



City of Grand Island

Tuesday, December 22, 2020

Council Session

Item E-4

Public Hearing on Re-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: Chad Naby AICP, Regional Planning Director

Meeting: December 22, 2020

Subject: Re-adoption City of Grand Island Zoning Map (C-04-2021GI)

Presenter(s): Chad Naby 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 December 2, 2020, the above item was considered following a public hearing.

Naby explained a proposal to re-adopt the City of Grand Island Zoning map is brought forward every 18 months or 2 years. 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. Naby detailed the changes that had been approved since the last re-adoption both zoning and annexations as included in the staff report and described the other changes that staff is recommending as included in the staff report.

A motion was made by Ruge and second by Randone to approve to re-adopt the City of Grand Island Zoning map with proposed changes.

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

BACKGROUND:

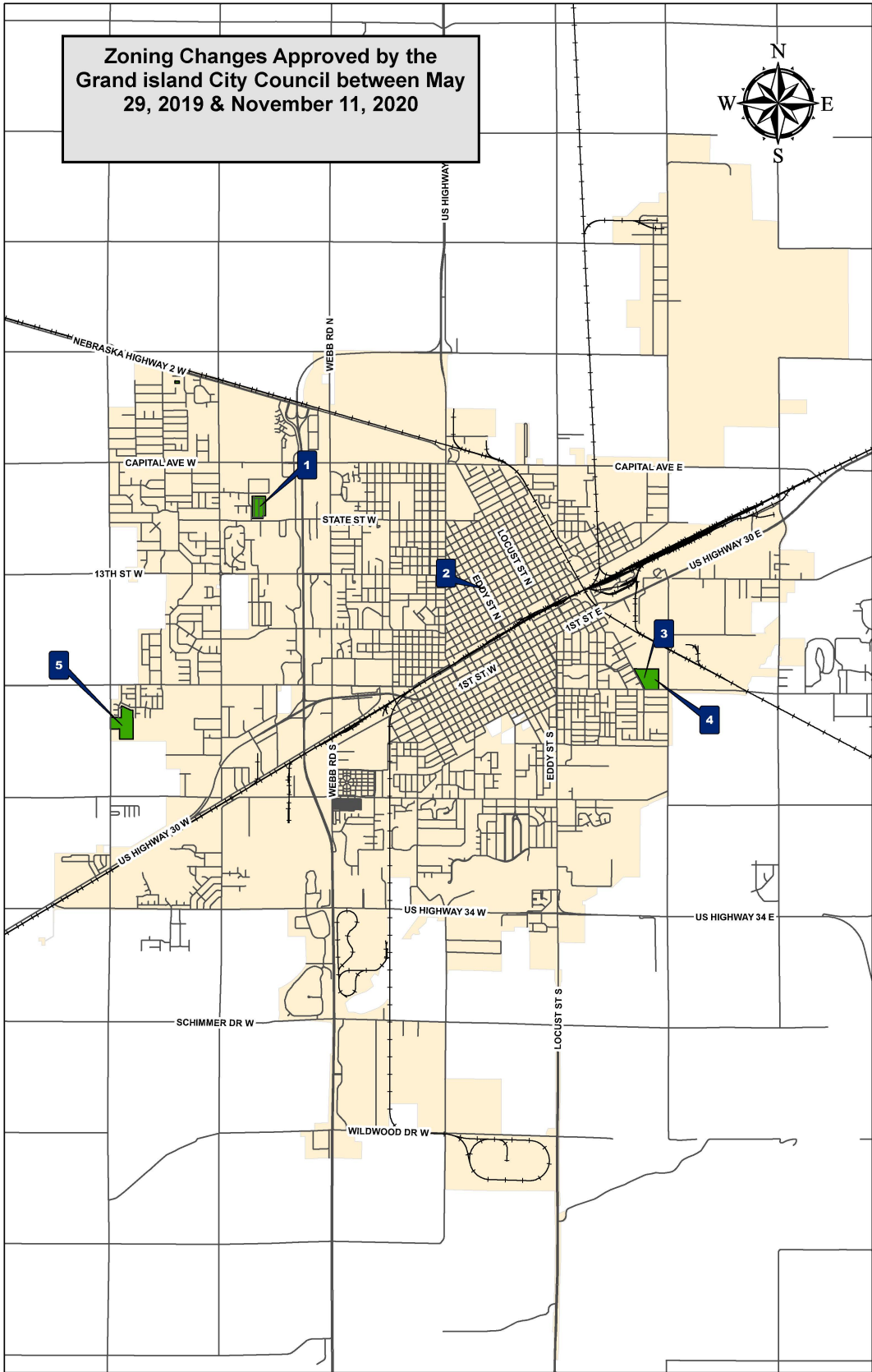
ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since May 31, 2019.

ID	Ord	Change	Legal	Case
1	9742	RD Zone to Amended RD Zone	Autumn Park Third Subdivision.	C-28-2019GI
2	9751	R4 Zone to B2 Zone	Lot five (5) of H.G. Clark's Addition to the City of Grand island. Hall County, Nebraska.	C-02-2020GI
3	9760	CD Zone to Amended CD Zone	A portion of Lot 1 Super Bowl Subdivision in the City of Grand Island in Hall County, Nebraska	C-06-2020GI
4	9770	RD Zone to Amended RD Zone	Lot 3 of Nikodym Subdivision in the City of Grand Island in Hall County, Nebraska	C-15-2020GI
5	9789	R2 Zone to R3-SL Zone	Part of the NW ¼ of Section23, Township 11 North, Range 10 West of the 6th P.M in Hall County Nebraska (Copper Creek)	C-21-2020GI

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.

Zoning Changes Approved by the Grand Island City Council between May 29, 2019 & November 11, 2020



ANNEXATIONS

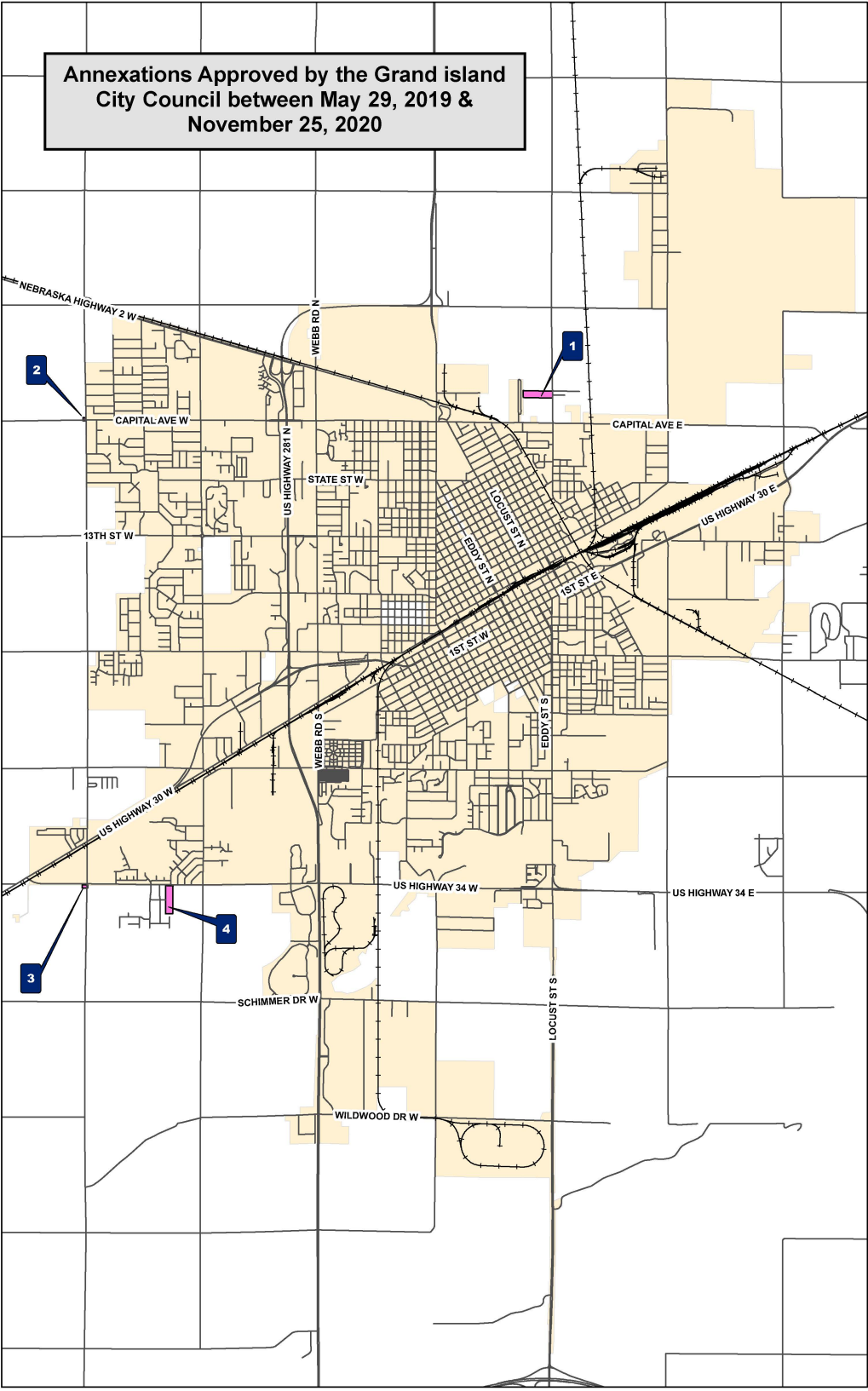
A total of 4 areas (20.49 Acres) were annexed into the City of Grand Island between May 29, 2019 and November 11, 2020. This map will not be adopted until the December 22, 2020 council meeting with an effective date of January 15, 2021

Id	Ord	Date	Location
1	9773	11/10/2020	Brooklyn Subdivision
2	9791	10/27/2020	NWE North Subdivision
3	9792	10/27/2020	NWE South Subdivision
4	9795	11/24/2020	Leaman Acres Subdivision

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

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.

Annexations Approved by the Grand Island City Council between May 29, 2019 & November 25, 2020



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 two changes as follows:

1. To rezone the Eddy Street corridor in conjunction with the future land use map adopted with the Comprehensive plan in 2004. Staff is proposing extending the B2- General Business Zone along both sides of Eddy Street heading north from the intersection of 9th Street to 17th Street, changing the zoning districts from R2, R3 and R4 respectively. This will encompass all property with frontage along this corridor. The proposal will help with making existing non-conforming business along Eddy Street located in residential zones conforming and would not have negative affect on residential structures as they are allowed within B2 zones. 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.
2. Staff is suggesting to rezone all property located east of White Street, south of 6th Street, north of North Front Street and west of Custer Street from R2, R3 and R4 respectively to R3-SL. There are a number of non-conforming lots of record, the changes to this area will make the zoning consistent across the area and create more conforming lots. The proposed changes conform to the existing surrounding uses.
3. Staff is suggesting to rezone the southern portion of Lot 1 of Continental Gardens 2nd Subdivision from RO & R3 respectively to CD Commercial Development Zone to eliminate one lot having 3 zoning district making it consistent across the lot.

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.

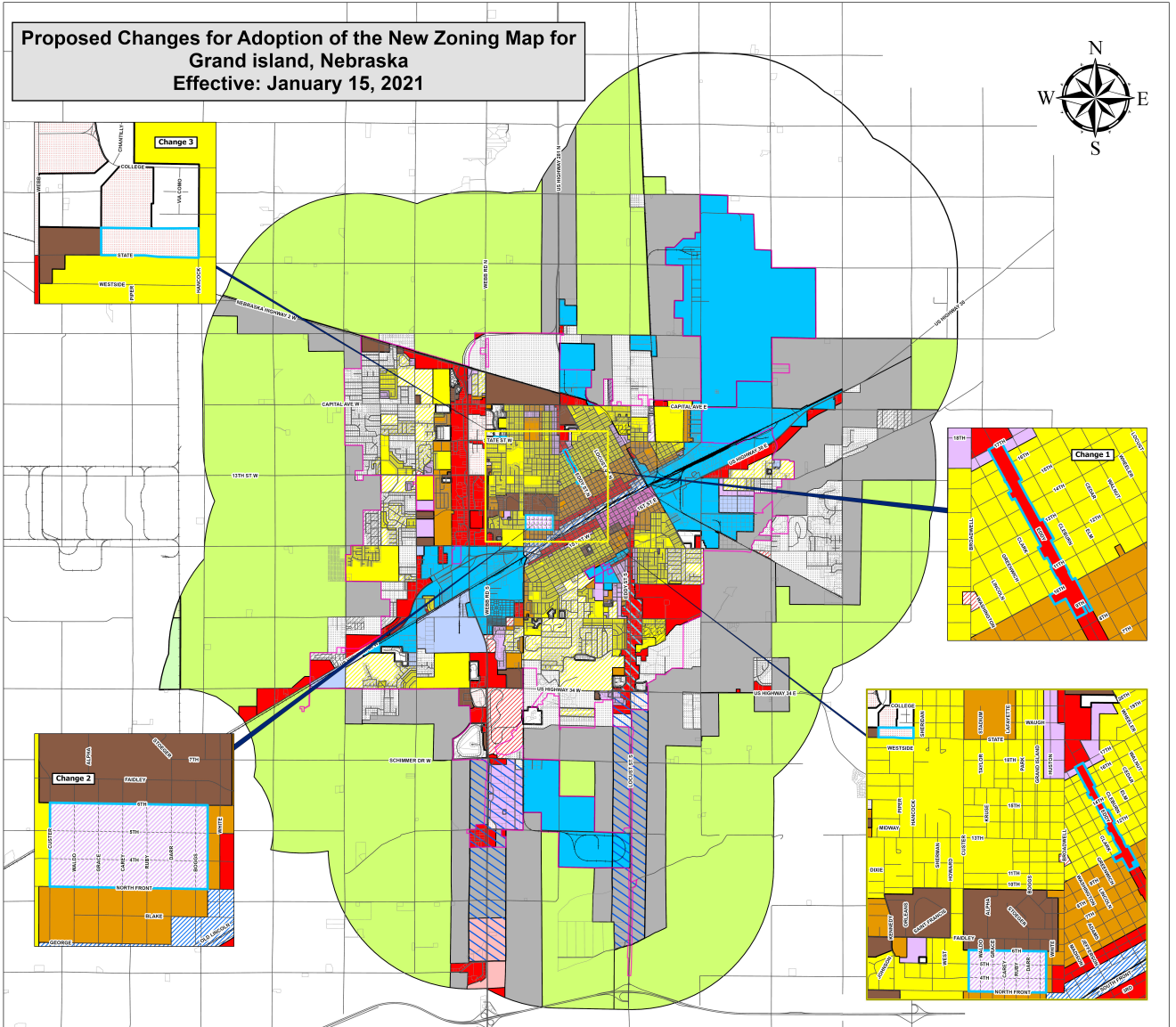


Figure 1 Overall Zoning Map with Areas of proposed changes highlighted

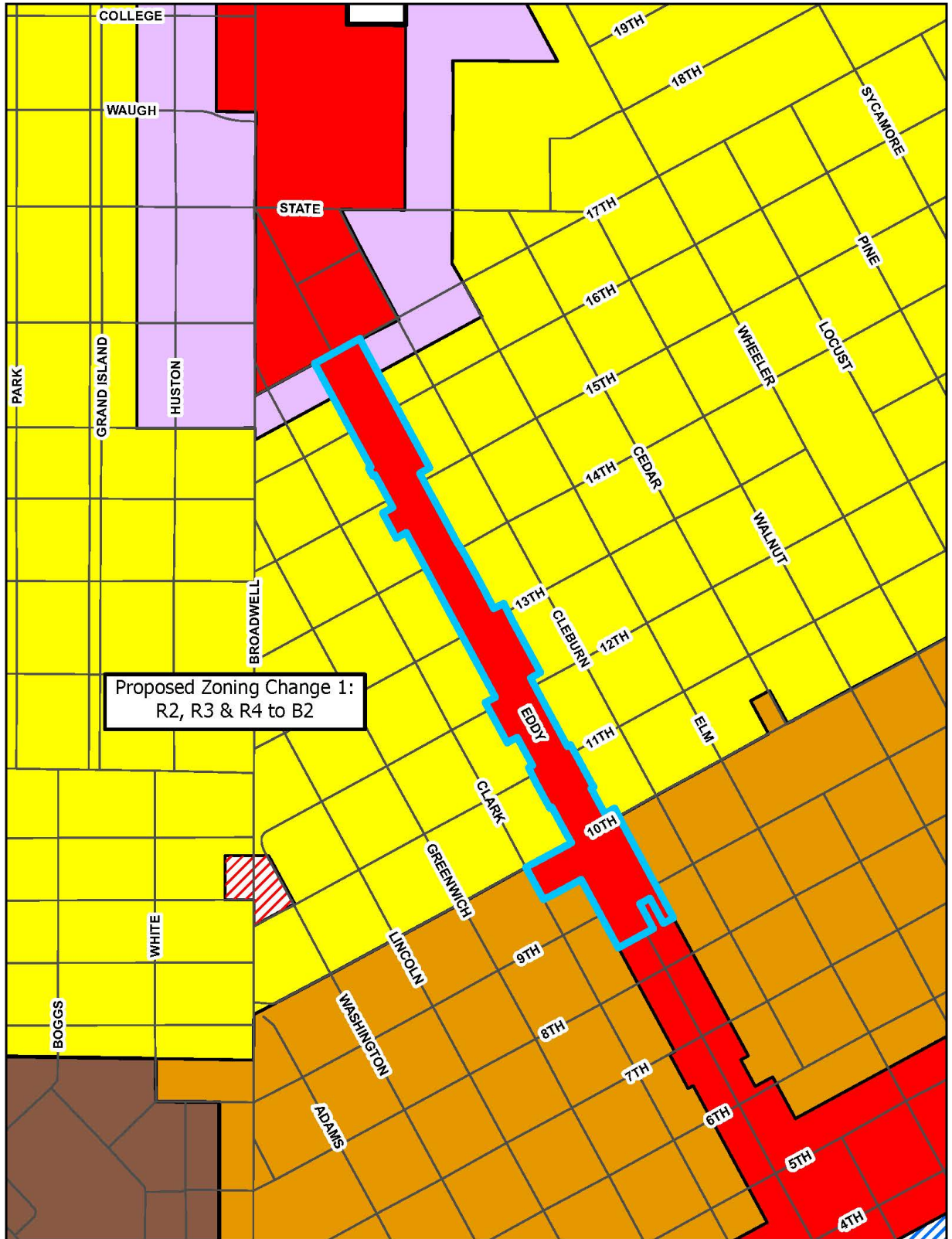


Figure 2 Eddy Street Corridor Changes to B2 General Business

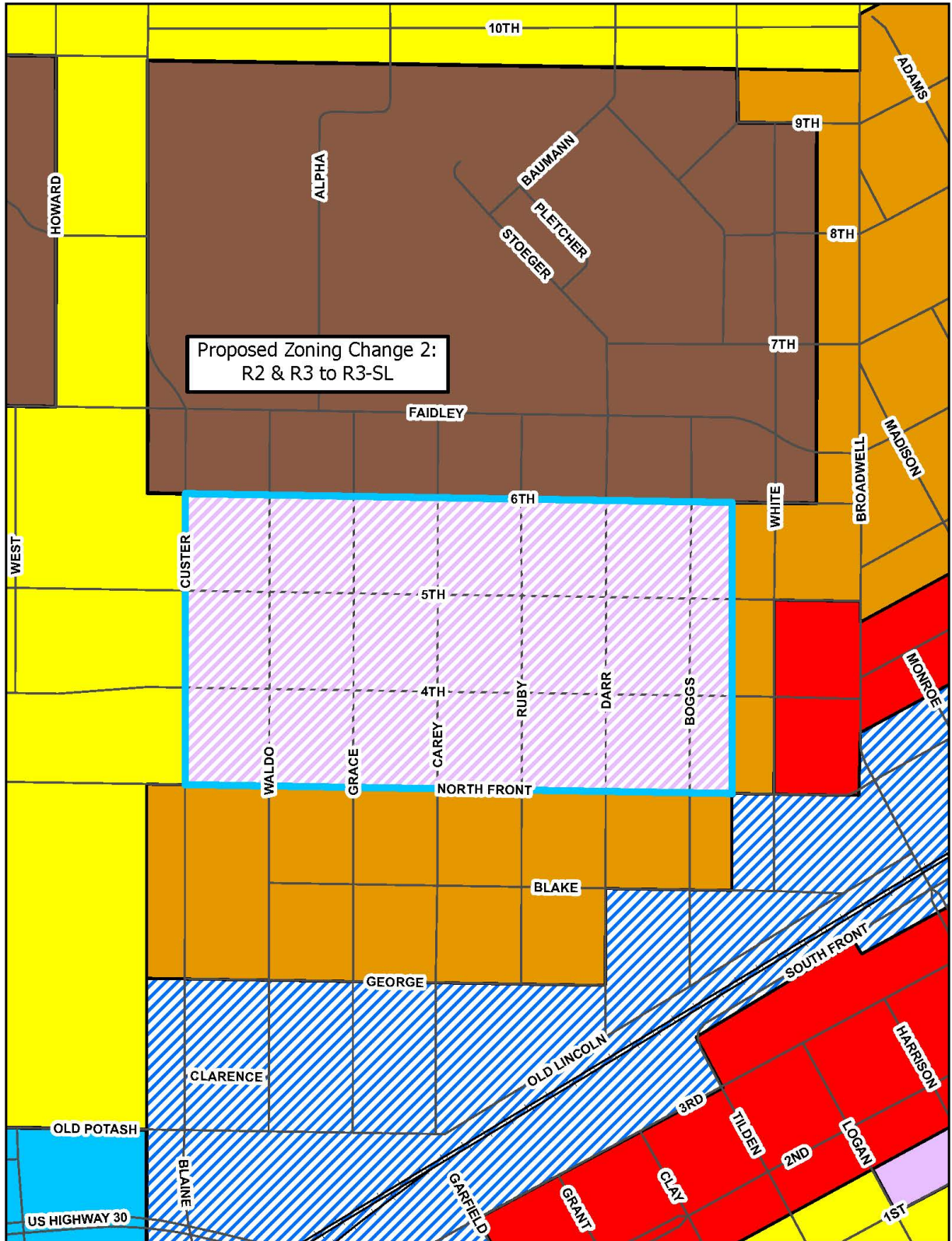


Figure 3 Central Grand Island Changes to R3-SL Medium Density Residential Small Lot

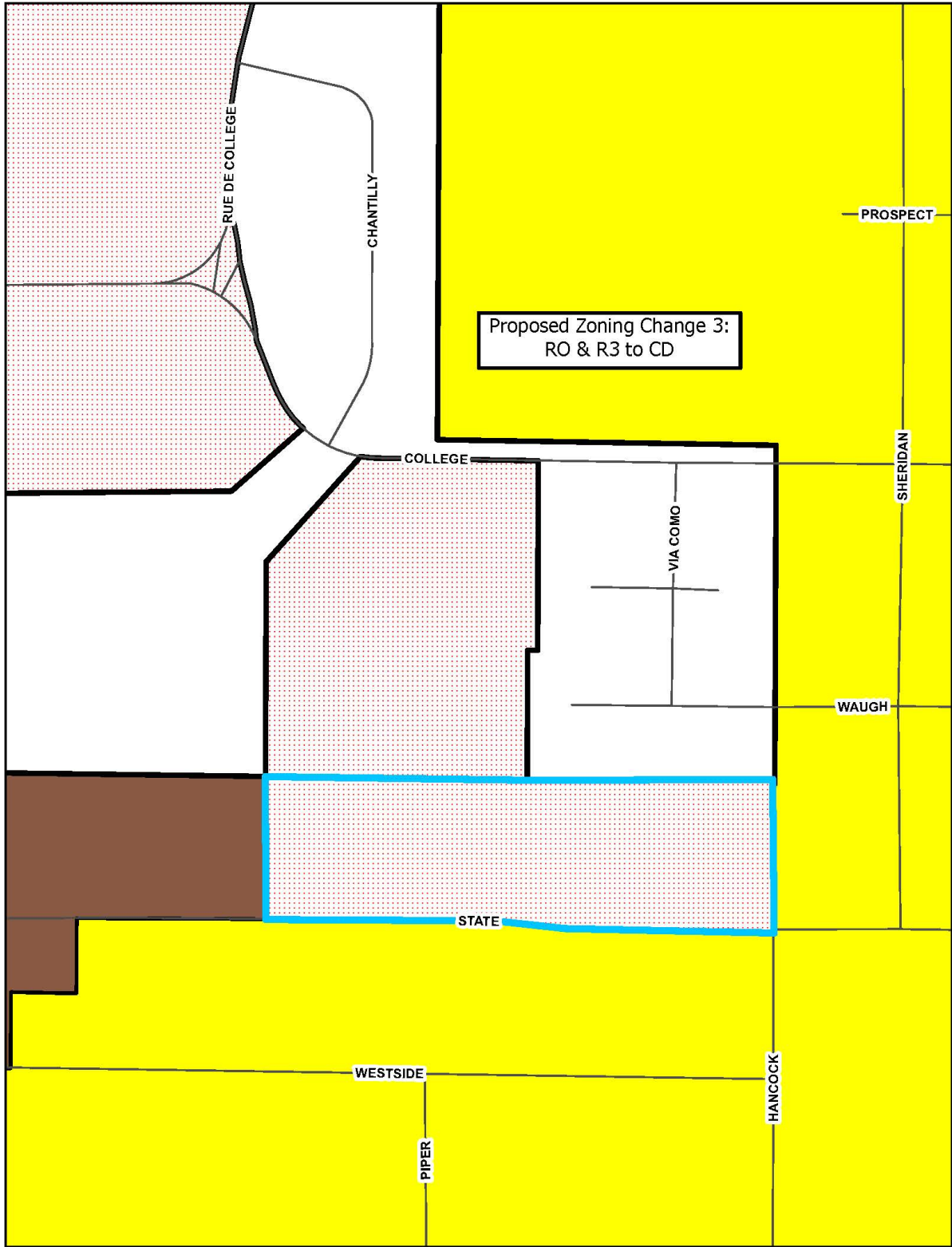


Figure 4 Continental Gardens 2nd Subdivision Lot 1 Change All of Lot to CD Commercial Development Zone (Principal Building)

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.