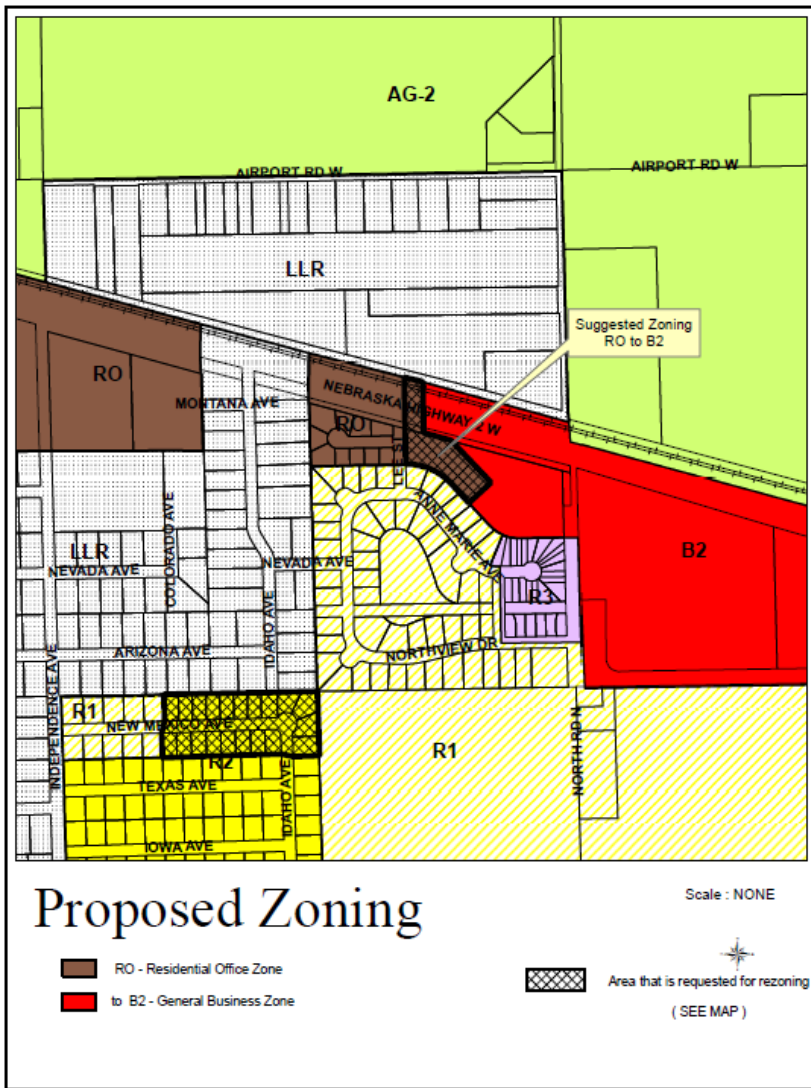


Changes Proposed for Adoption of New  
Zoning Map For Grand Island,  
Nebraska  
Effective February 15, 2017

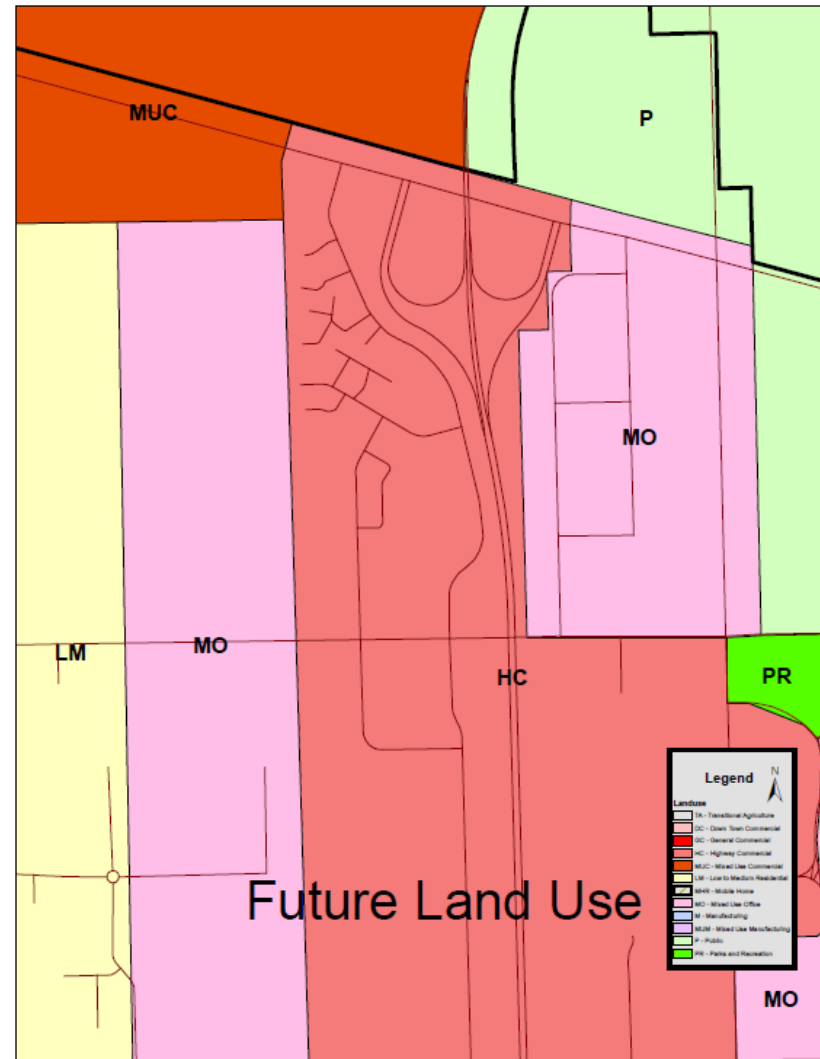
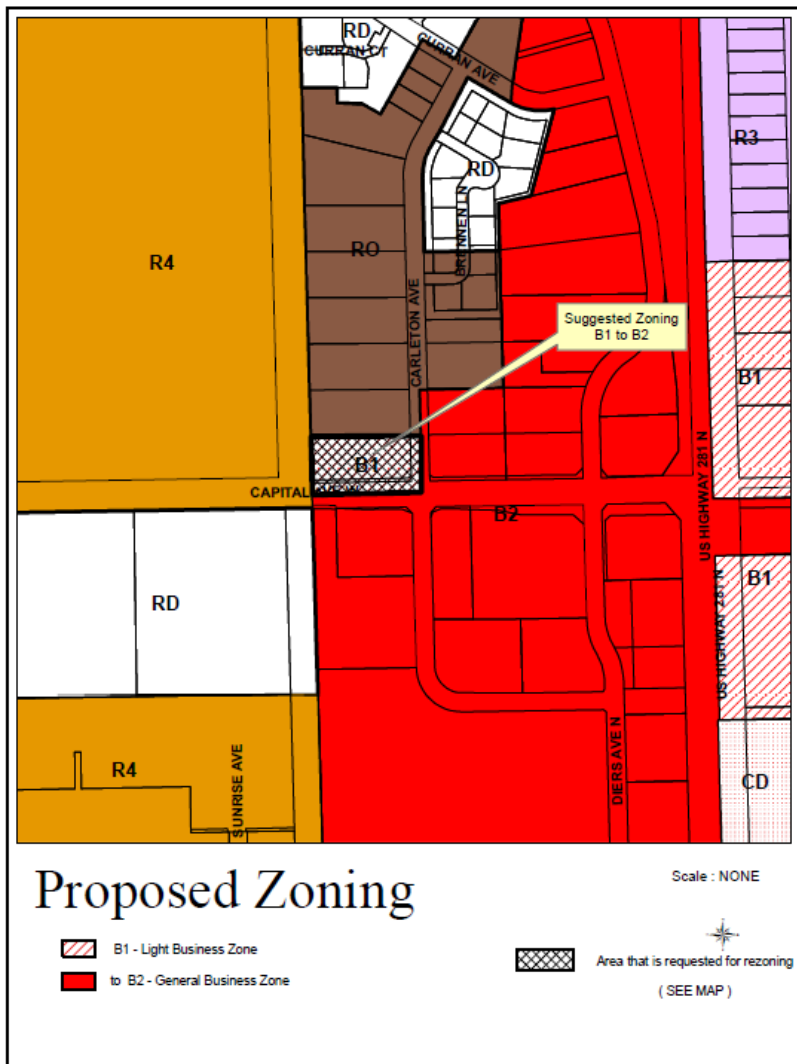




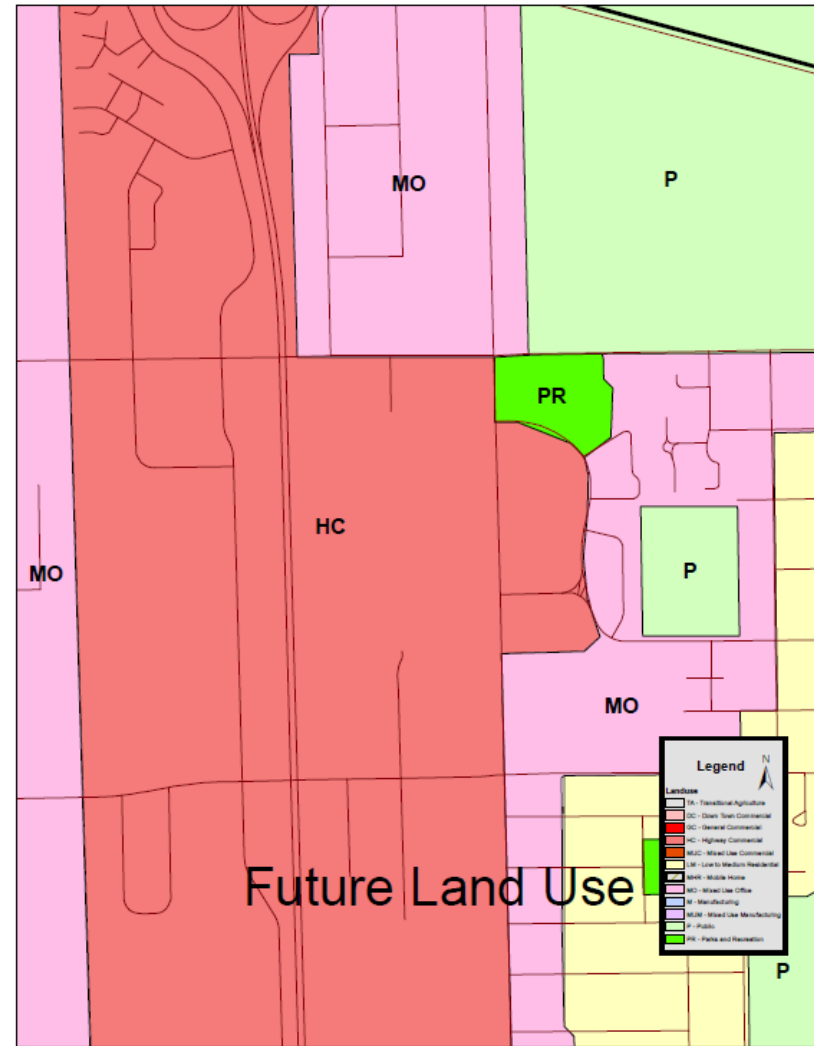
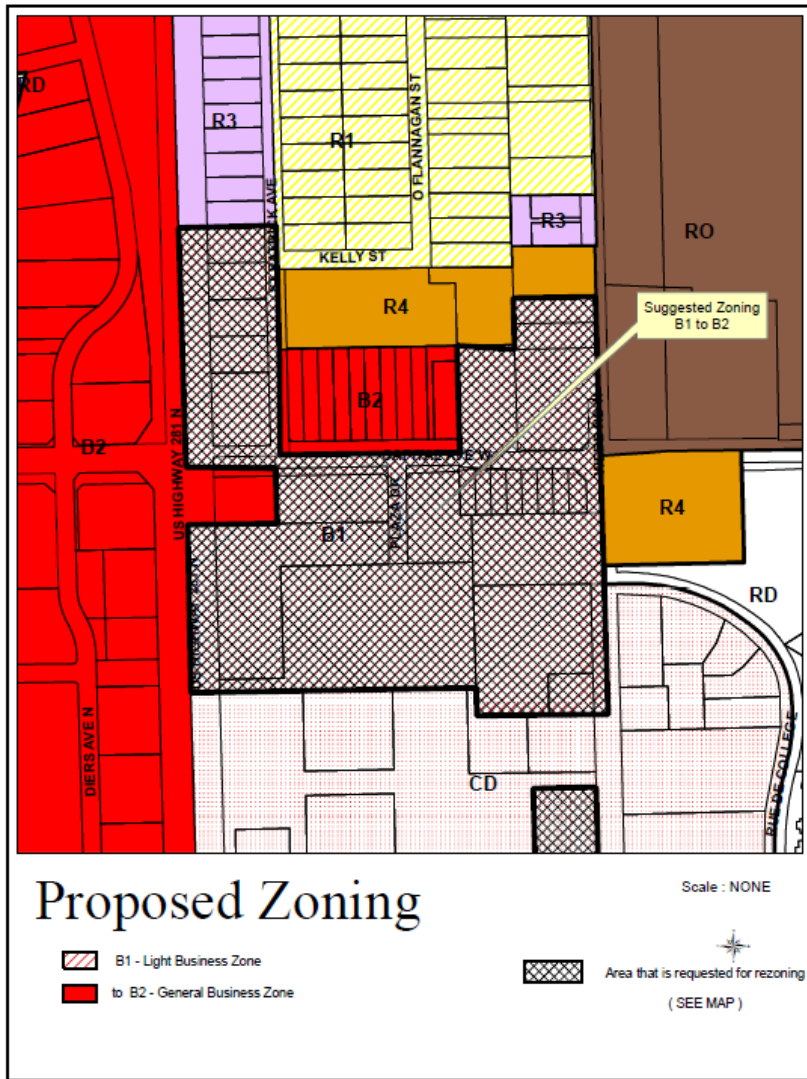
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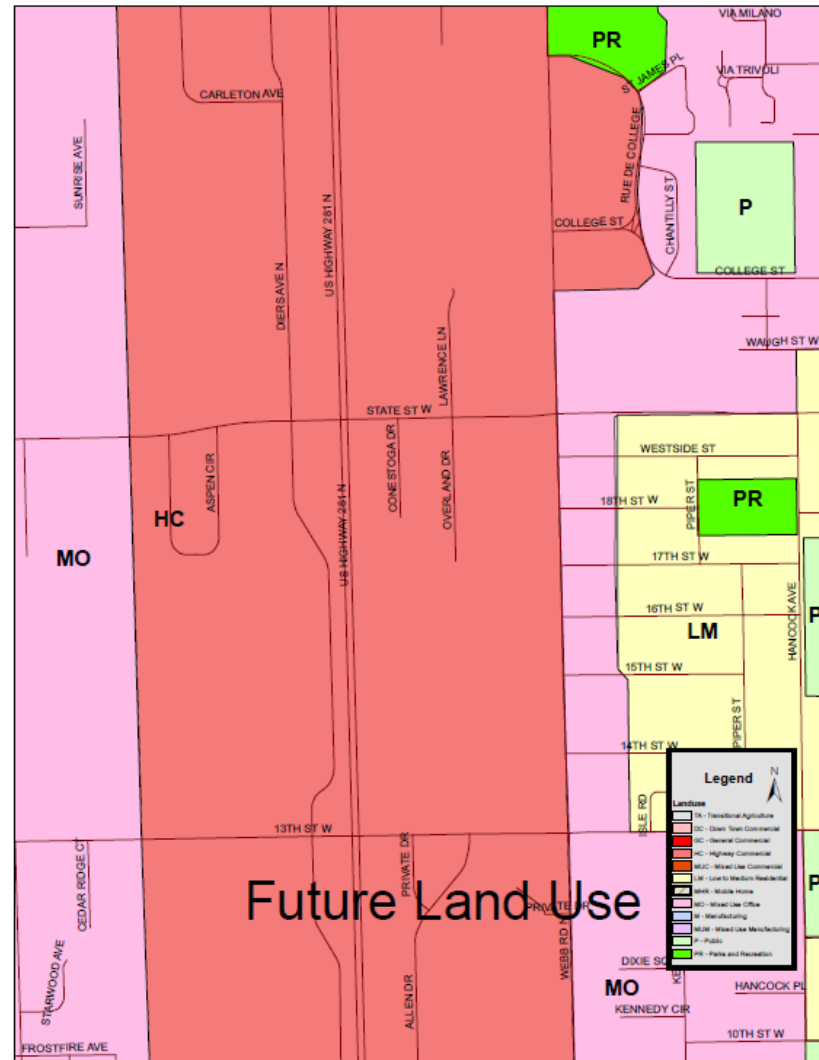
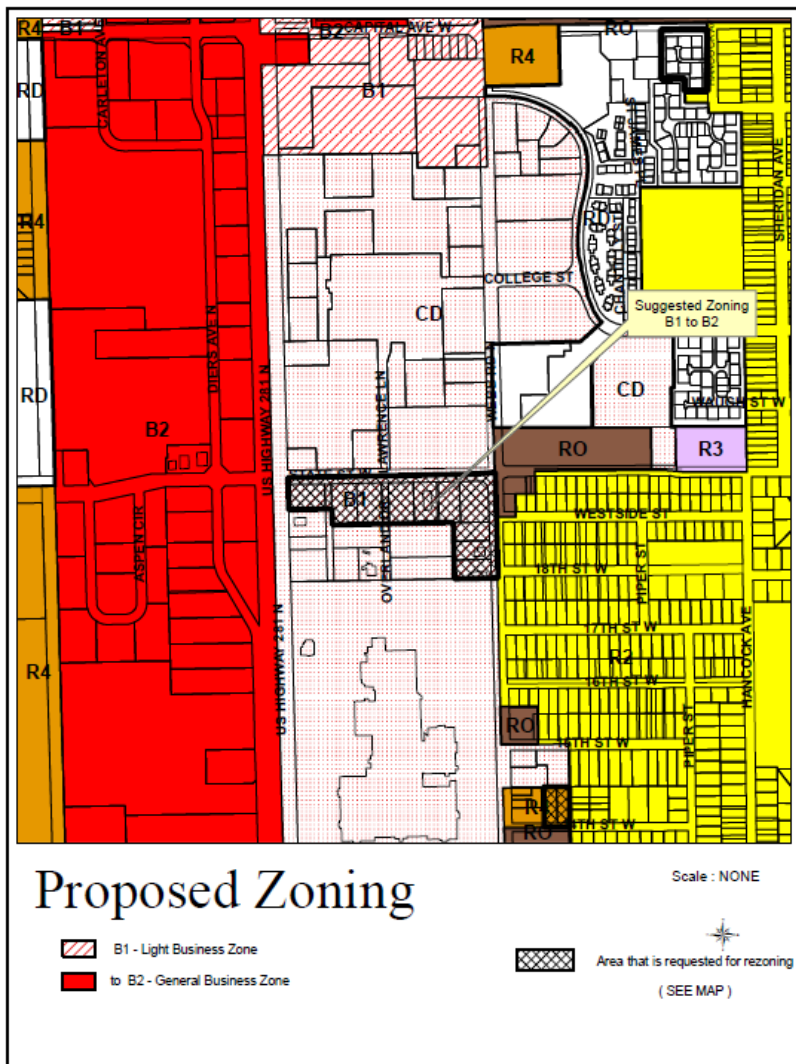
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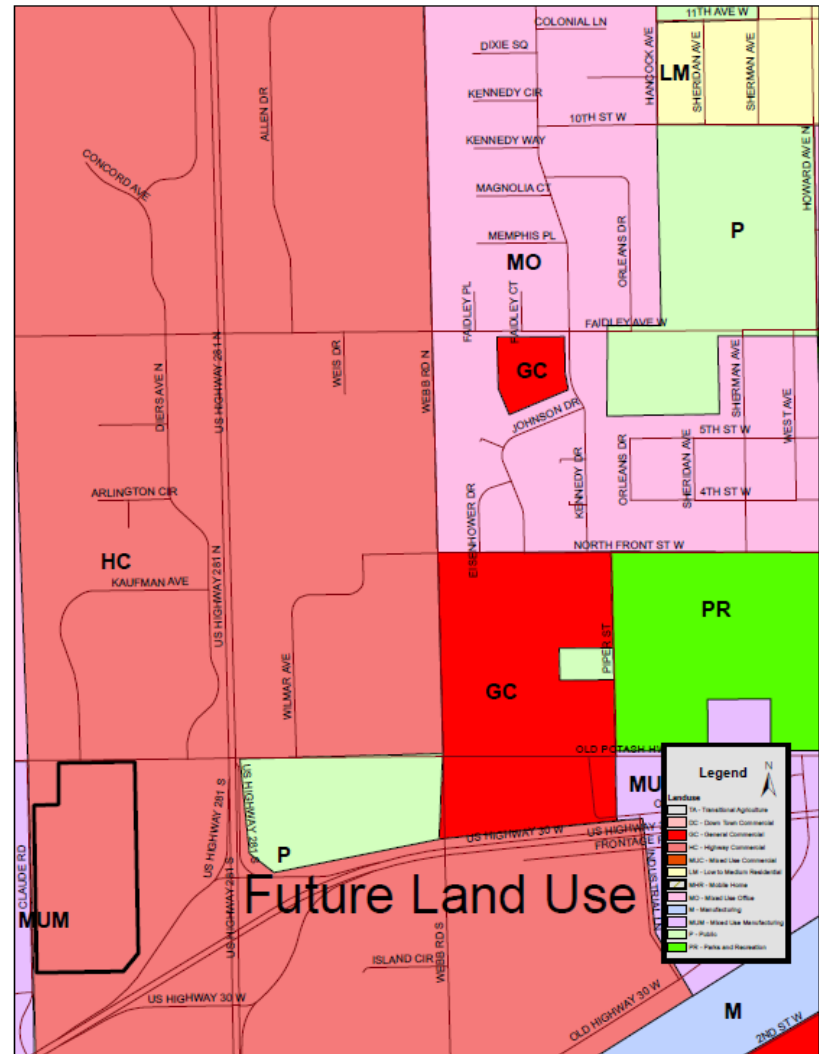
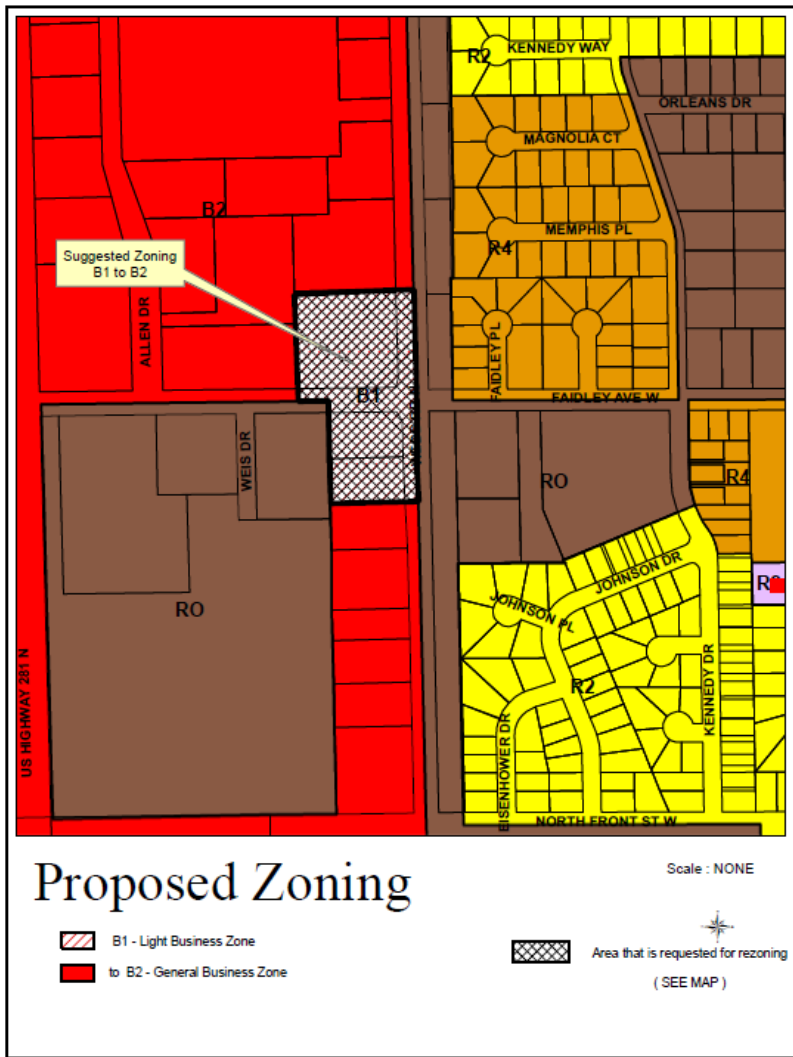
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Area 4

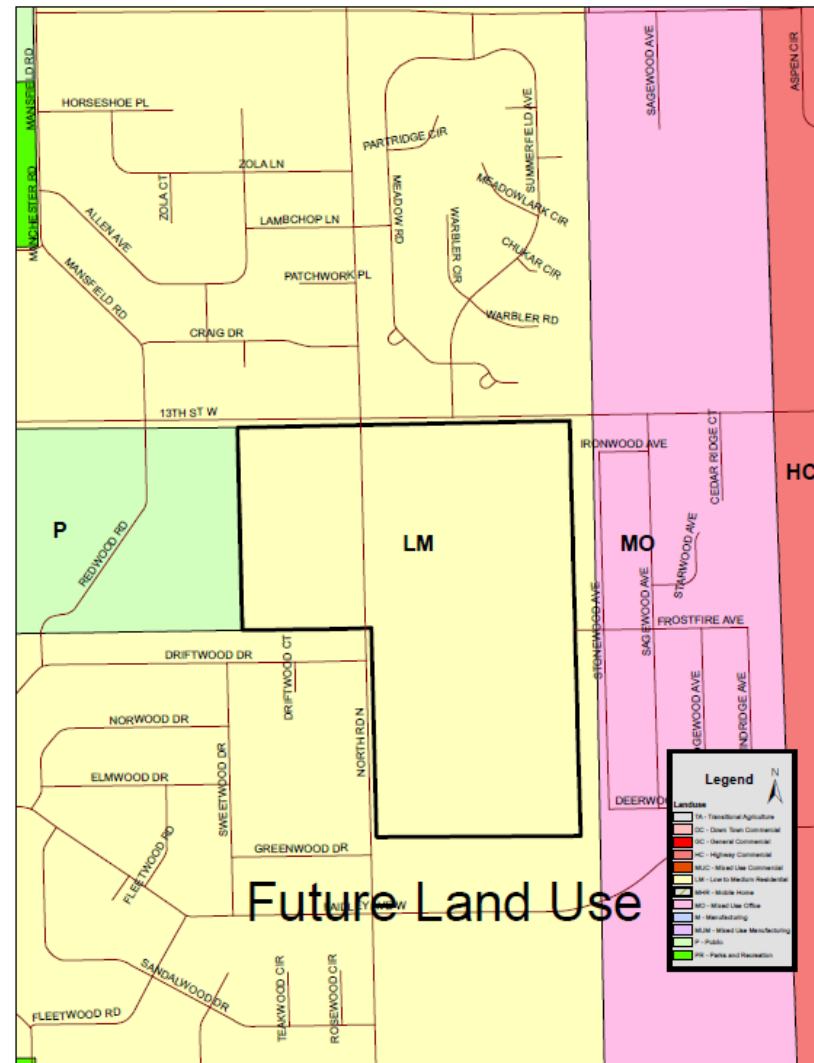
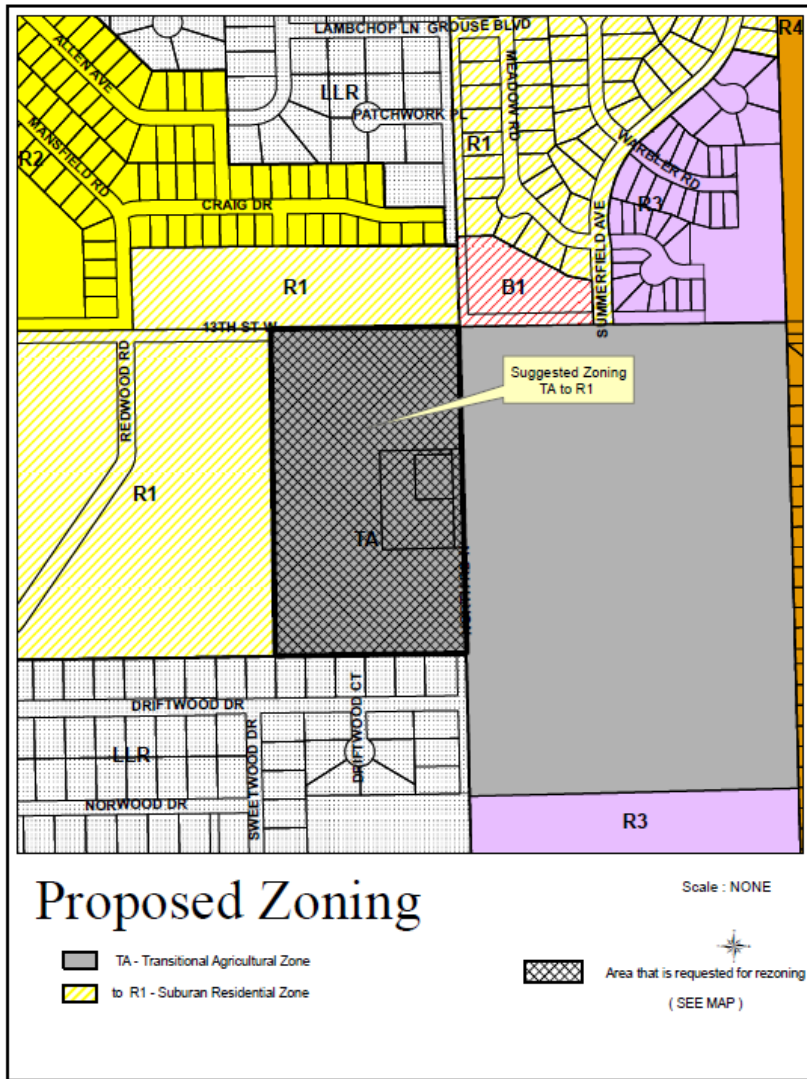


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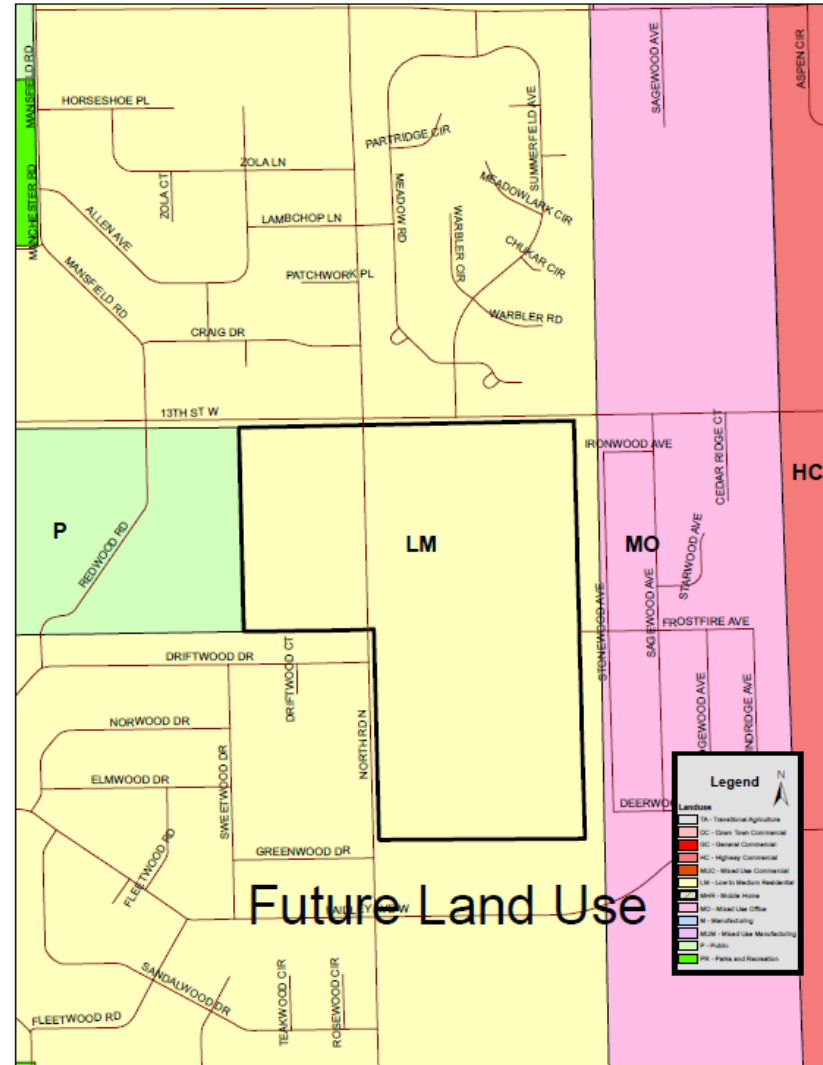
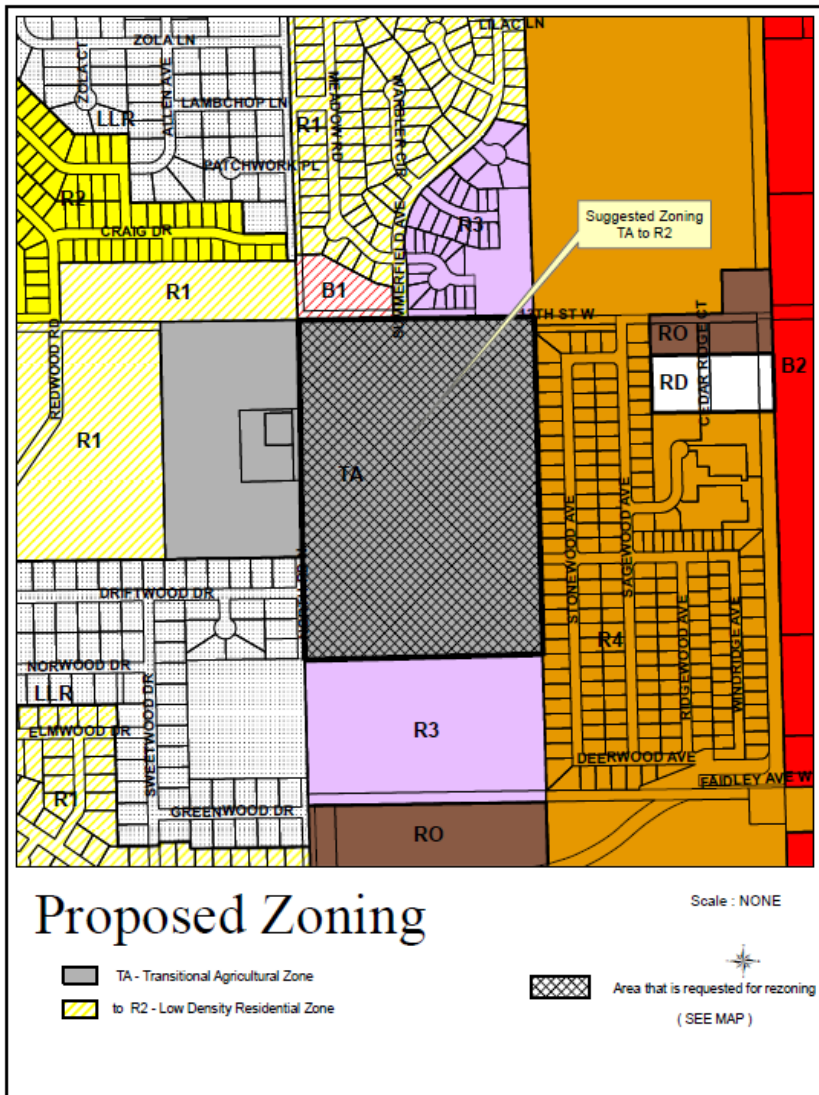




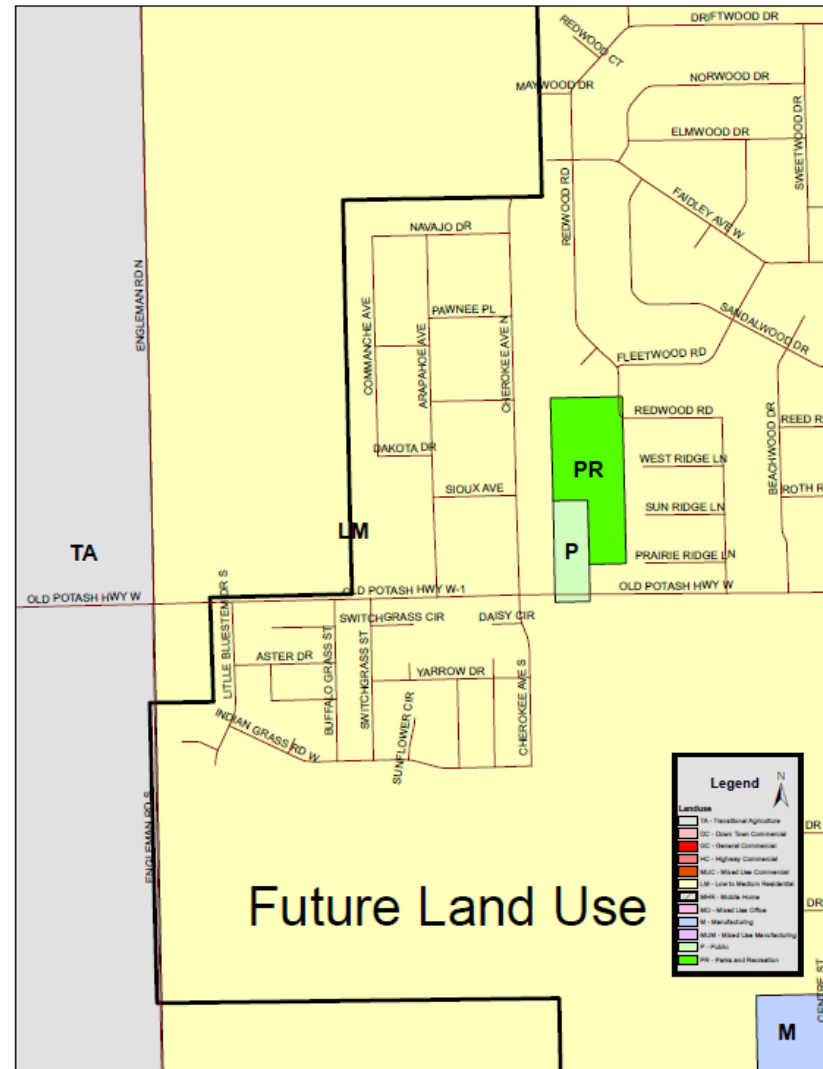
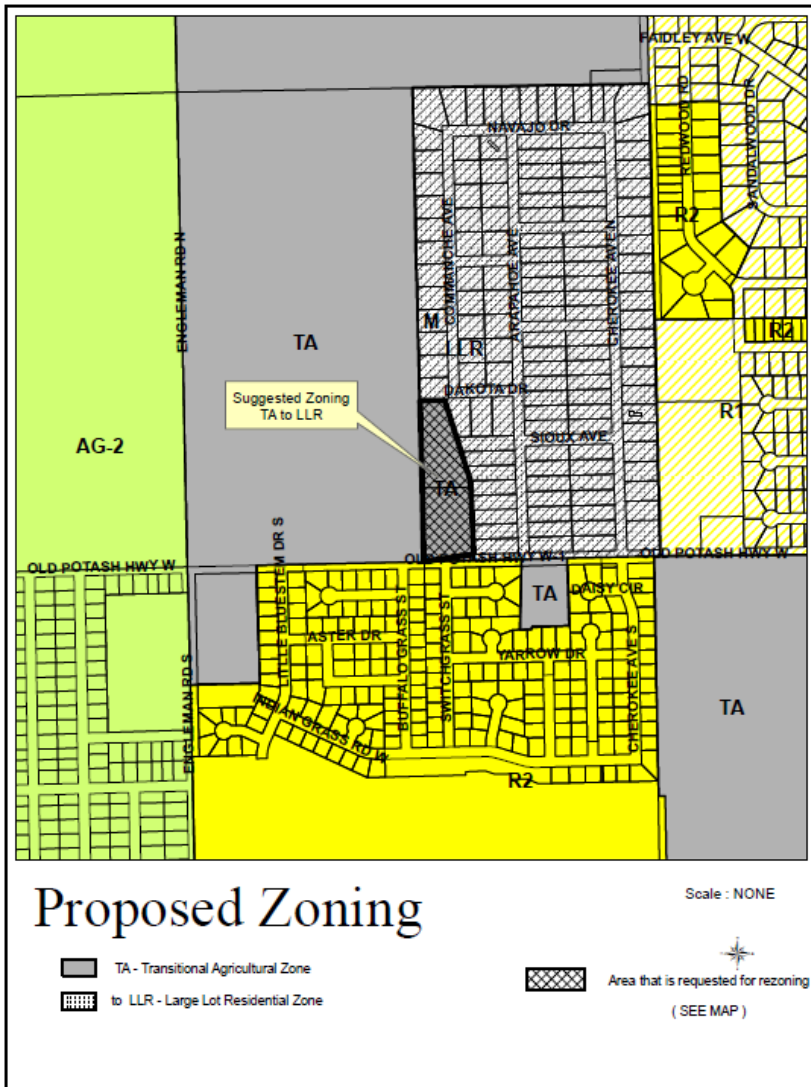
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Area 7

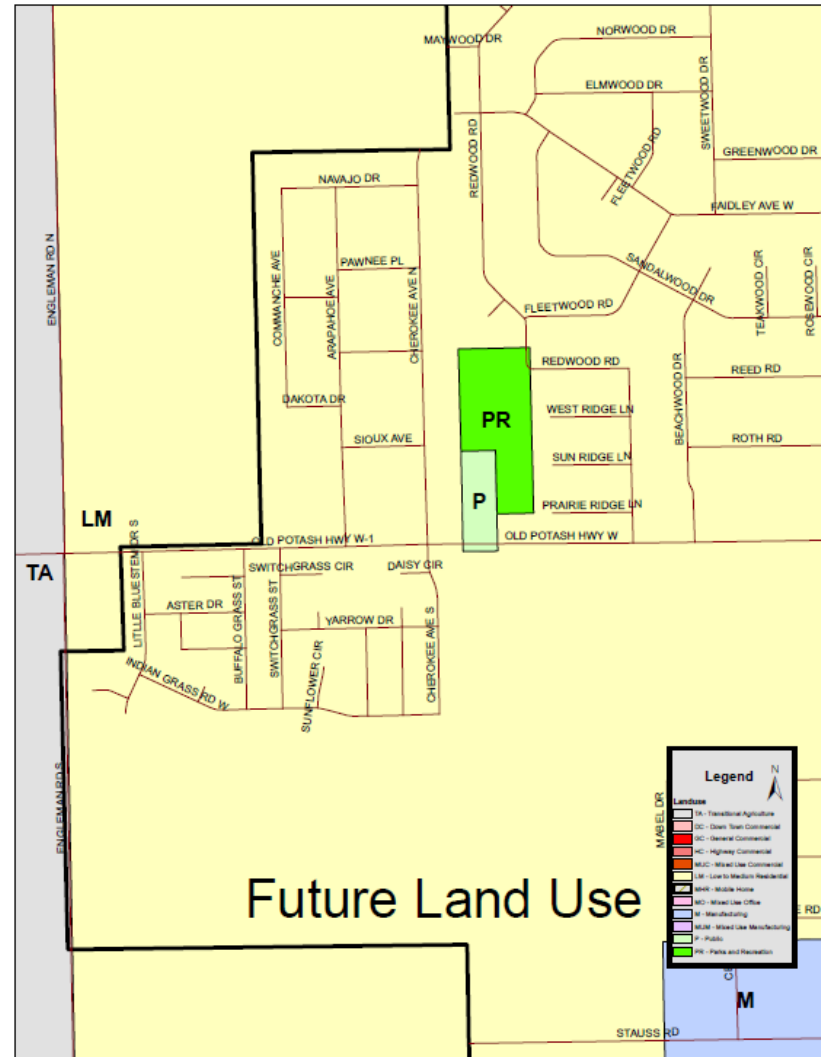
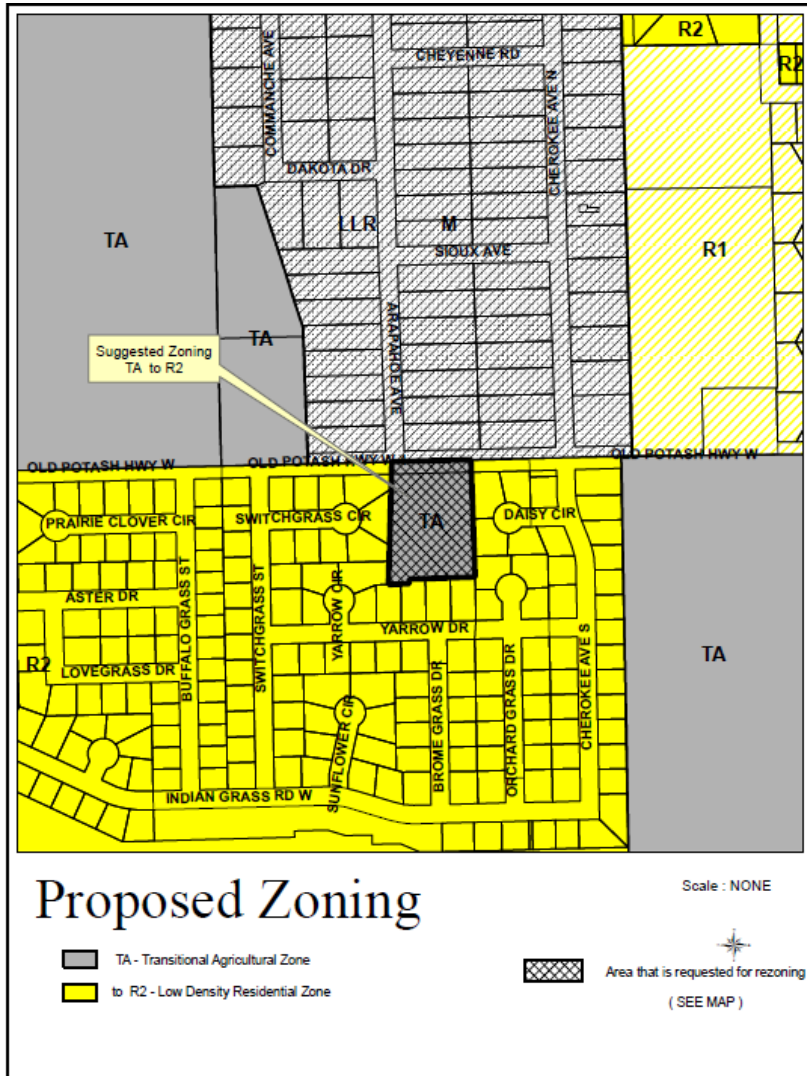


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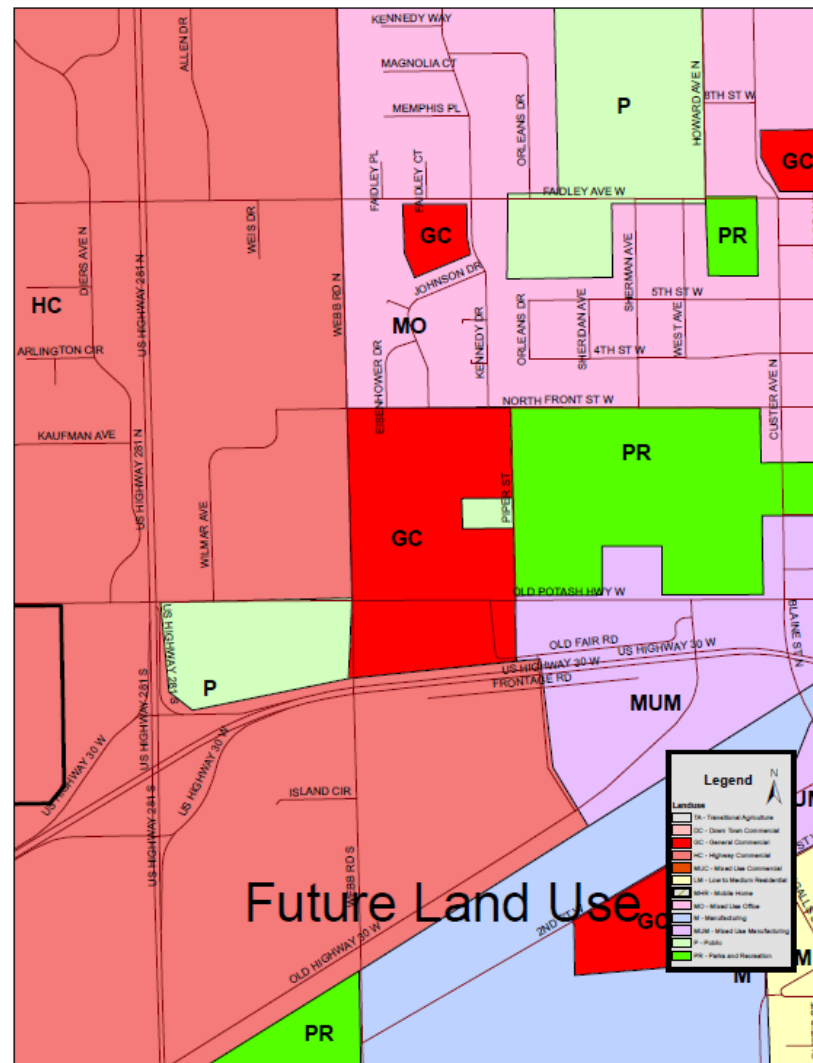
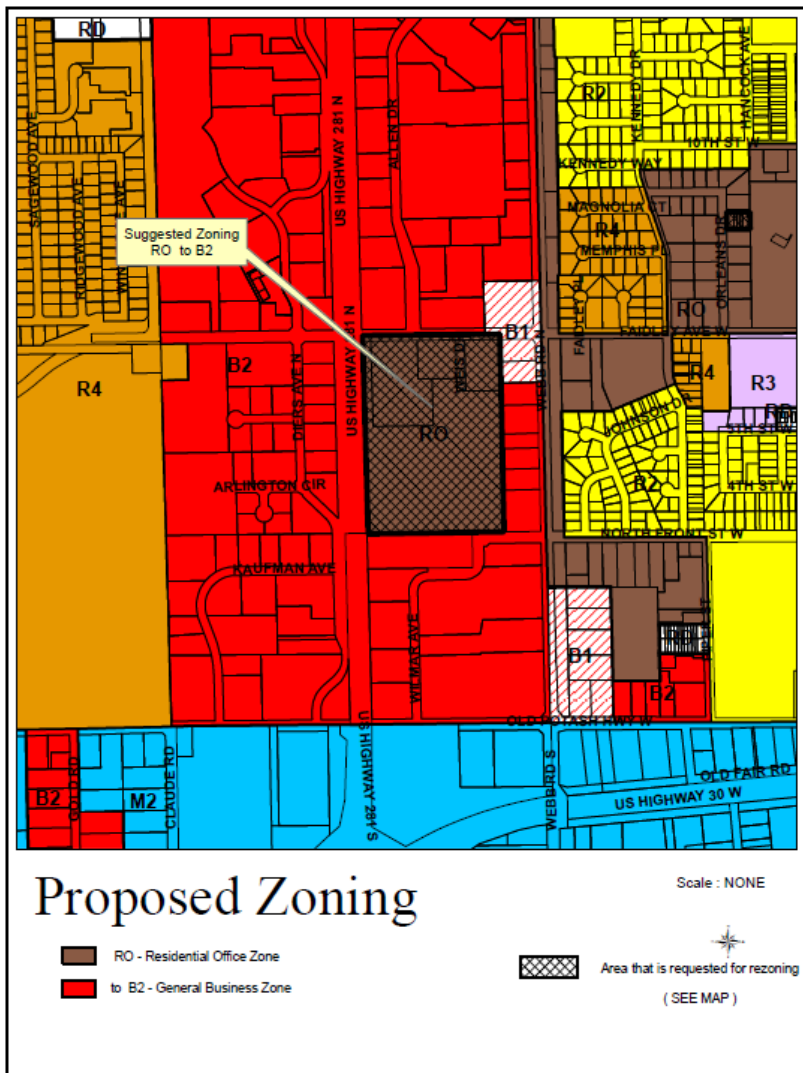




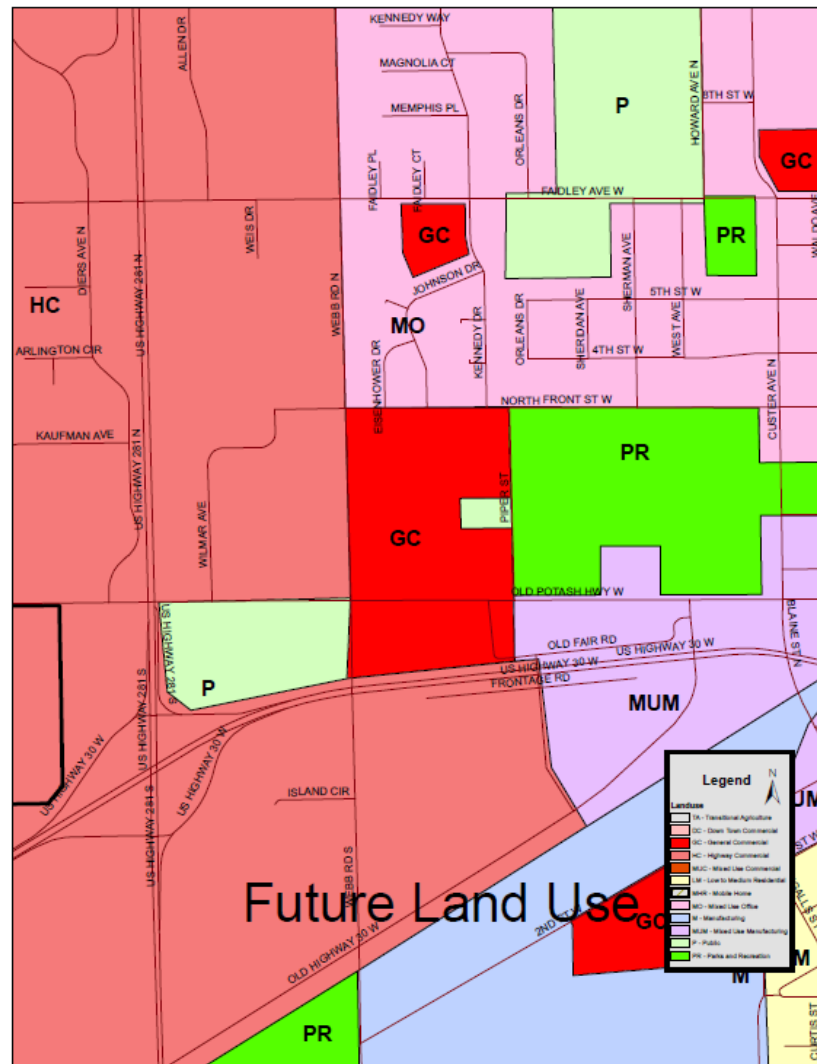
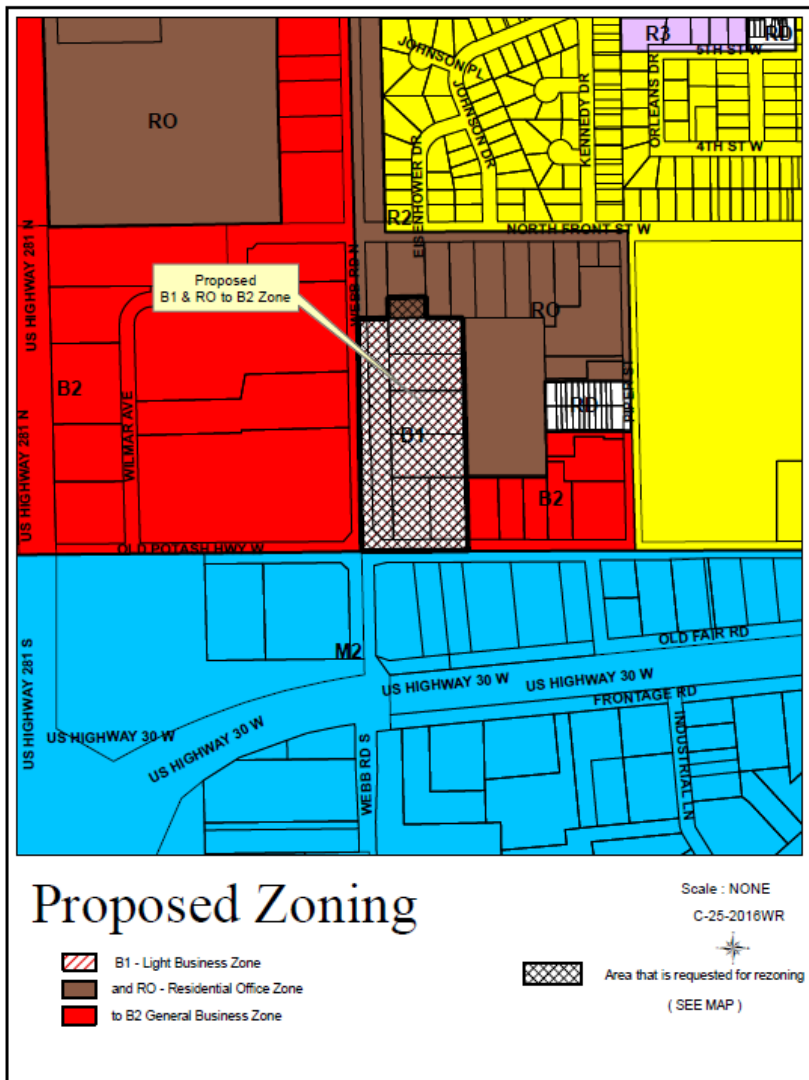
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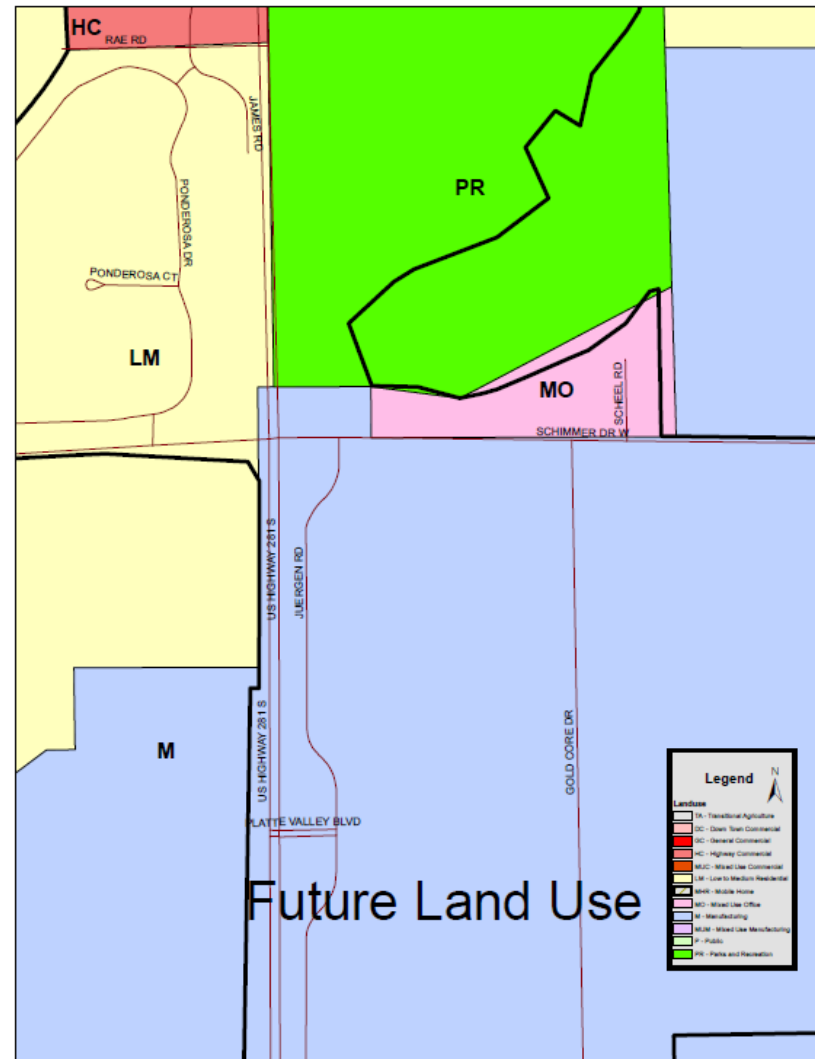
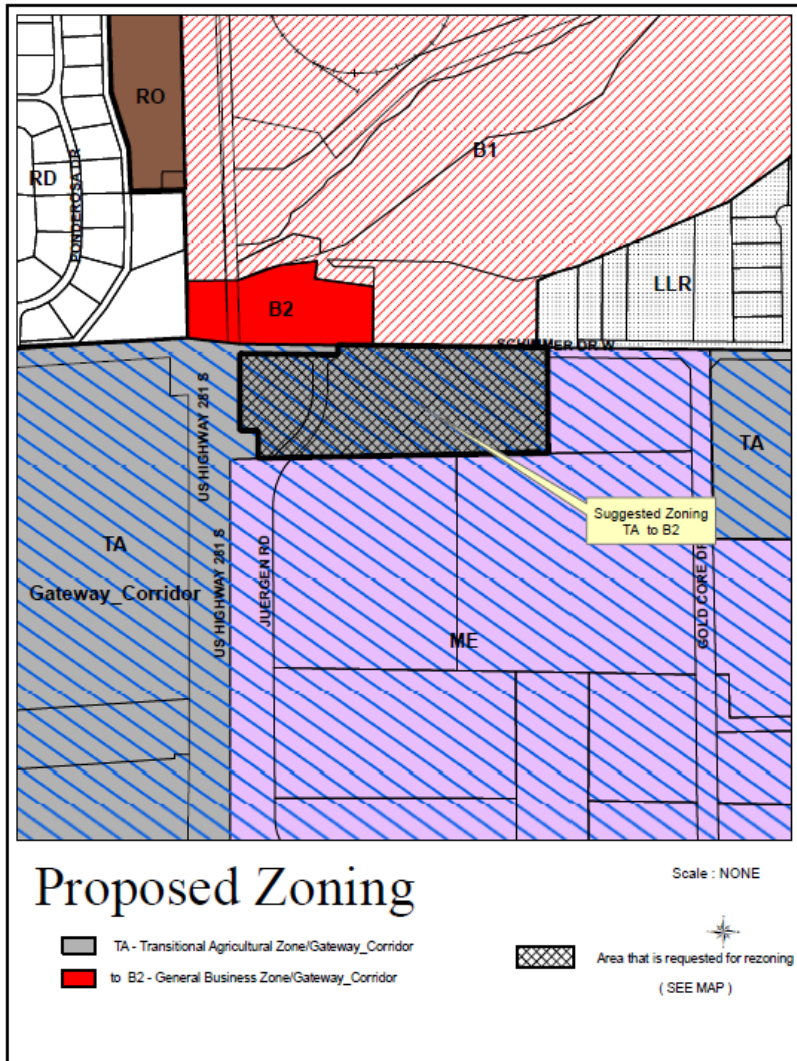
Area 10



Area 11

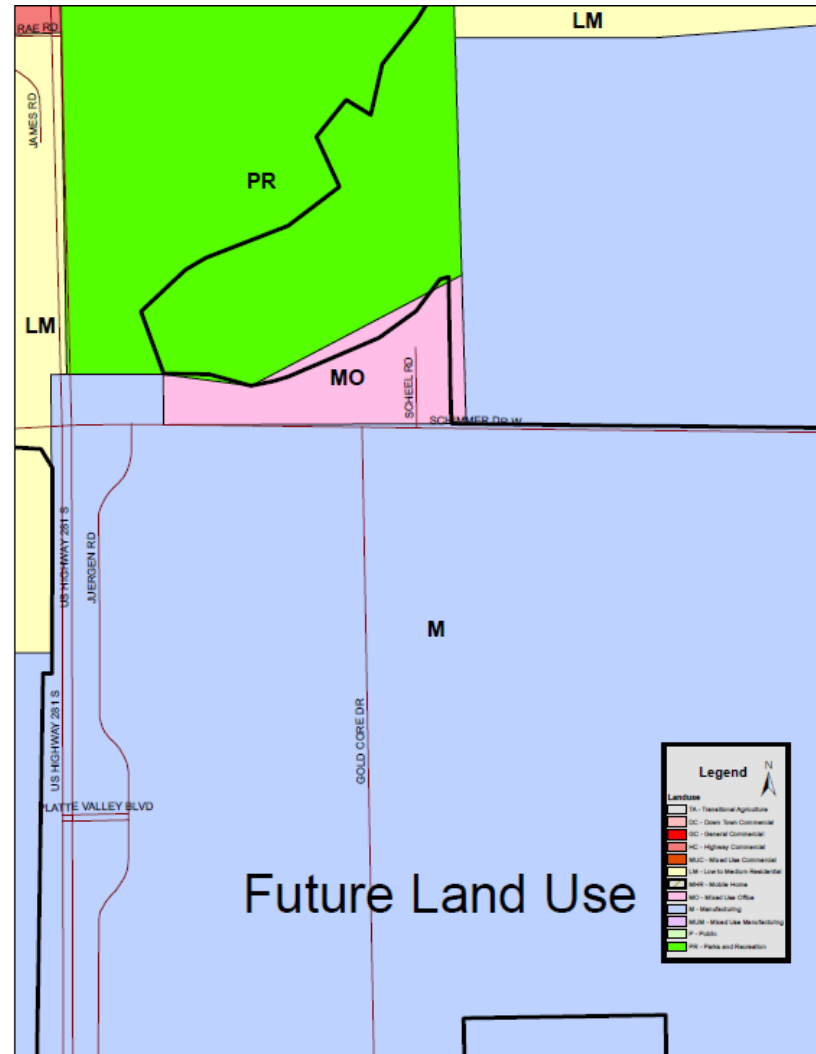
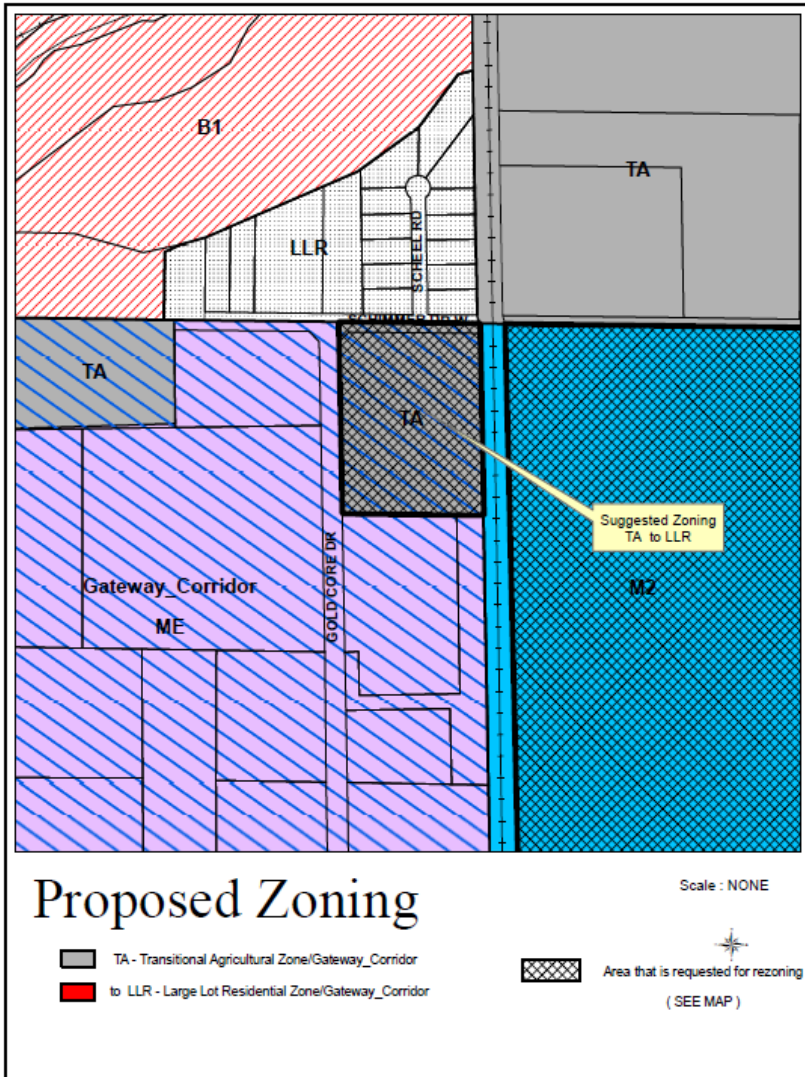


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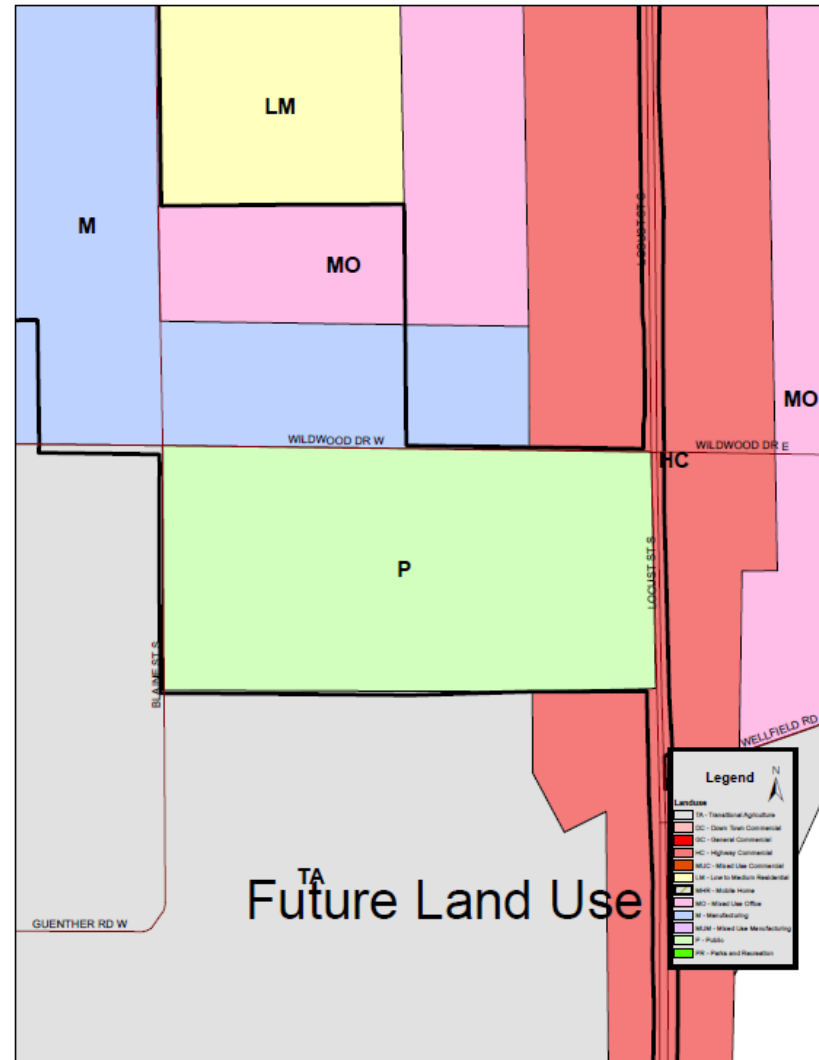
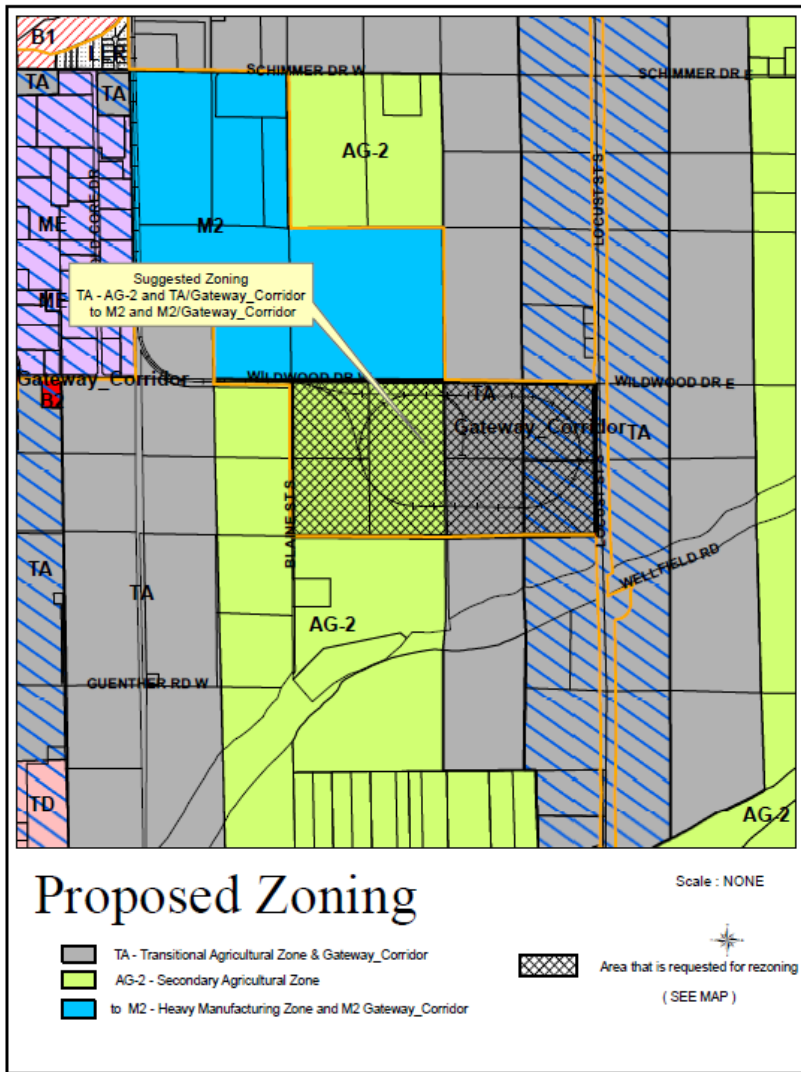




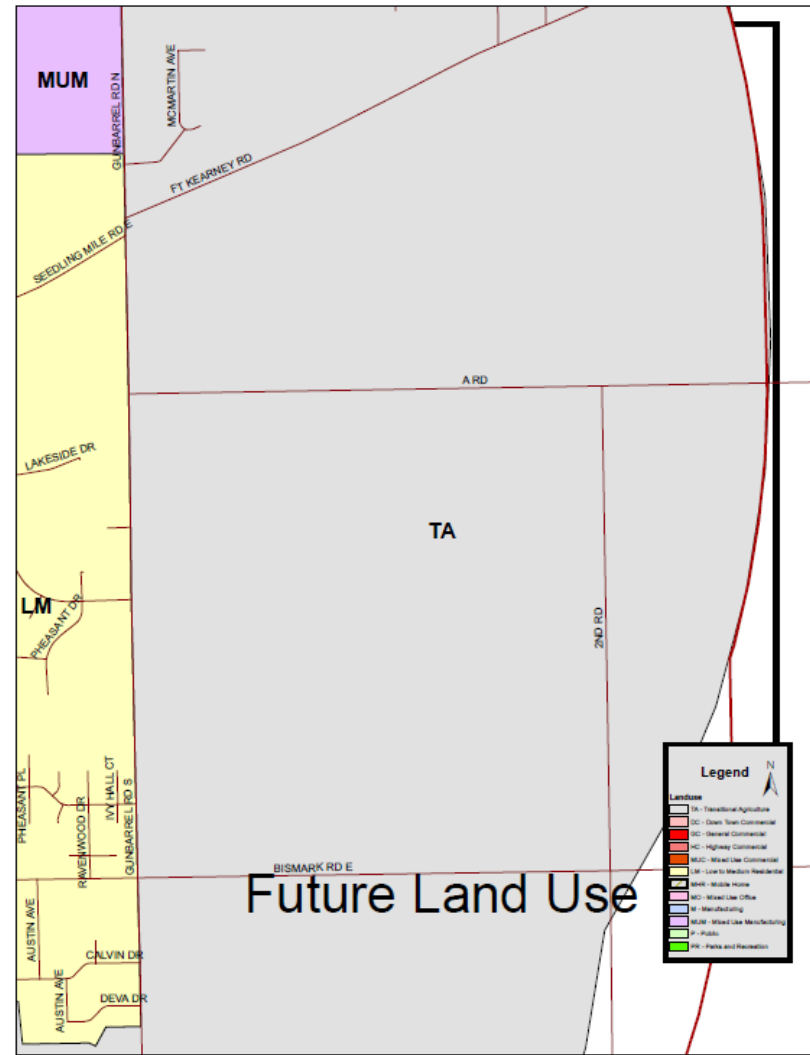
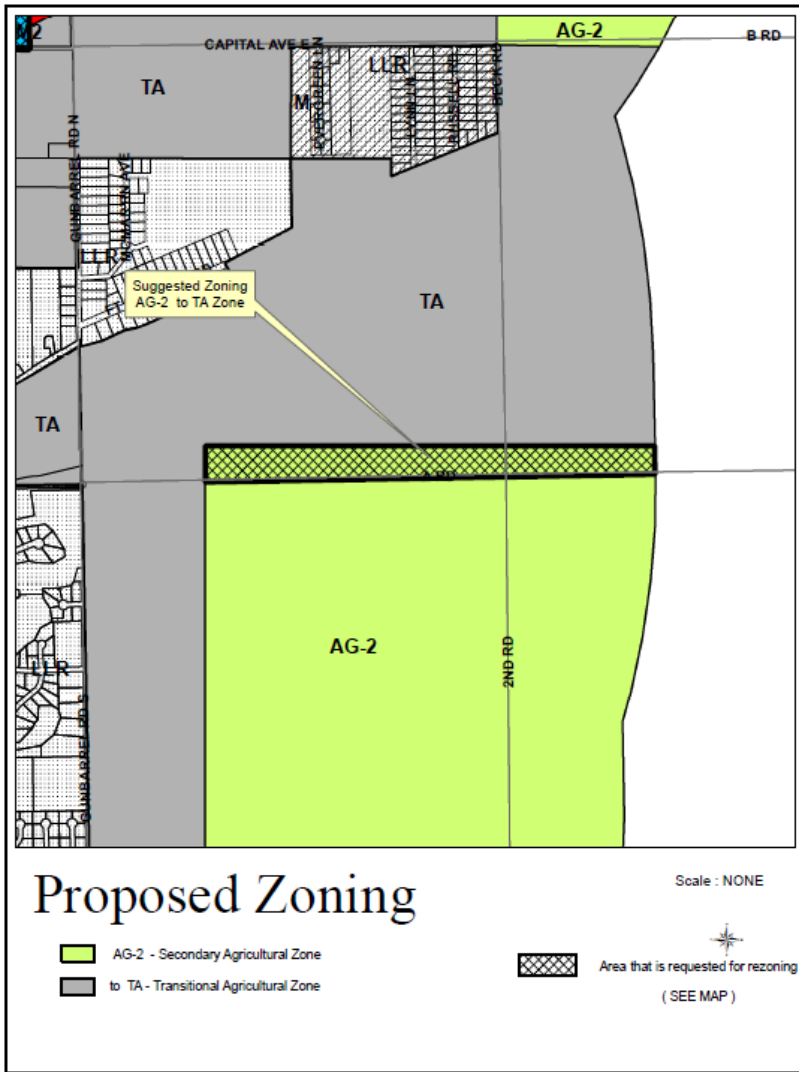
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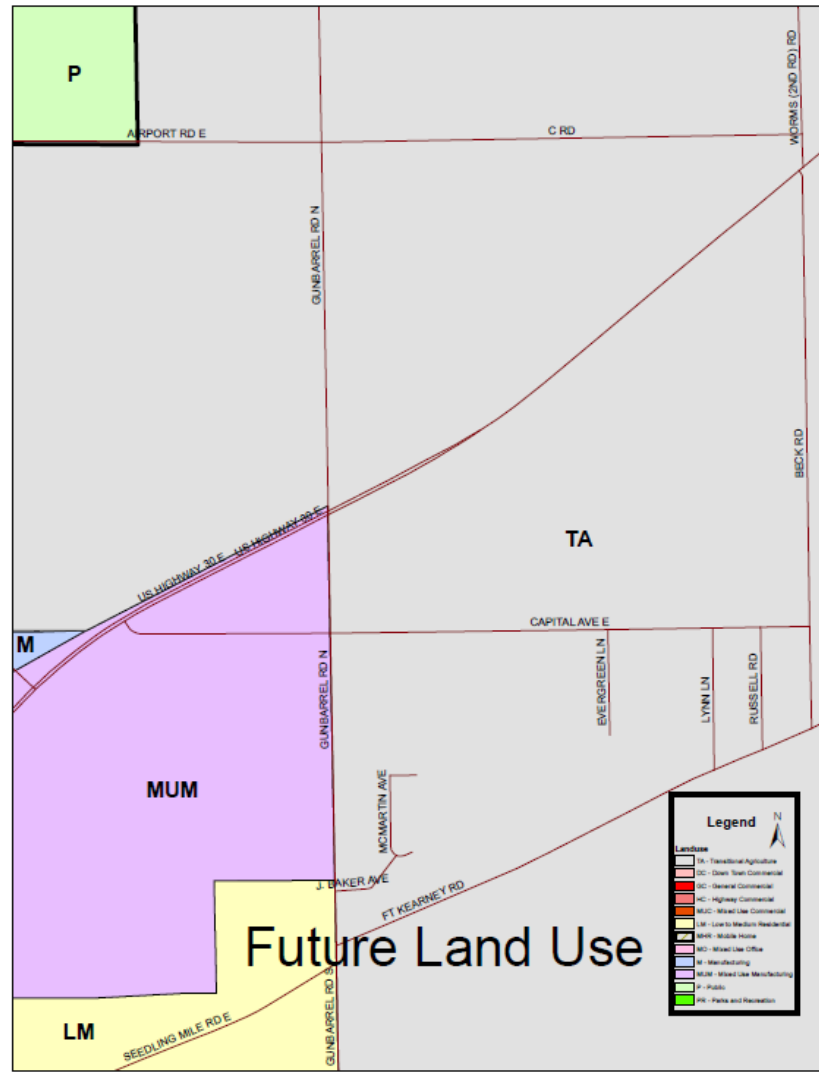
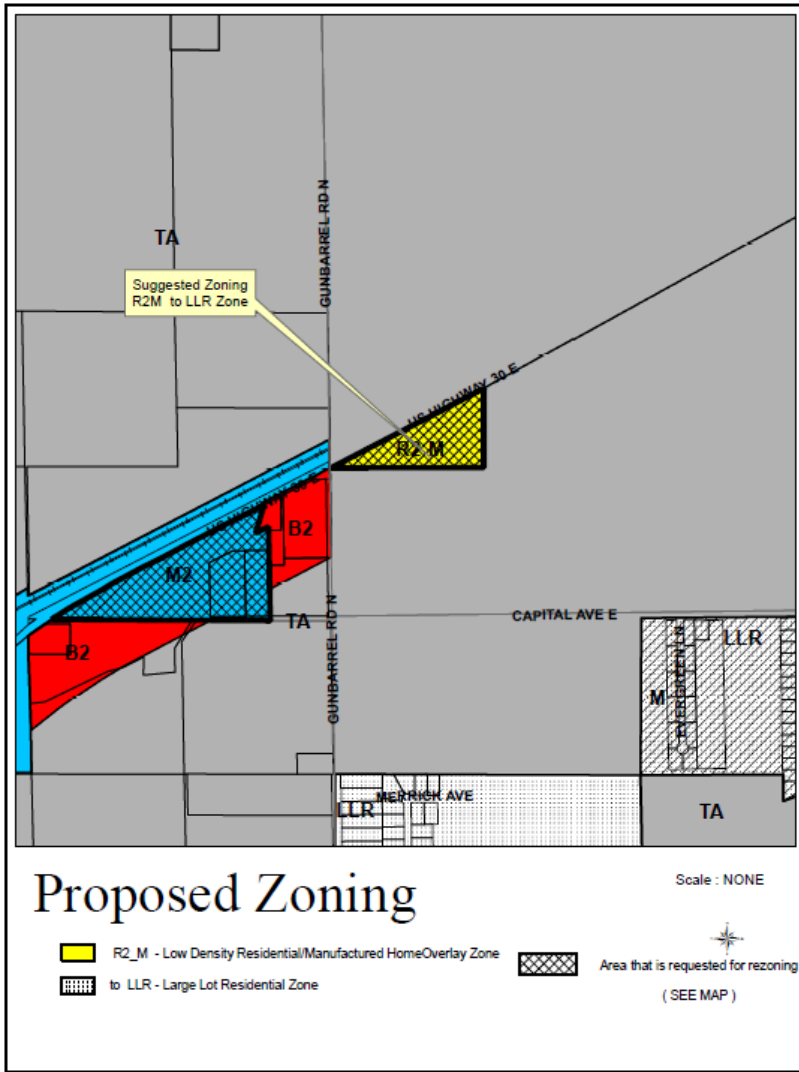
Area 14



Area 15

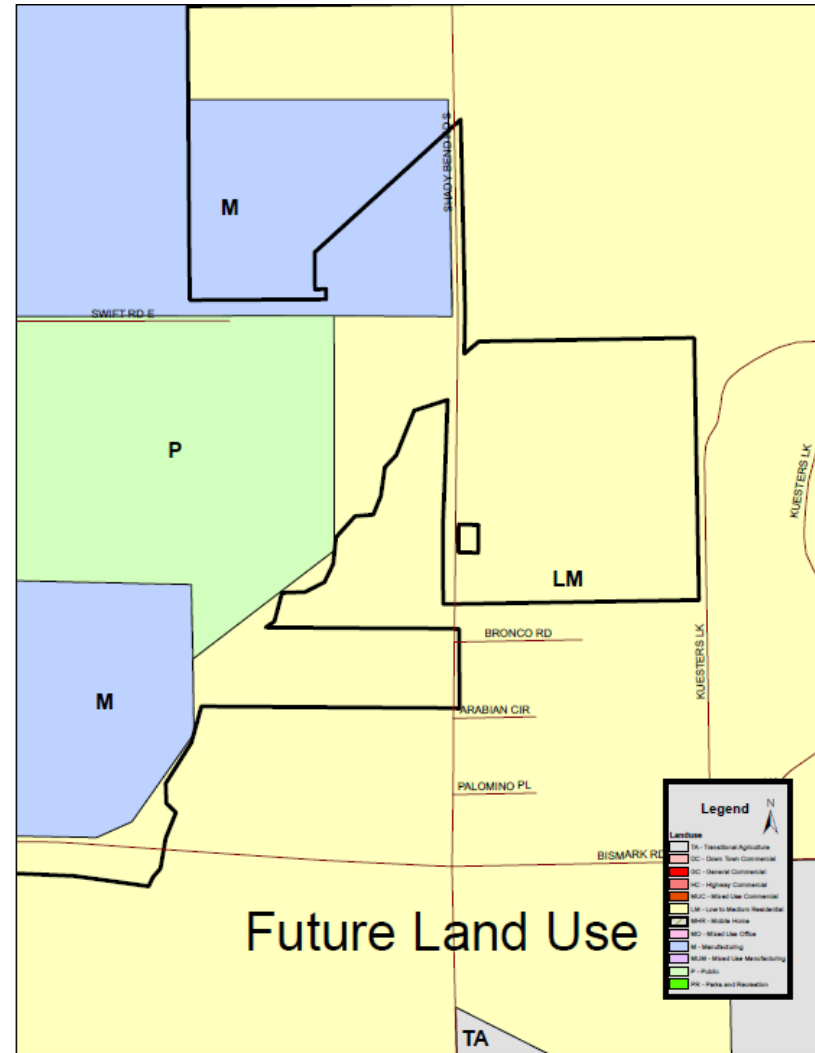
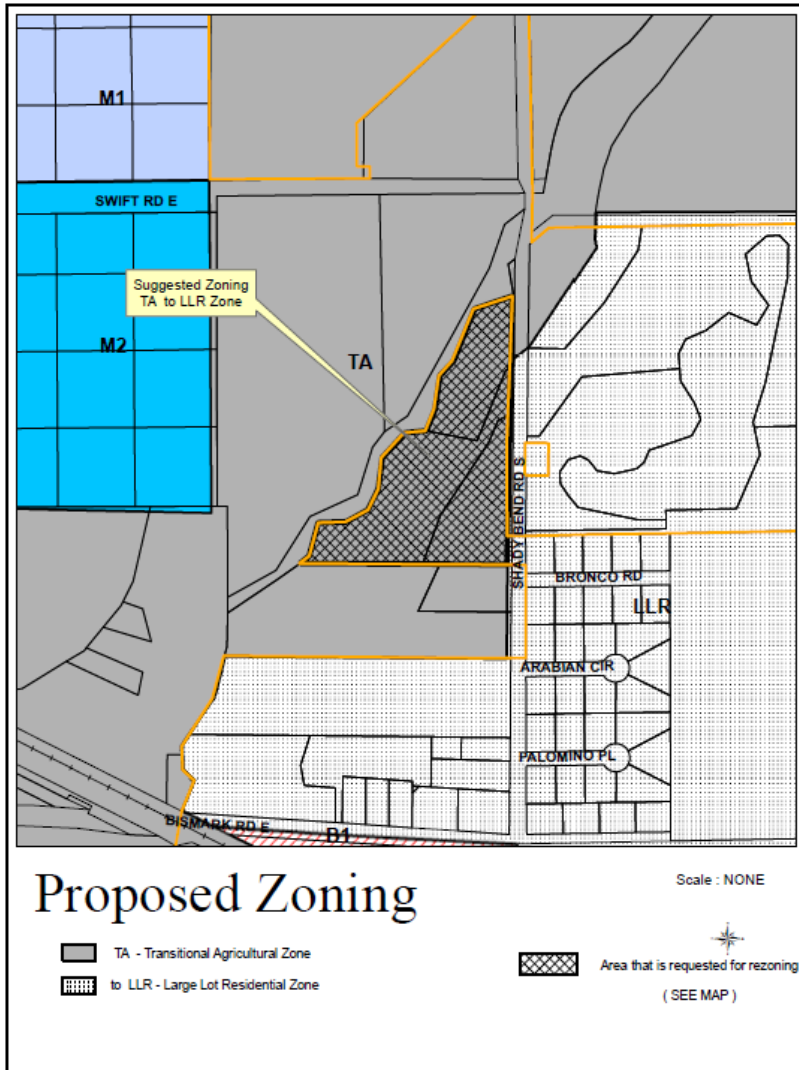


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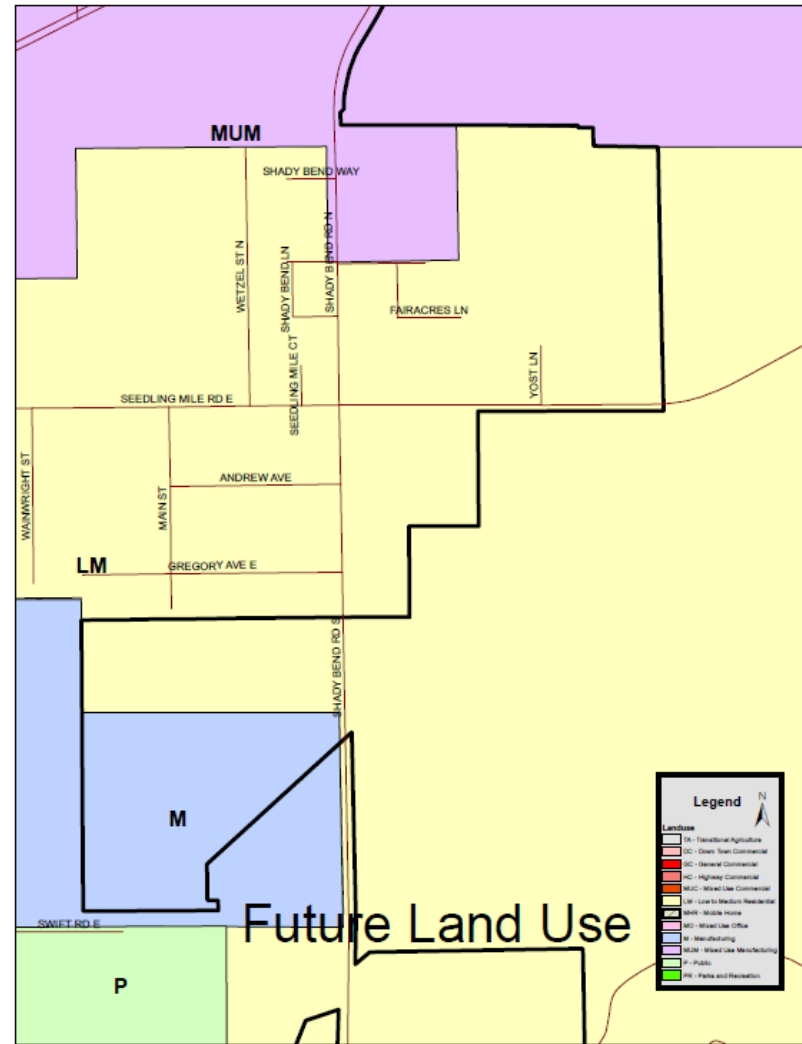
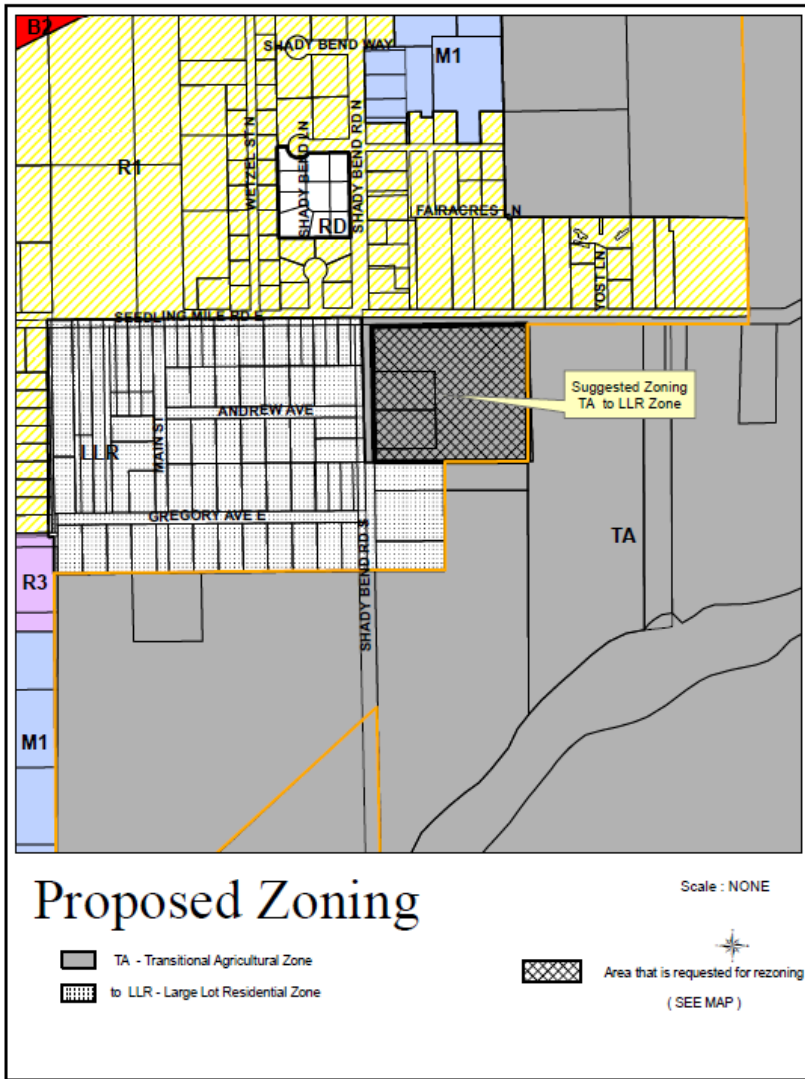




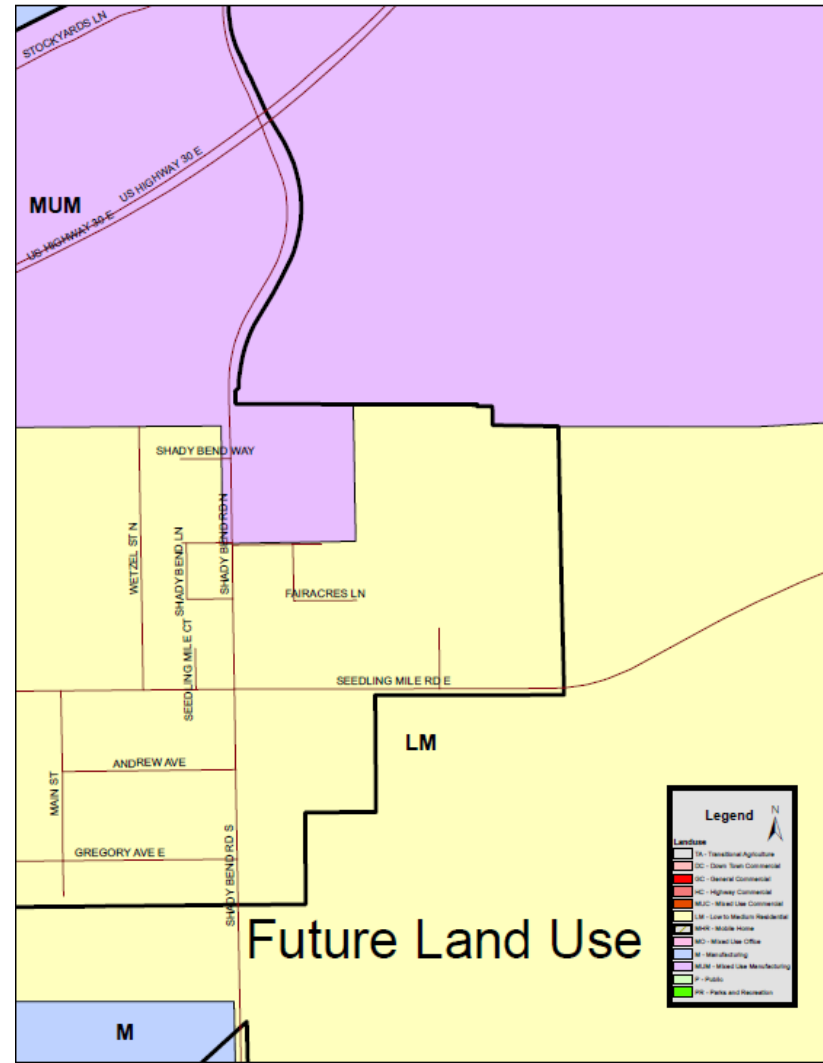
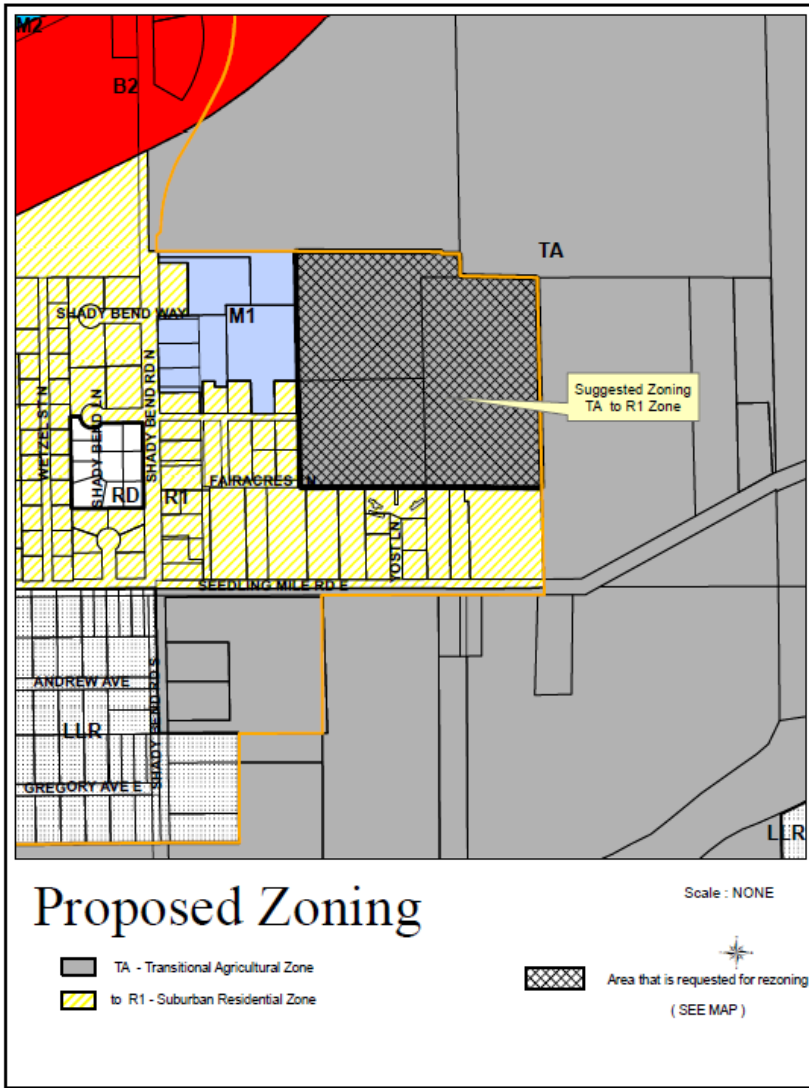
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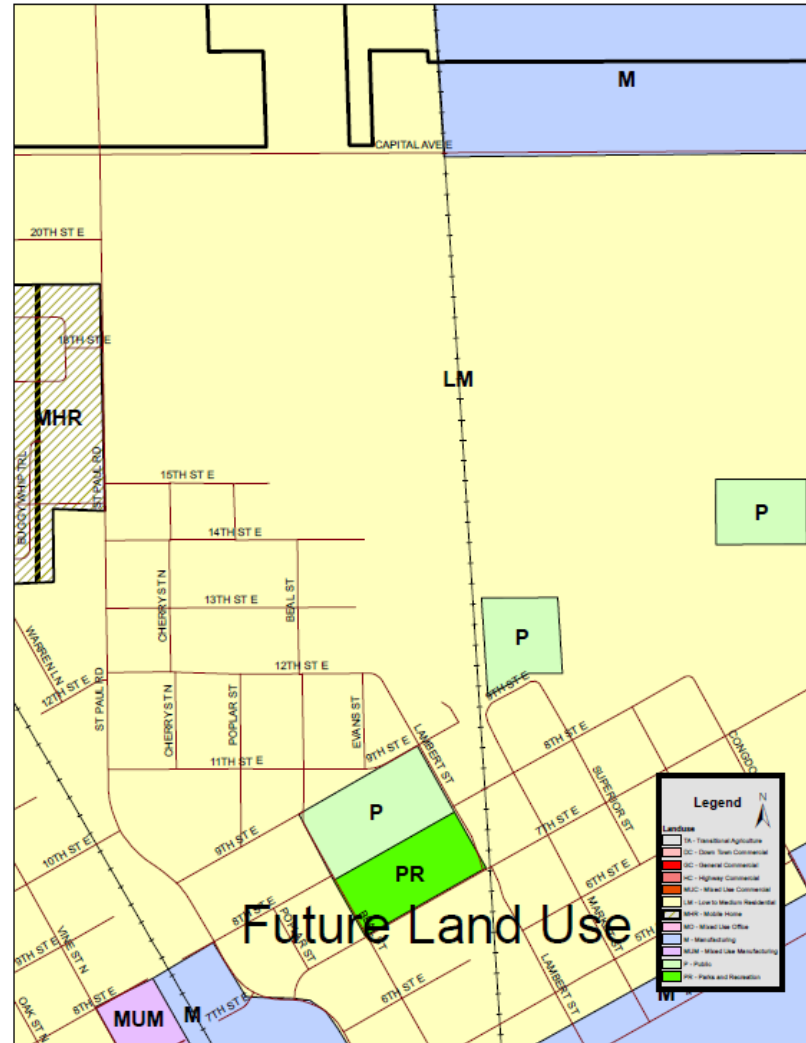
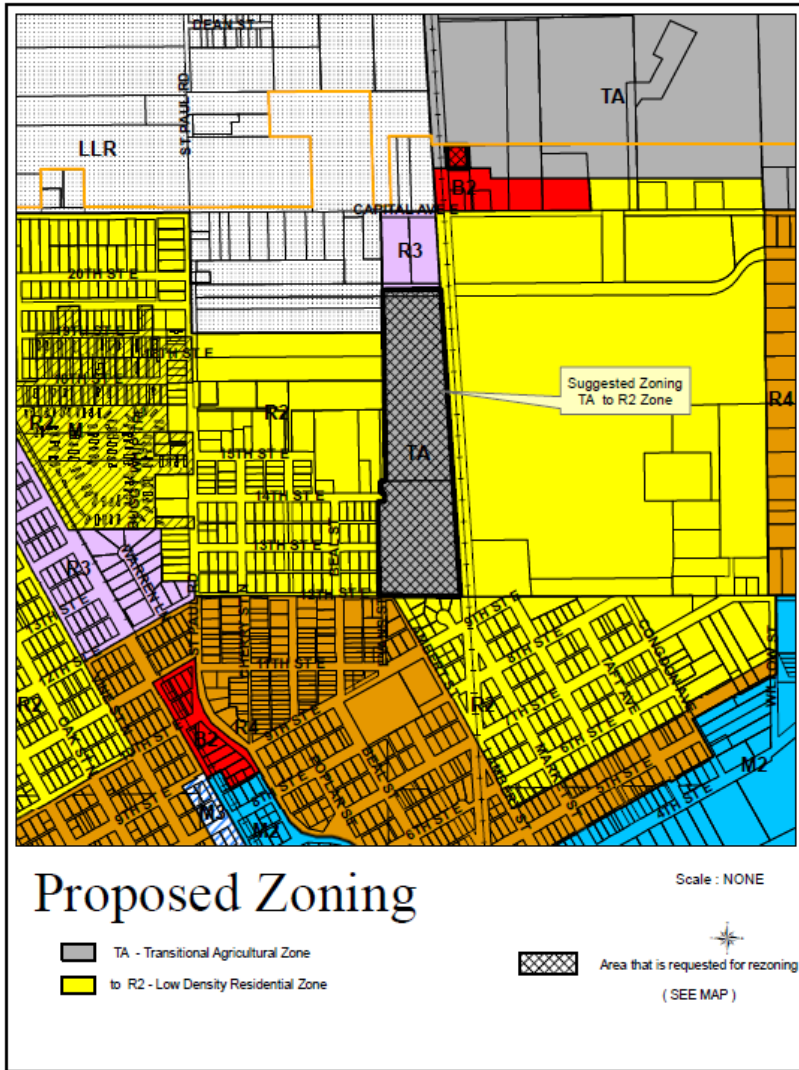
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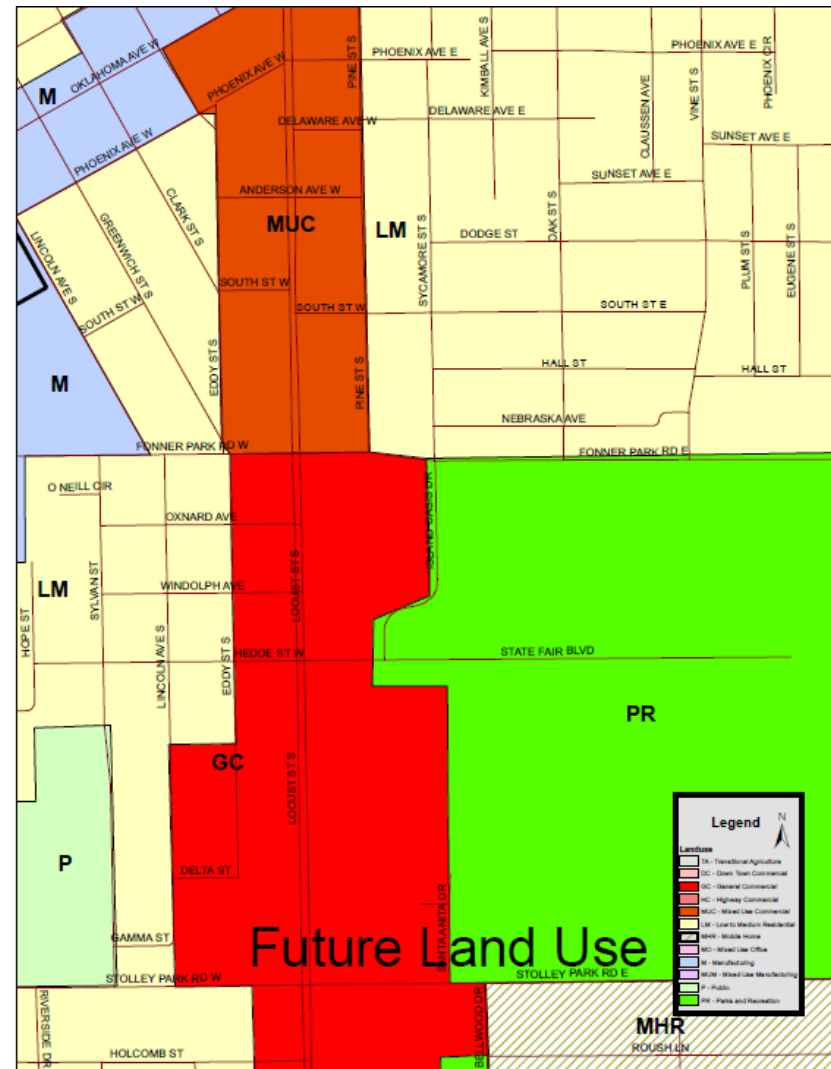
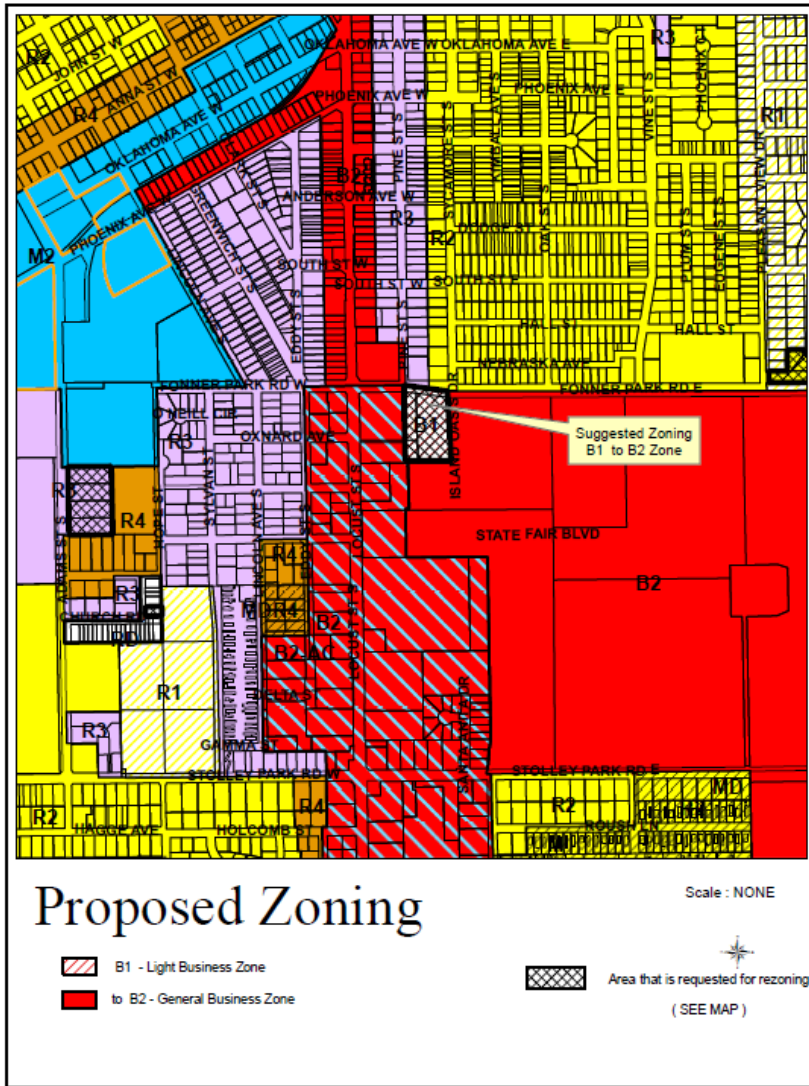
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Area 20

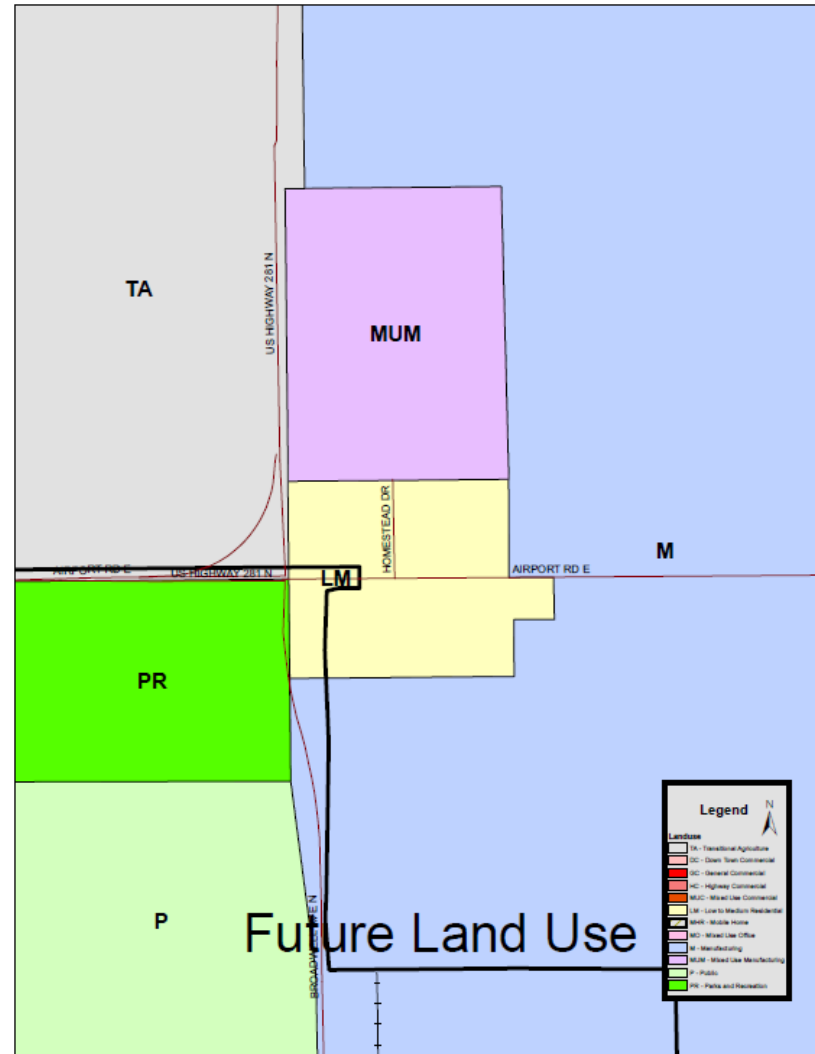
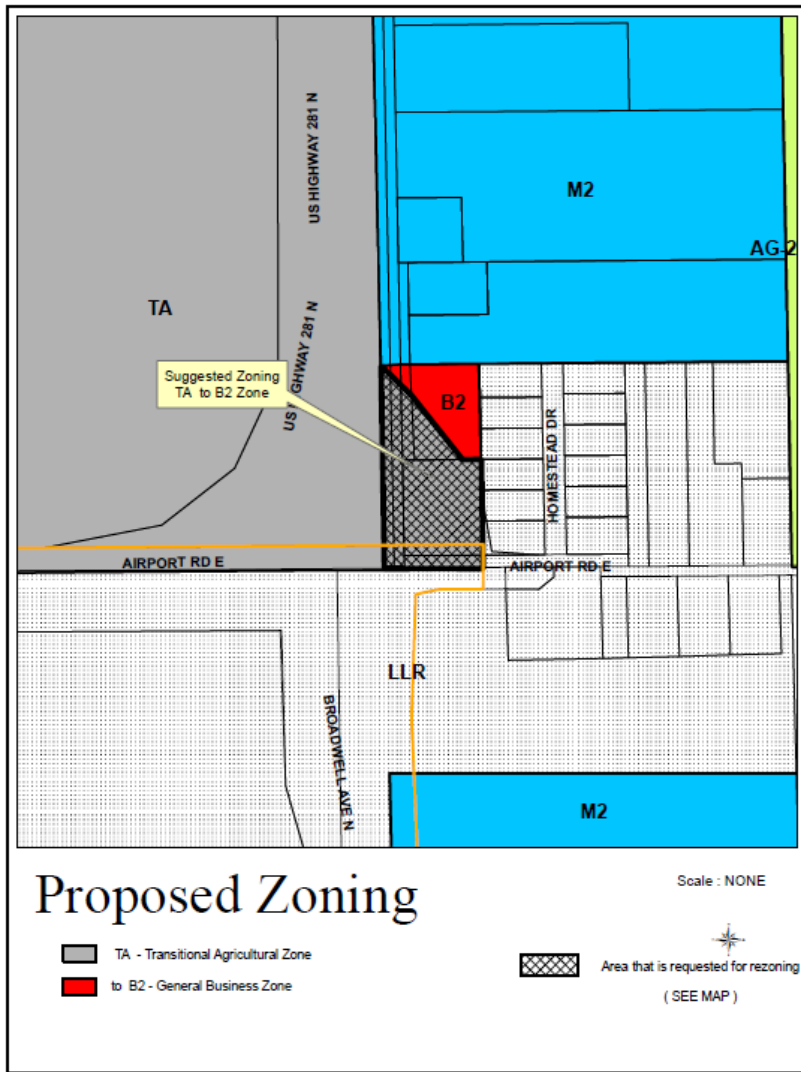


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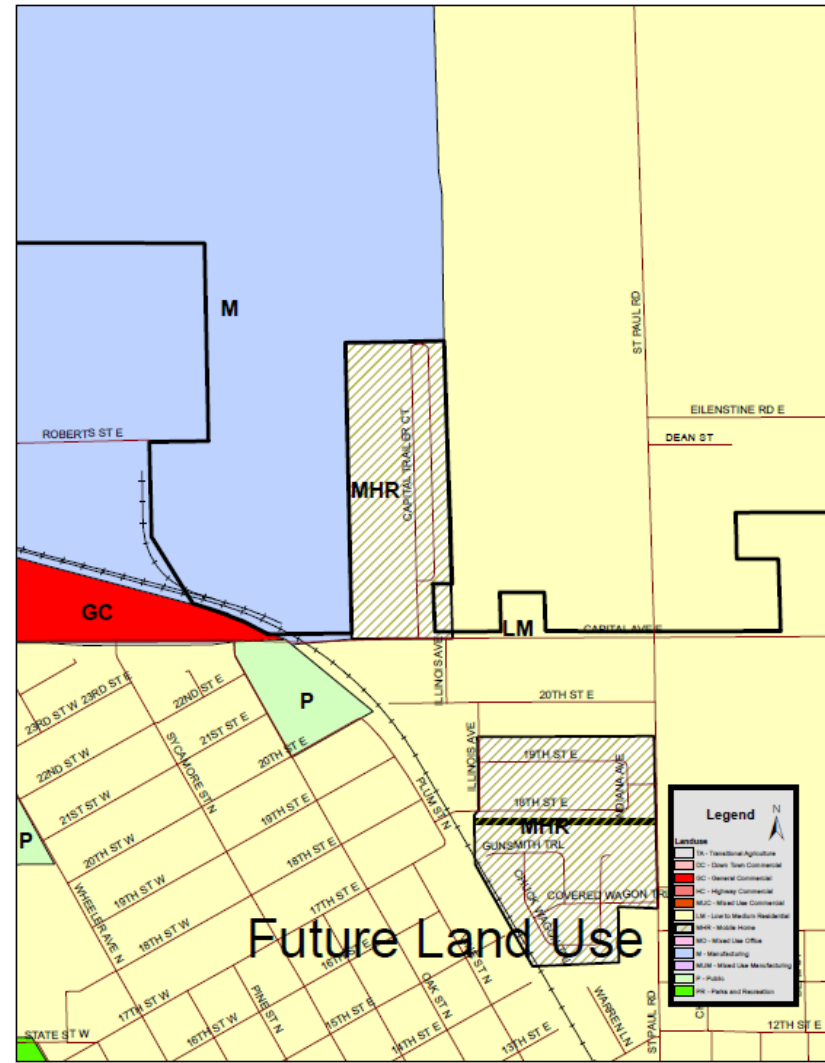
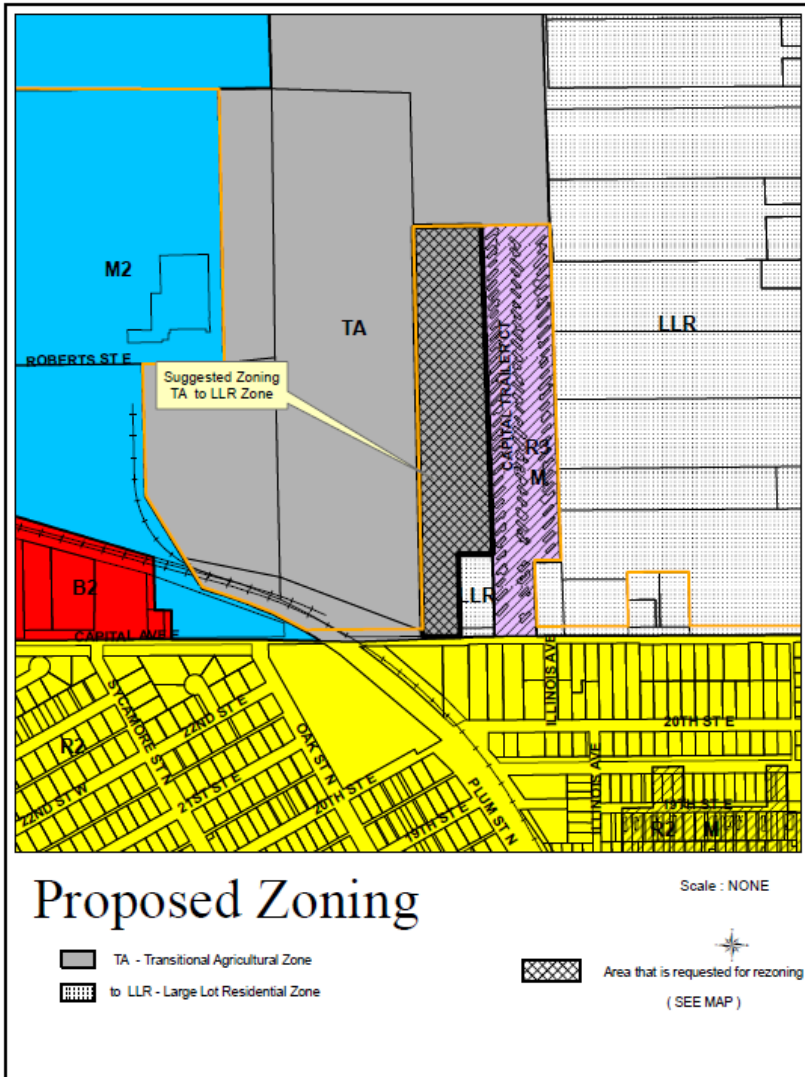




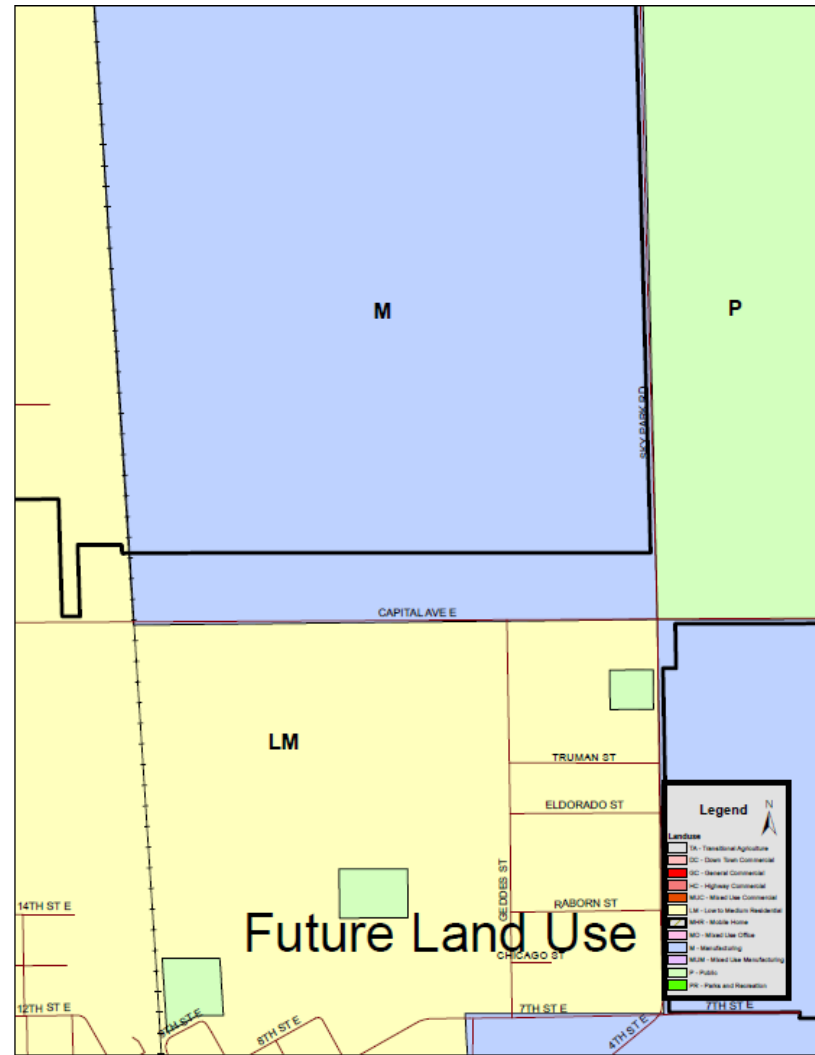
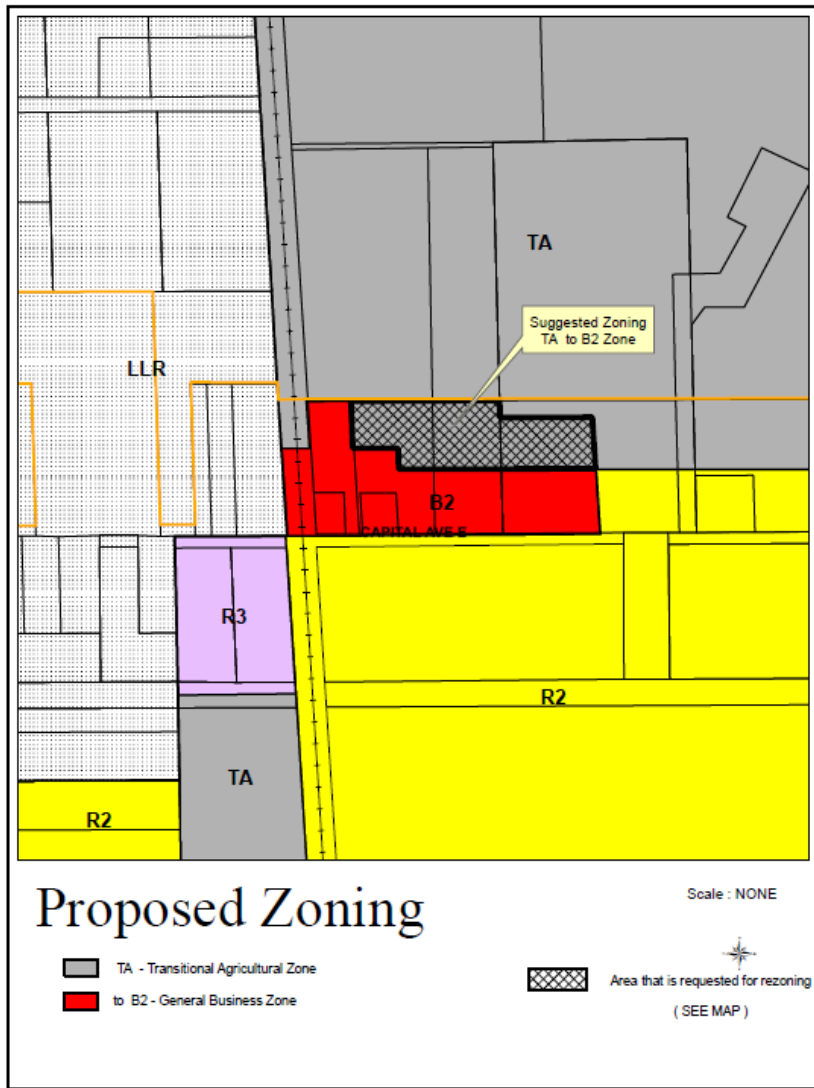
Area 22



Area 23

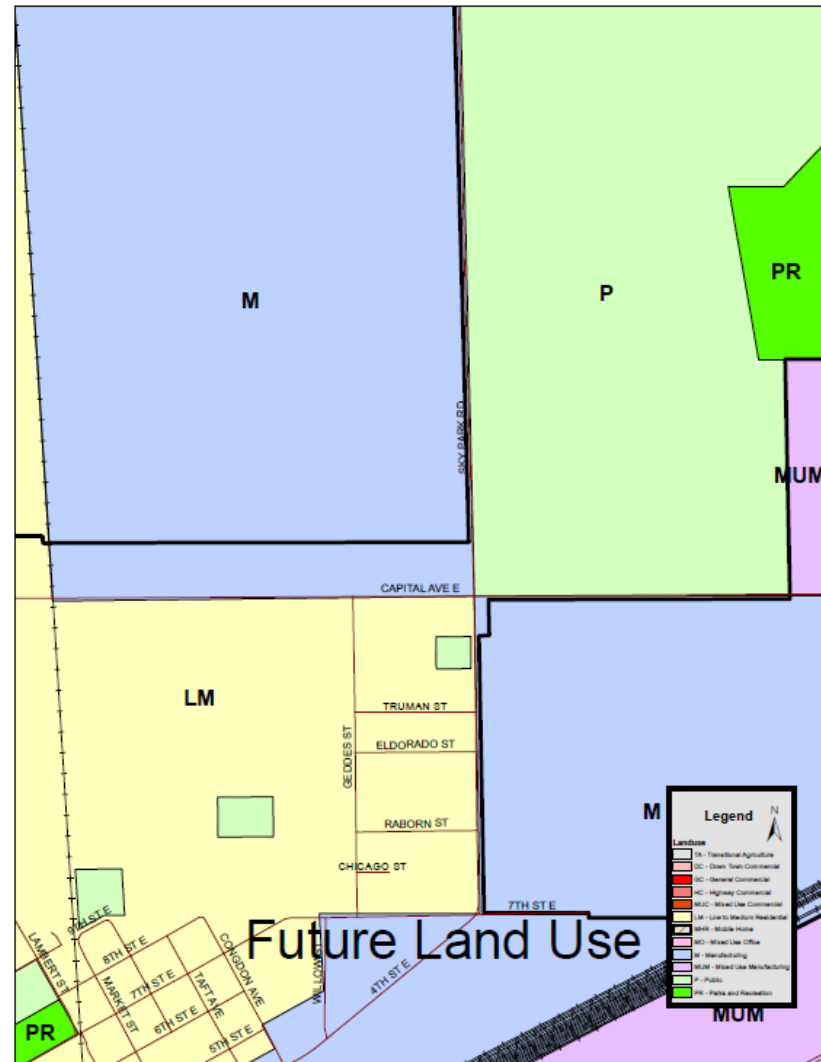
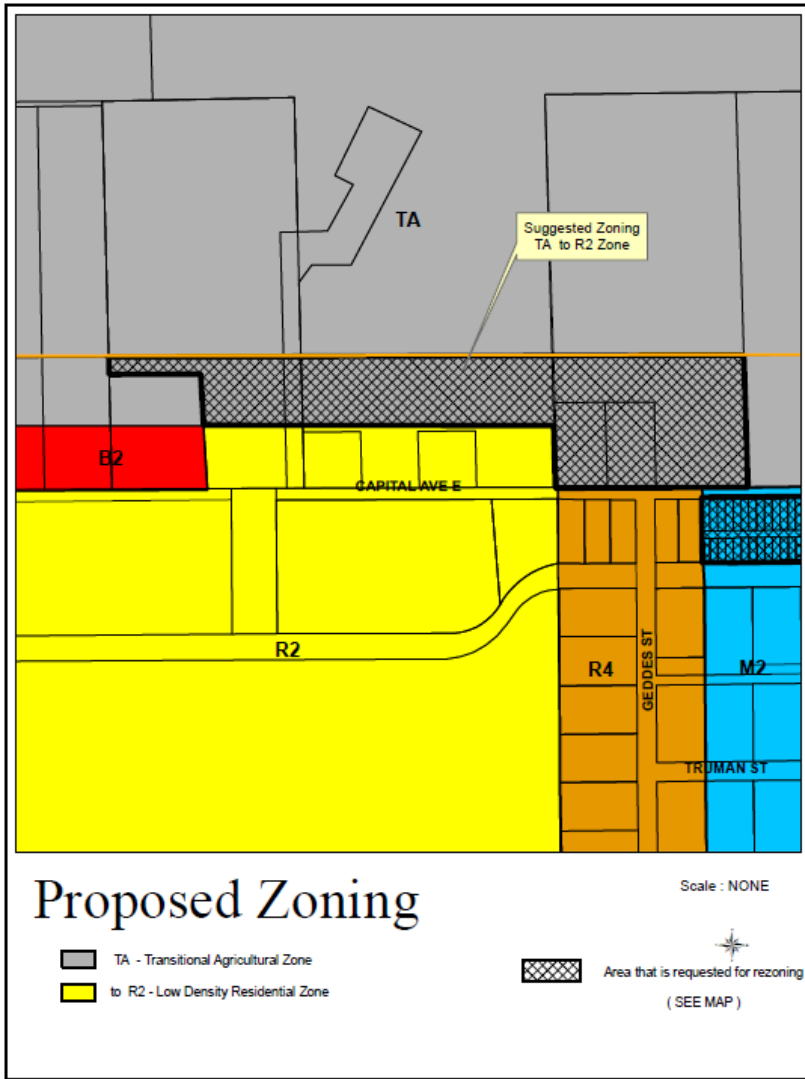


Area 24

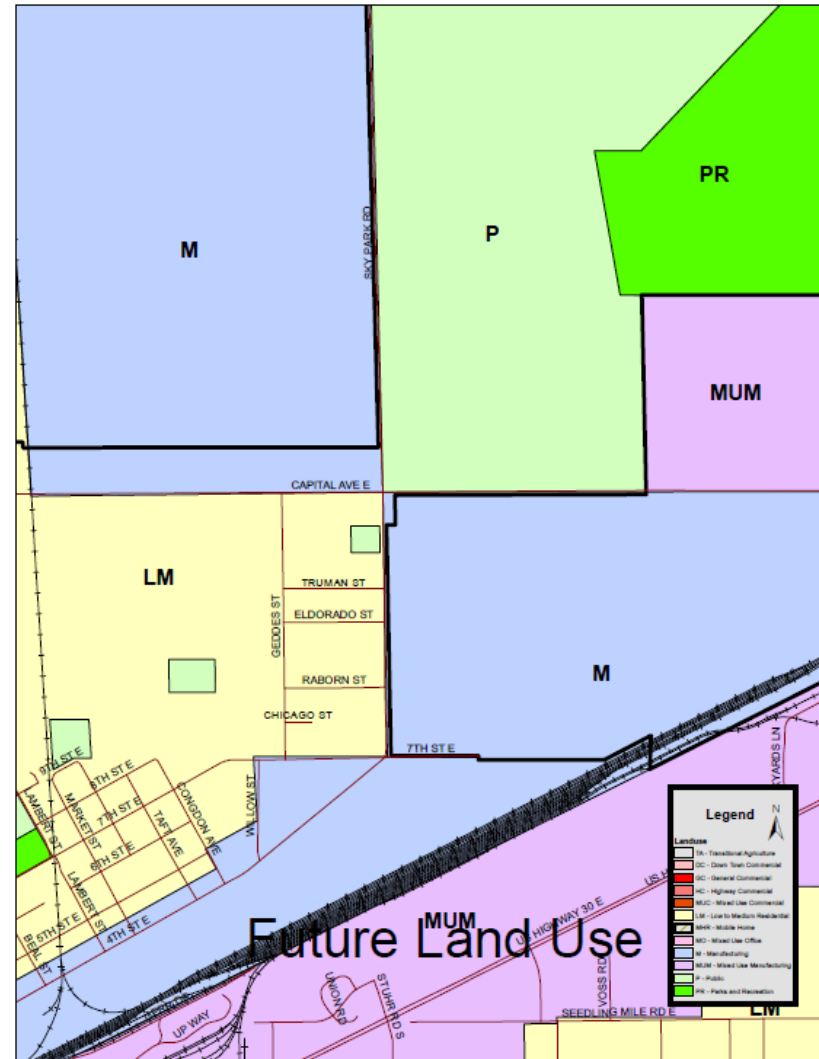
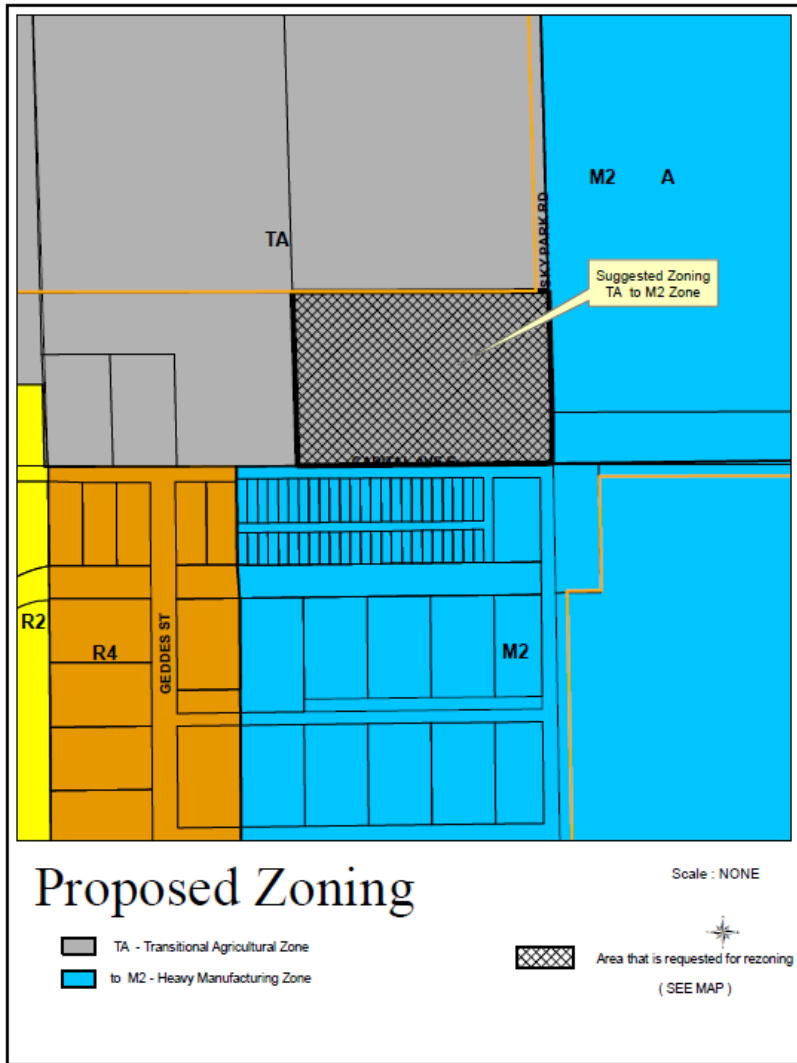




Area 25



Area 26



Zoning Map as Proposed for  
Adoption Effective February 15, 2016

