



# **Hall County Regional Planning Commission**

**Wednesday, February 7, 2018  
Regular Meeting**

## **Item F1**

### **Public Hearing - Adoption of the Grand Island Zoning Map**

Staff Contact: Chad Nabity

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING January 30, 2018

**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-11-2017GI)

#### PROPOSAL:

On January 24, 2016 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 December 31, 2016. 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.

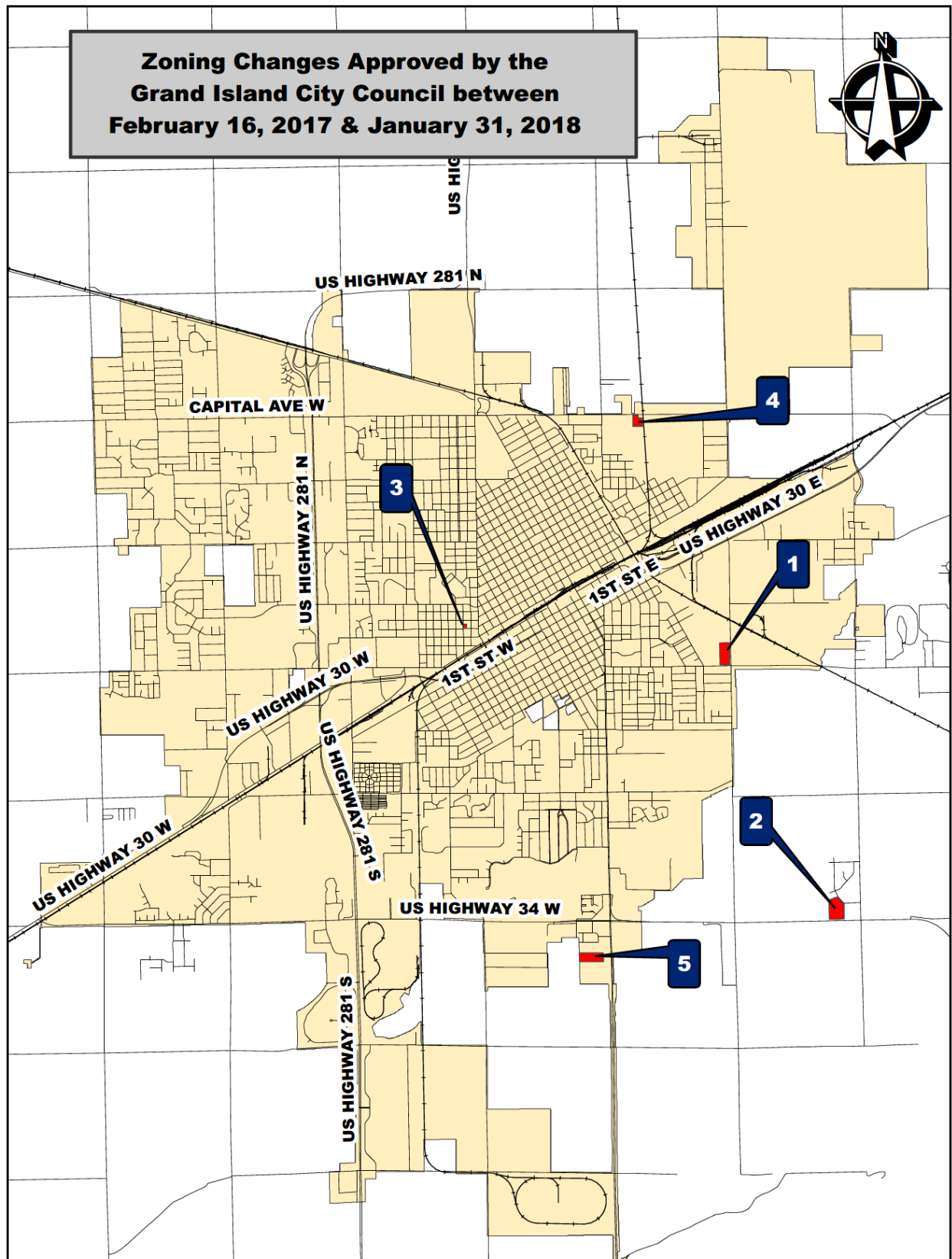
#### BACKGROUND:

##### ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since December 31, 2016.

<b>Id</b>	<b>Ord</b>	<b>Change</b>	<b>Legal</b>	<b>Case</b>	<b>File Date</b>
1	9643	R-2 to B-2	Lot 1, 2, Bohnart Sub.	C-29-2017GI	7/6/2017
2	9654	LLR to B-2	Lot 1, 2, Block 1 Meadow Lane 7th Sub.	C-33-2017GI	8/23/2017
3	9662	R-2 to R-3	Lot, 8, 9, 10, Block10, Parker & Barr's Sub.	C-03-2018GI	11/2/2017
4	9663	R-3 to R-3 SL	Lot 2, Block 0, Lassonde 2 <sup>nd</sup>	C-04-2018GI	10/4/2017
5	9664	LLR to B-2	Hwy 34 & Locust – JGMO	C-05-2018GI	10/12/2017

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

No areas were annexed into the City of Grand Island between December 31, 2016 and January 31, 2018.

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 staff is recommending the changes below for adoption as part of the new zoning map..

Staff is suggesting the 5 changes shown in the table below. 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 April 1, 2018. It is expected that the Grand Island City Council will consider approval of the map at their meeting on February 27, 2018.

### Proposed Zoning Changes

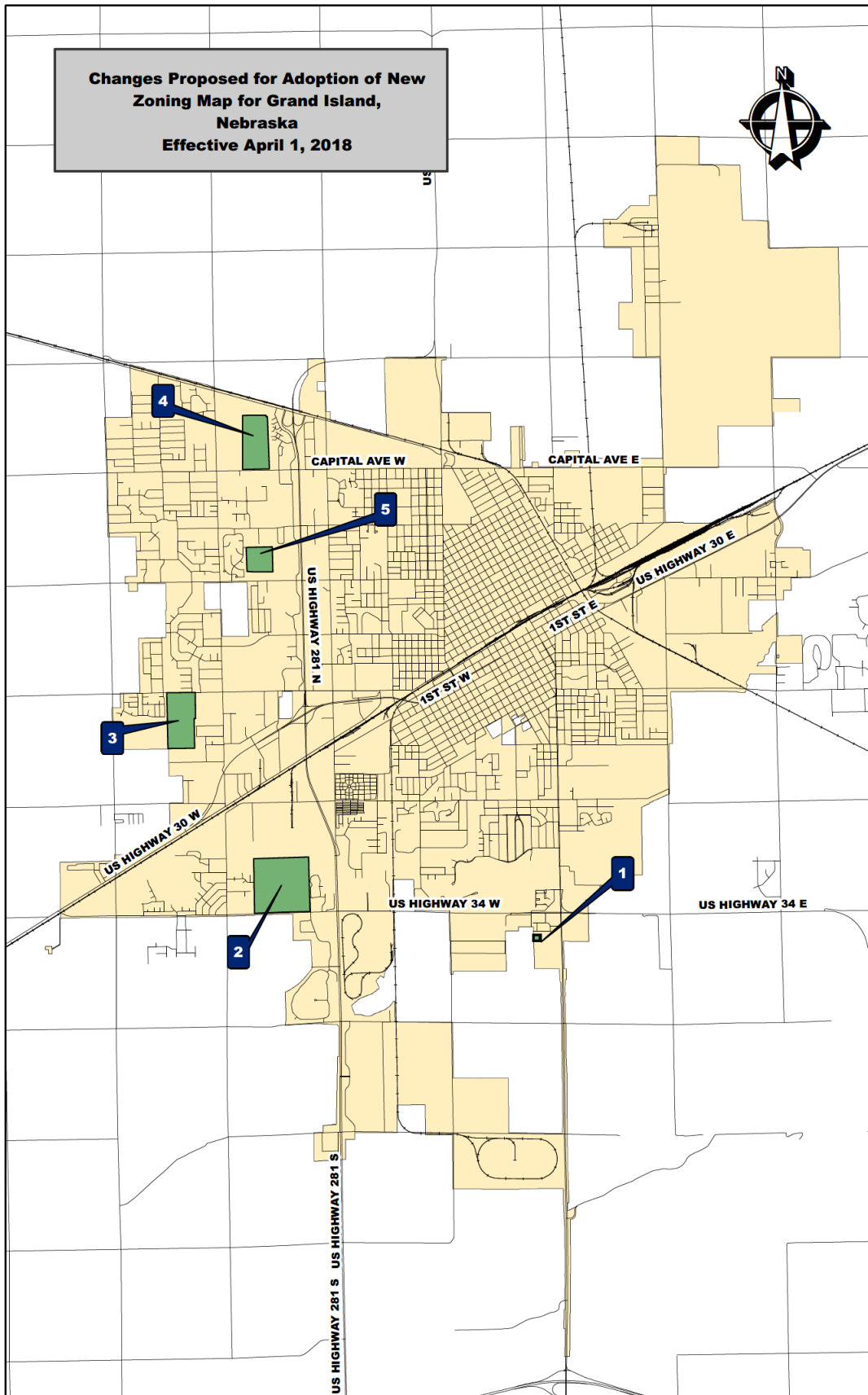
Area	Current Zoning	Proposed Zoning
1	LLR	B-2
2	TA	R-2
3	TA	R-2
4	R-4	R-2
5	R-4	R-2

## 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

**Changes Proposed for Adoption of New  
Zoning Map for Grand Island,  
Nebraska  
Effective April 1, 2018**



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