



City of Grand Island

Tuesday, February 27, 2018

Council Session

Item E-5

Public Hearing on Adoption of the Grand Island Zoning Map

Council action will take place under Ordinances item F-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 27, 2018

Subject: Re-adoption City of Grand Island Zoning Map (C-11-2018GI)

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 February 7, 2018, the above item was considered following a public hearing.

On January 24, 2018 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 December 31, 2016.

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 motion was made by Randone and seconded by Rainforth to recommend approval to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System.

The motion carried with seven members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio and Randone) 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 December 31, 2016.

Id	Ord	Change	Legal	Case	File Date
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 nd	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.

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

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.

Alternatives

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

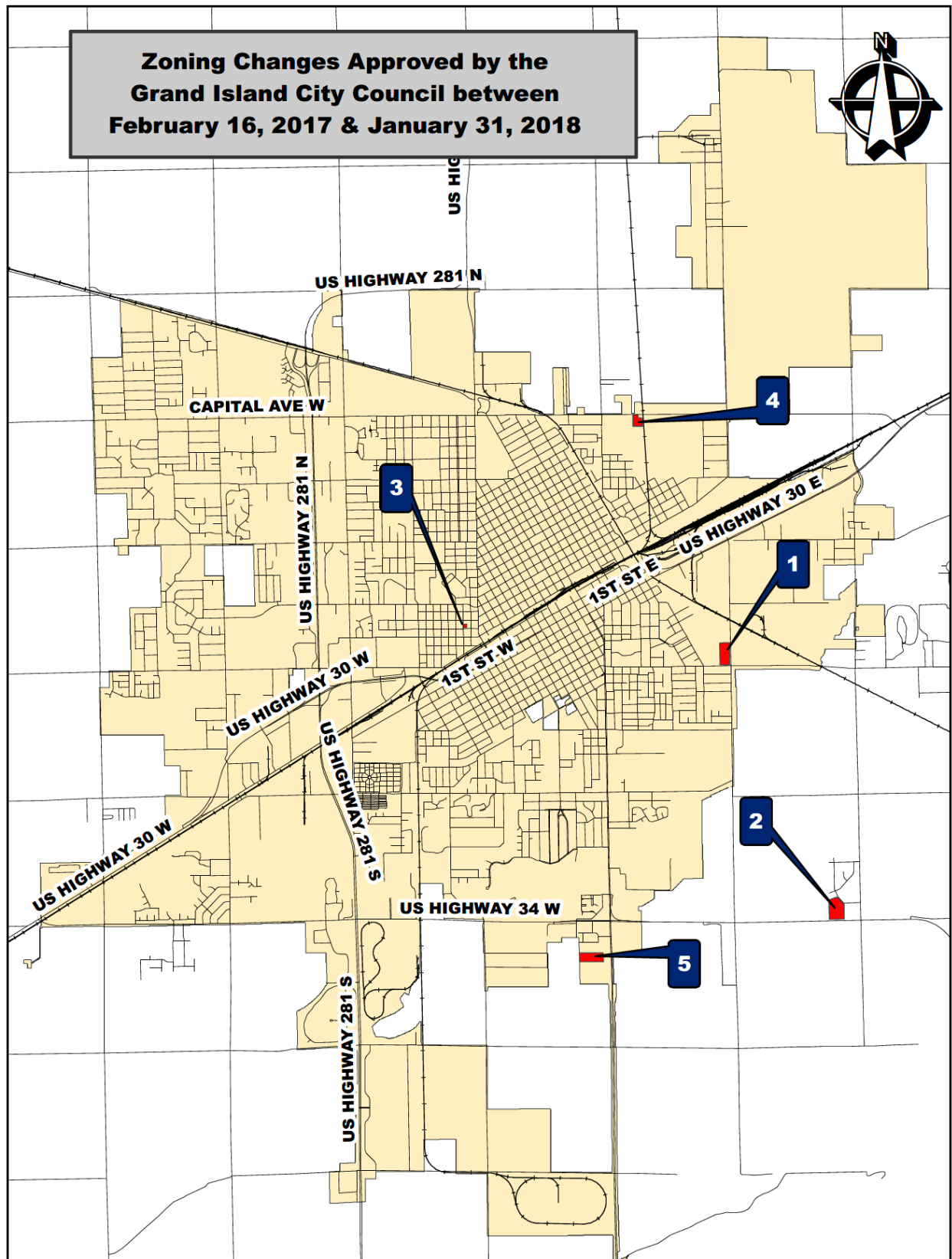
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

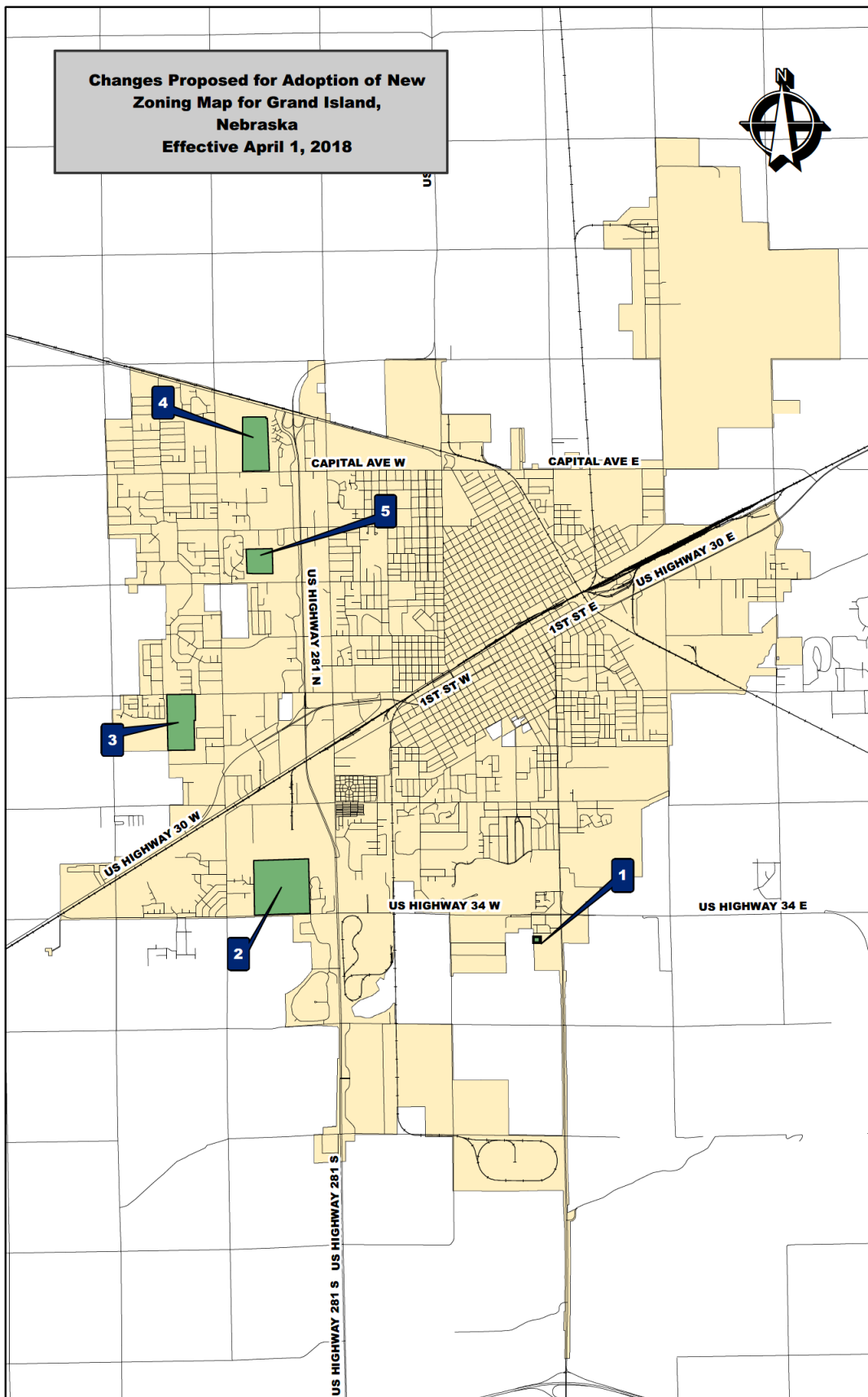
Recommendation

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

Sample Motion

Move to approve as recommended.





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

