



Hall County Regional Planning Commission

Wednesday, November 7, 2018
Regular Meeting

Item F2

Public Hearing - Re-Adoption of Wood River Zoning Map

Staff Contact:

Agenda Item #5

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING
October 19, 2018**

SUBJECT: Concerning the re-adoption of the City of Wood River Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Wood River. (C-05-2019WR)

PROPOSAL:

The effective date of the last Wood River Zoning Map was July 31, 2007. The Wood River City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Wood River. Changes have been made to this map since that time including the annexation of property and rezoning property. The City of Wood River 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 Wood River City limits and 1 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 Wood River City Council since July 31, 2007 including proposed changes through October 31, 2018.

Id	DATE	ORDINANCE	CHANGE	LEGAL	CASE
1	6/6/2015	539	TA to I1	Wood River Industrial Park Subdivision	C-17-2015WR
2	8/2/2016	545	TA to BG and R6	Reeder Subdivision	C-25-2016WR
3	4/3/2018	556	AG to I2	Pt. of the N ½ of the NW ¼ of 25-10-12	C-12-2018WR

The changes shown on this chart are represented on the new version of the Wood River Zoning map. .

There were two additions to the City of Wood River that changed the city limits lines and/or impacted the extraterritorial jurisdiction of the City. The Wood River ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Wood River Comprehensive Plan. All additional property included in will be zoned consistent with its current use as shown on the attached map.

The following areas were approved for annexation by the Wood River City Council between July 31, 2007 and October 31, 2018.

ID	DATE	LEGAL	COMMENTS
1	7-8-2008	Thelen 3 rd Subdivision	South of Green Street between Lilley and Walnut
2	4-5-2016	Thelen 4th Subdivision	South of Wood River Road between Dodd Street and Hwy 11.
3	10-4-2016	Stacy Jo Subdivision	North of Green Street and west of East Street
	3-30-3018	Stacy Jo Second Subdivision	North of Green Street and west of East Street
	5-9-18	Part of the N ½ of the NW ¼ 19-10-11	South of Wood River road between Dodd and Walnut

The following annexations are under consideration and if completed will impact the 1 mile zoning jurisdiction as shown on this map.

ID	DATE	LEGAL	COMMENTS
1	11-7-2018	Tract 1 as defined in C-04-2019WR	South of Shultz Road east of 150 th Road and north of Cargill Second Subdivision
2	11-7-2018	Tract 2 as defined in C-04-2019WR	South of the UPRR Tracks and north of the south line of Nebraska Hwy 11 west of Walnut Street and east of Cargill Second Subdivision.

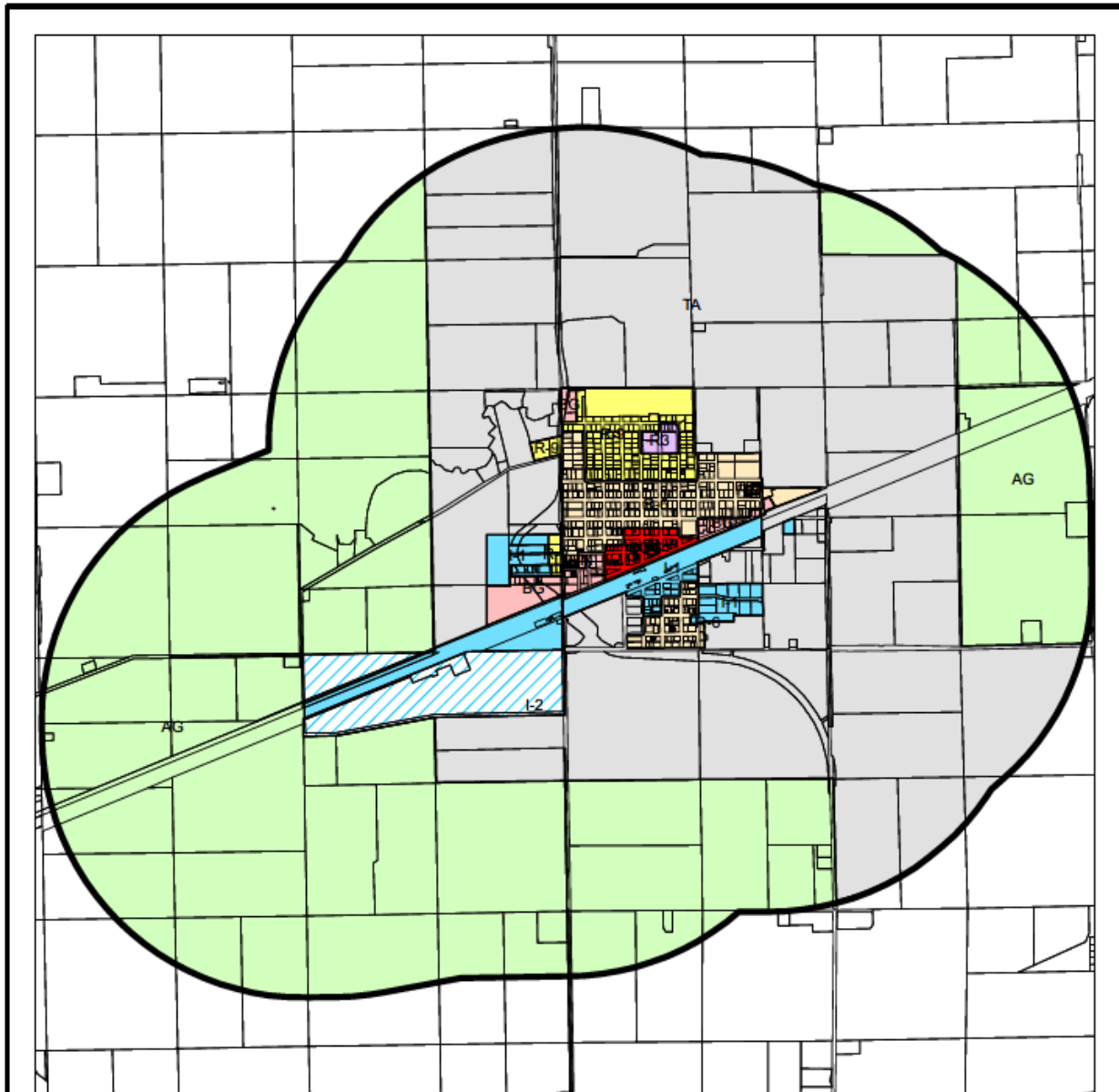
ANALYSIS

Staff is not recommending any changes to the Wood River Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. All of the changes mentioned herein have been previously approved by the Wood River 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 Wood River, the extents of the extraterritorial jurisdiction for the City of Wood River and the zoning of property within the jurisdiction of the City of Wood River.

RECOMMENDATION:

That the Regional Planning Commission recommends that the City Council of Wood River adopt this map as presented as the official Zoning Map for the City of Wood River.

_____ Chad Naby AICP, Planning Director



City of Wood River Zoning & One Mile Jurisdiction Map

Scale: NONE
For Illustration Purposes

Legend

- | | |
|-------------------------------------|-----------------------------------|
| Wood River Jurisdiction | R-3-High Density Residential Zone |
| AG-Agriculture Zone | CBG-Central General Business Zone |
| TA-Transitional Agriculture Zone | BG-General Business Zone |
| R-9-Low Density Residential Zone | I-1-Light Industrial Zone |
| R-6-Medium Density Residential Zone | I-2-Heavy Industrial Zone |



THE REGIONAL PLANNING COMMISSION of Holt County, Grand Island, Wood River and the Villages of Afton, Cairo and Dorphan, Nebraska



City of Wood River Zoning & One Mile Jurisdiction Map

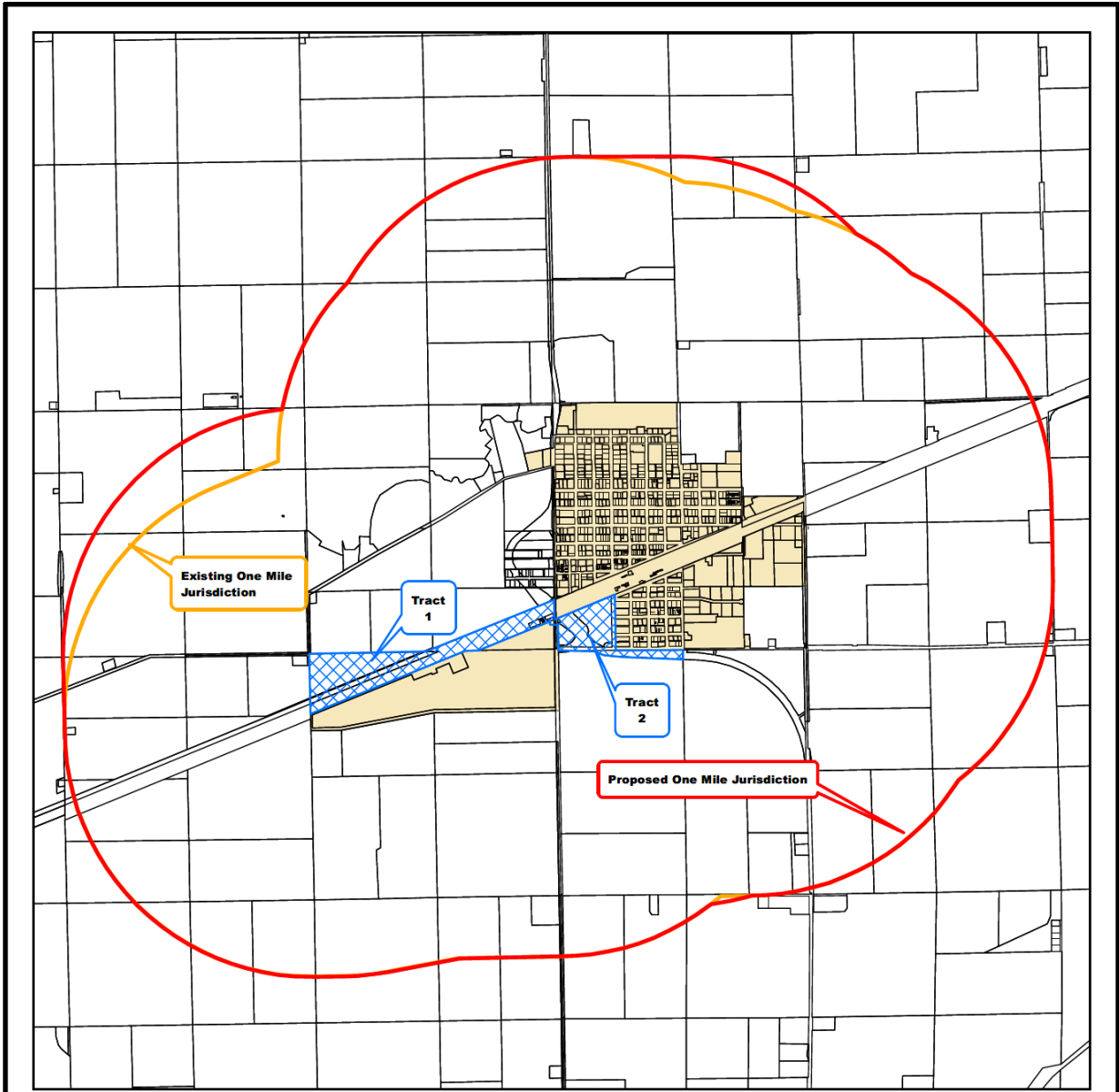
Legend

- | | |
|-------------------------------------|-----------------------------------|
| Wood River Proposed Jurisdiction | R3-High Density Residential Zone |
| AG-Agriculture Zone | CBG-Central General Business Zone |
| TA-Transitional Agriculture Zone | BG-General Business Zone |
| R-9-Low Density Residential Zone | I-1-Light Industrial Zone |
| R-6-Medium Density Residential Zone | I-2-Heavy Industrial Zone |

Scale:NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Albia, Cairo and Doniphan, Nebraska



City of Wood River Zoning & One Mile Jurisdiction Map

Legend

- Wood River Proposed Jurisdiction
- Existing City Limits
- Wood River Existing Jurisdiction
- Proposed Annexation

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Aida, Cairo and Dorphan, Nebraska