



City of Grand Island

Tuesday, June 11, 2019

Council Session

Item E-1

Public Hearing on Re-Adoption of the Grand Island Zoning Map

Council action will take place under Ordinances item F-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 11, 2019

Subject: Re-adoption City of Grand Island Zoning Map (C-23-2019GI)

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 May 1, 2019, the above item was considered following a public hearing.

Nabity explained that periodically the Grand Island zoning map is re-adopted incorporating all the changes that have been made since time it was adopted. The last time it was adopted was February 2018. The proposal is to send it to council in June meeting so it will be adopted and effective in July 1, 2019. All of annexations that are currently under way will be included which are: Lewis Acres on Hwy 281 and Wildwood Road, Part of the Veteran's Home property (immediately to the west of Eagle Scout Lake), Hanover Subdivision, Hanover Second Subdivision, Rowe's Second Subdivision, Knuth Subdivision, Gard Subdivision, Reif Acres Subdivision. All zoning changes adopted since the last map was adopted will be included. One change to be proposed to be incorporated to this map is to change the Rhoades Subdivision from R-3 and R-2 to R-2.

O'Neill closed the public hearing.

A motion was made by Monter and second by Nelson to adopt the proposed changes to the Grand Island Zoning Map.

The motion was carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

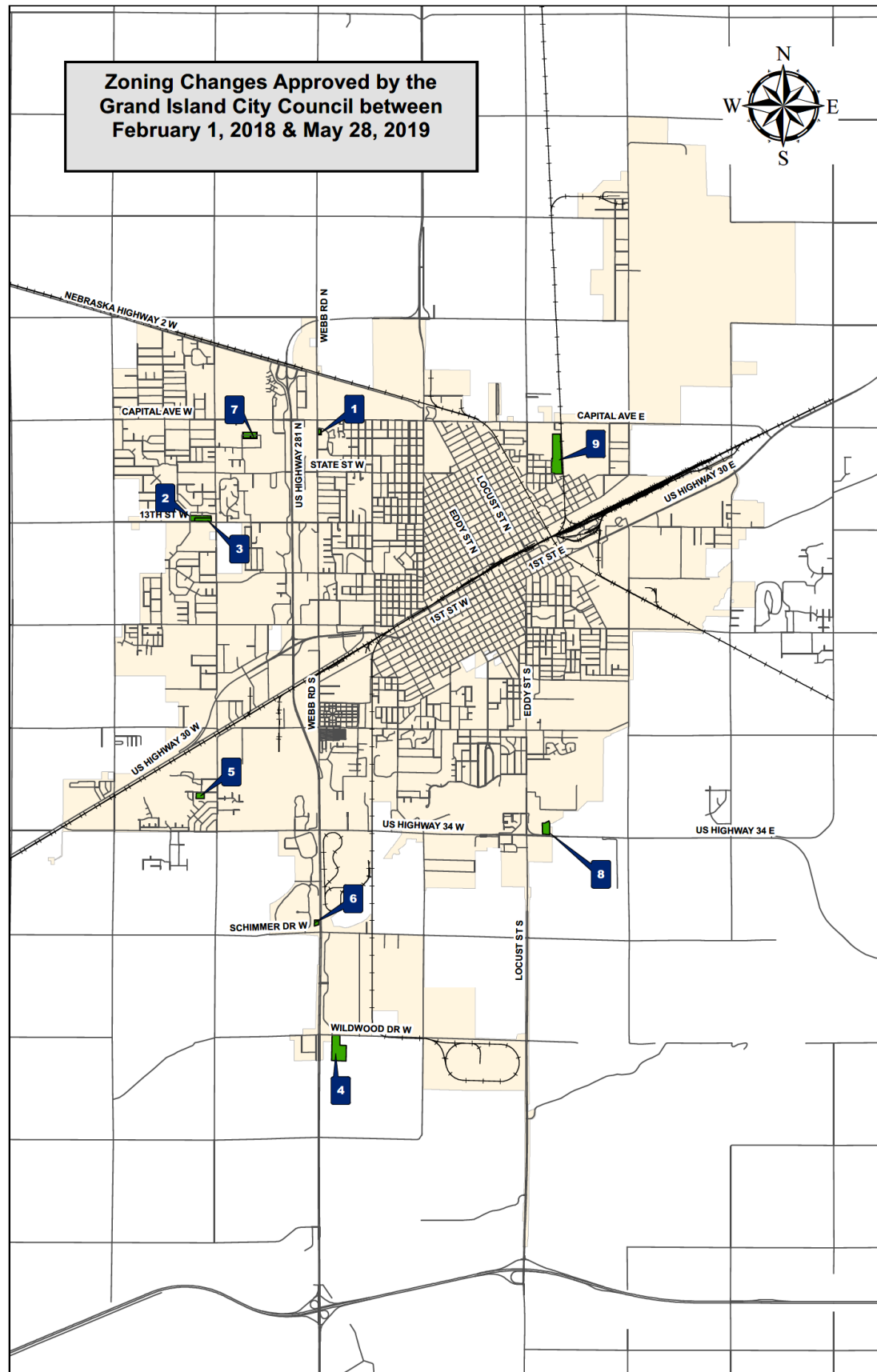
BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since January 31, 2018. This does include changes anticipated through May 31, 2019 if those are not approved by Council they will be removed prior to adoption of this map in June of 2019.

ID	Ord	Change	Legal	Case
1	9684	CD Zone to Amended CD Zone	Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision	C-16-2018GI
2	9719	R1 Zone to R2 Zone	B & M Estates Subdivision Lot 2	C-09-2019GI
3	9719	R1 Zone to R3 Zone	B & M Estates Subdivision Lot 2	C-09-2019GI
4	9726	TA Zone to B2 Zone	A portion of the NW ¼ of the NW ¼ of 8-10-9	C-18-2019GI
5	9711	RD Zone to Amended RD Zone	Lot 1 Block 3 of Good Samaritan Subdivision	C-09-2019GI
6	9727	RD Zone to RO Zone	Ponderosa Lake Estates Fourth Sub Outlot C- 1	C-19-2019GI
7	9707	R4 Zone to R2 Zone	A Tract Of Land Consisting Of Part Of The Northwest Quarter (NW 1/4) Of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West Of The 6th P.M.	C-29-2018GI
8	9724	RD Zone to Amended RD Zone	Talon Apartments Subdivision	C-14-2019GI
9	9705	LLR & R2 Zones to R3-SL Zone	The Orchard Subdivision	C-24-2018GI

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

A total of 8 areas (275.73 Acres) were annexed into the City of Grand Island between January 31, 2018 and May 31, 2019. It is anticipated that the third reading of the annexation ordinances for the 3 areas dated 5/28/2019, all voluntary annexations, will be completed at the May 28, 2019 meeting. This map will not be adopted until the June 11 council meeting with an effective date of July 1, 2019

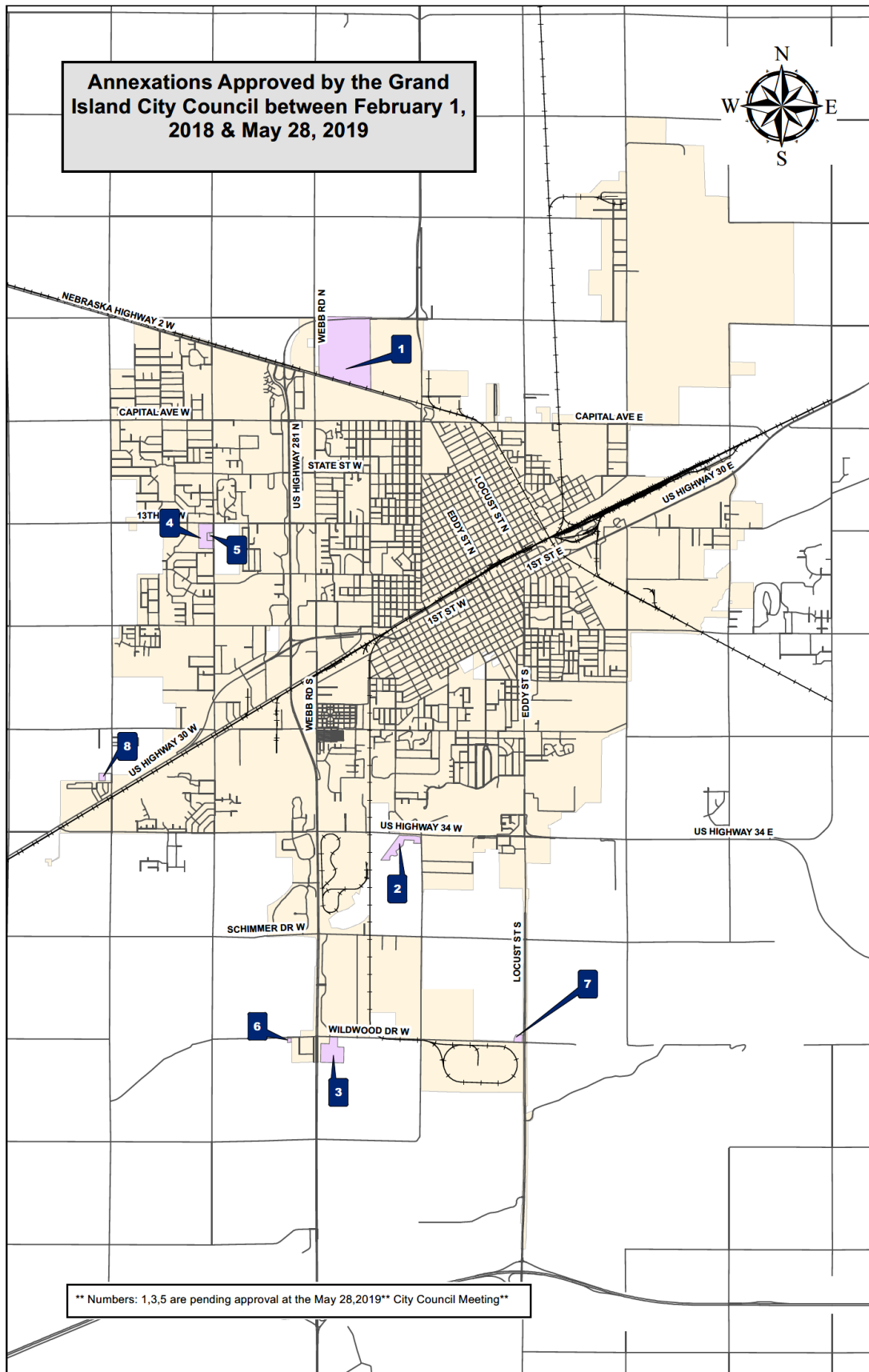
Id	Ord	Date	Location
1	9730	05/28/2019	City of Grand Island Property
2	9680	3/27/2018	Gard Subdivision
3	9728	05/28/2019	GIAEDC(Lewis Greenscape) - Lewis Acres Subdivision
4	9686	6/26/2018	Hanover 3rd Subdivision
5	9729	05/28/2019	Huff Properties - Hanover 2nd Subdivision Lot 2
6	9692	7/24/2018	Knuth Acres Subdivision
7	9691	7/24/2018	Rief Acres
8	9715	12/18/2018	Rowe 2nd Subdivision

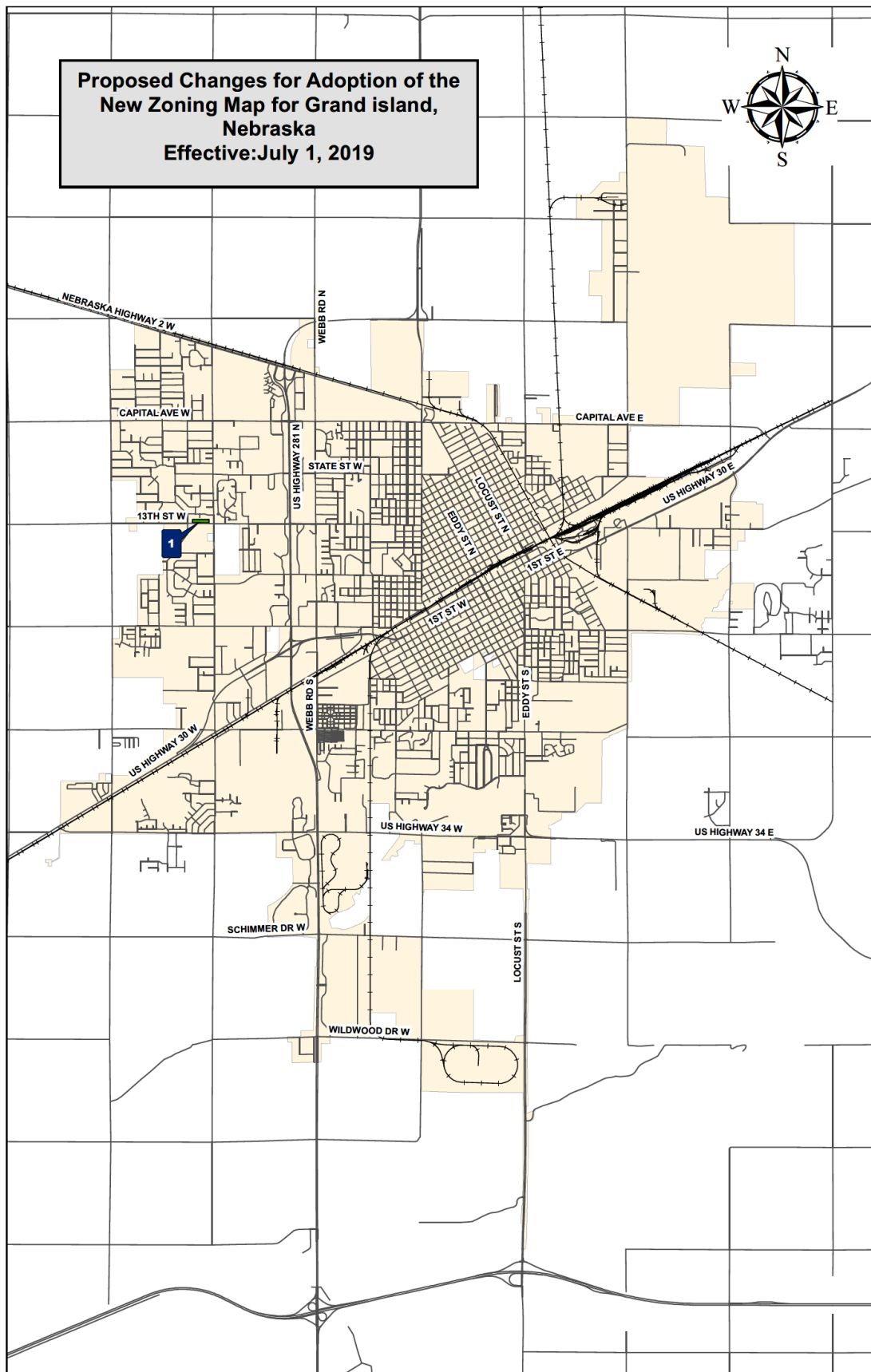
No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

OTHER PROPOSED CHANGES

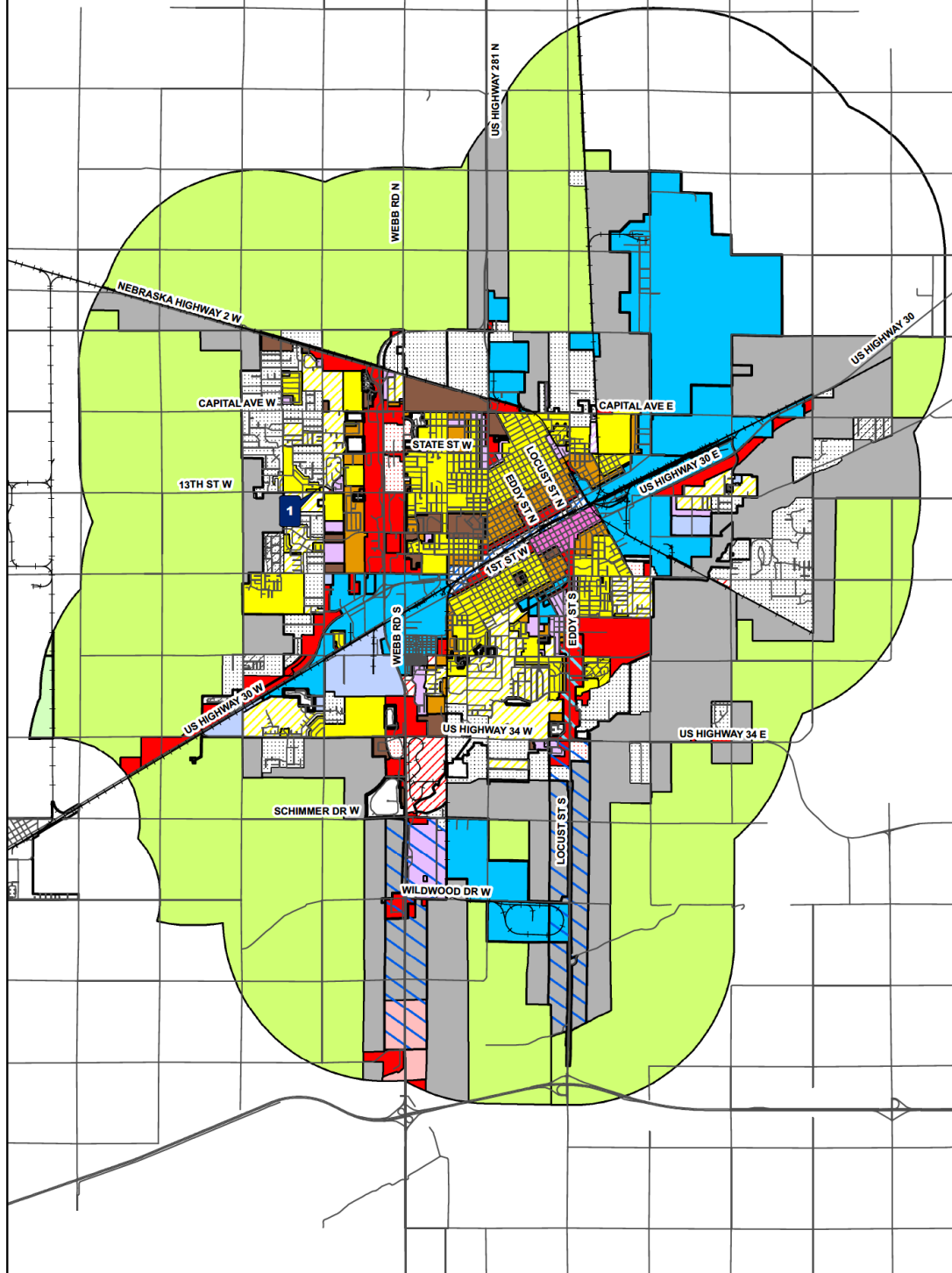
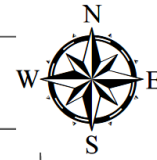
Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the one change to rezone all of Rhoads Subdivision from a mix of R2 and R3 to R2. The original proposal for the subdivision would have had a street separating the R2 and R3 zoning. That was modified with the approved subdivision and some lots have both R2 and R3 zoning this will make the zoning consistent across the subdivision.. 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.





**Proposed Changes for Adoption of the
New Zoning Map for Grand Island,
Nebraska
Effective: July 1, 2019**



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 July 1, 2019.

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

Motion to approve as recommended.