



# **Hall County Regional Planning Commission**

**Wednesday, December 2, 2020  
Regular Meeting**

## **Item F2**

**Public Hearing - Concerning the re-adoption of the City of Grand  
Island Zoning Map.**

**Staff Contact:**

## Agenda Item # 8

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING October 23, 2020

**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-04-2021GI)

#### PROPOSAL:

On June 11, 2019 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 May 31, 2019. 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.

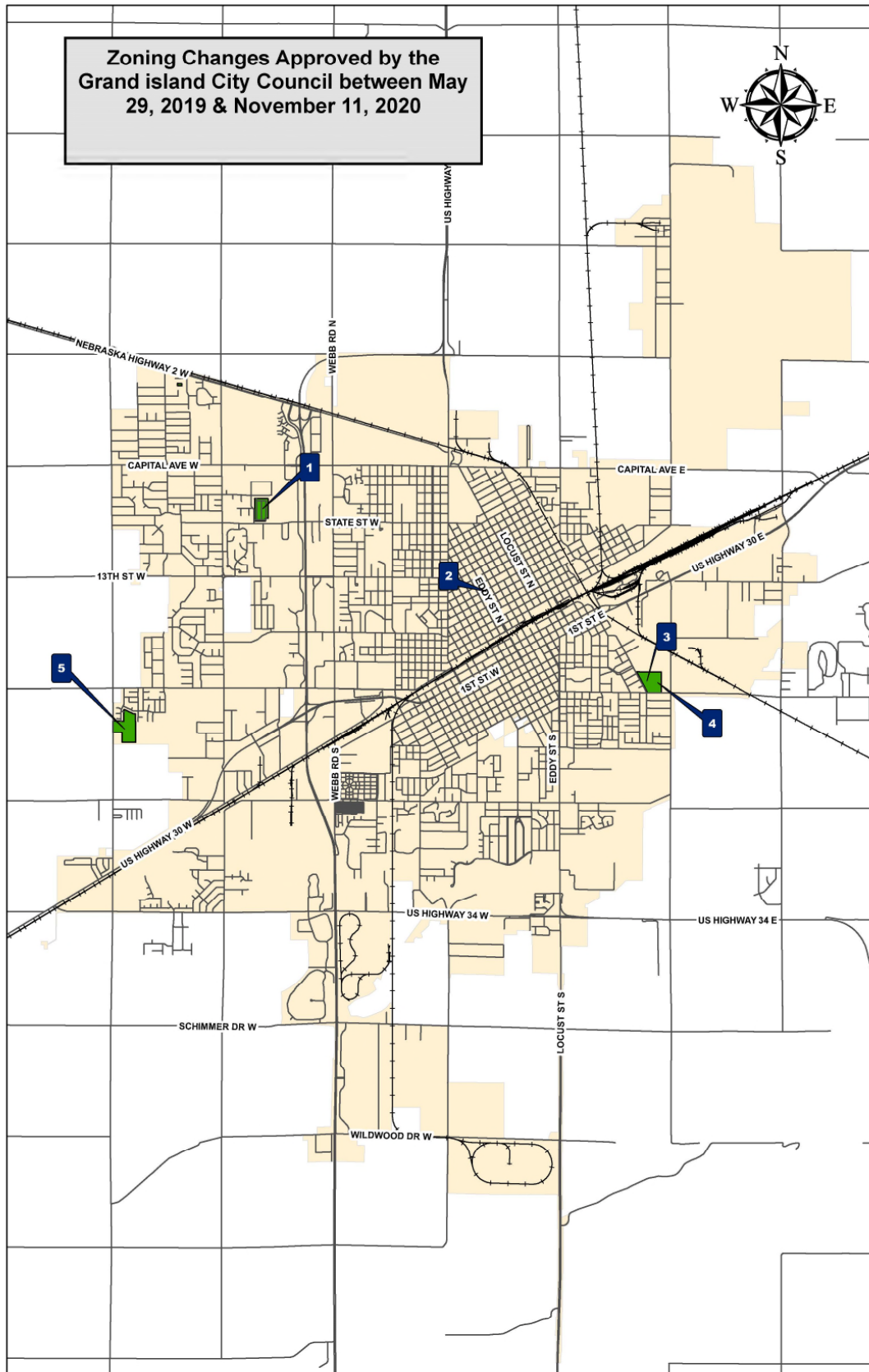
#### BACKGROUND:

##### ZONING CHANGES

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



## ANNEXATIONS

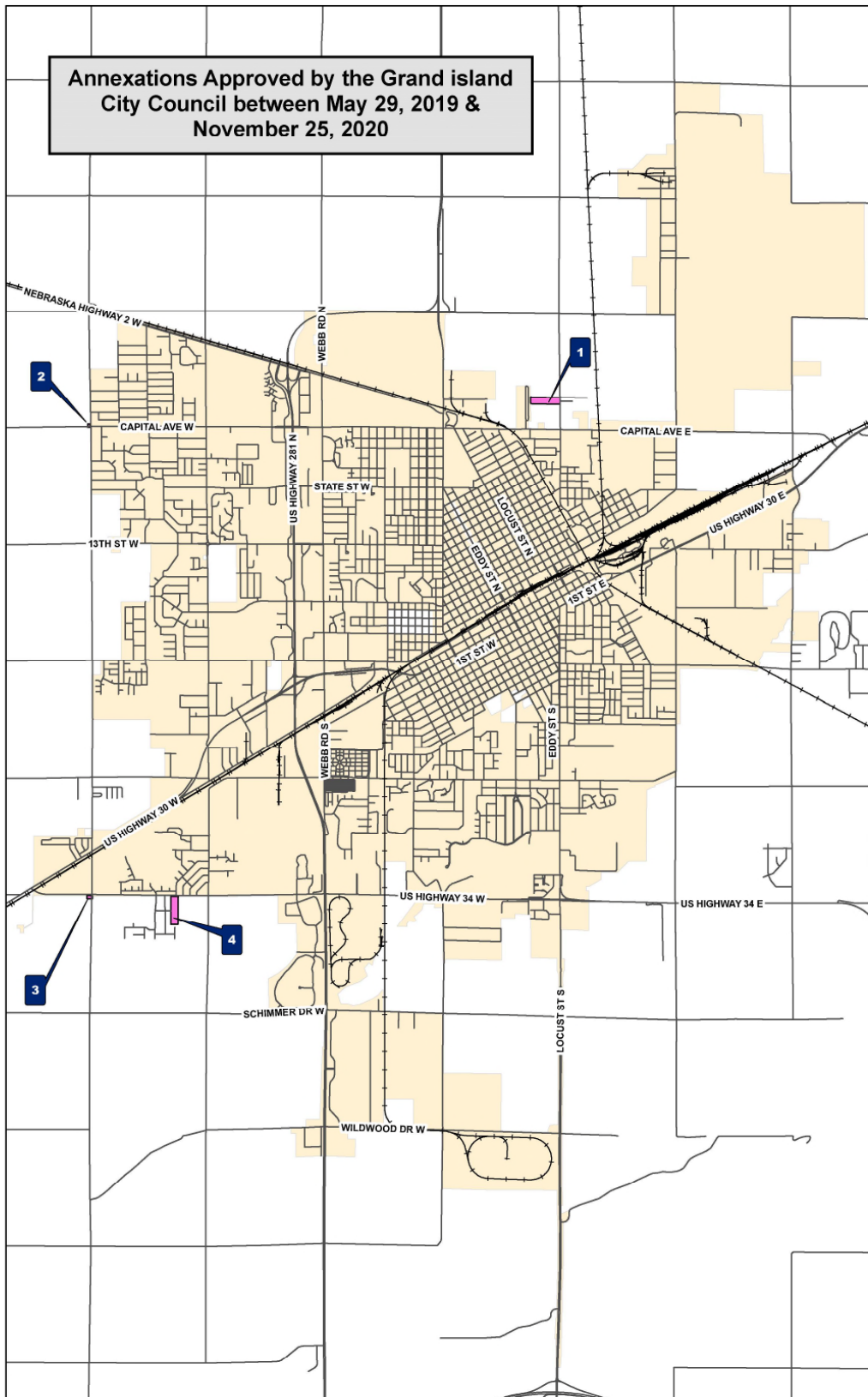
A total of 4 areas (20.49 Acres) were annexed into the City of Grand Island between May 29, 2019 and November 11, 2020. This map will not be adopted until the December 22, 2020 council meeting with an effective date of January 15, 2021

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 landuse 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 9<sup>th</sup> Street to 17<sup>th</sup> 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 have not 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 6<sup>th</sup> 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 rezone the southern portion of Lot 1 of Continental Gardens 2<sup>nd</sup> 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. The proposed effective date for this map is January 15, 2020. It is expected that the Grand Island City Council will consider approval of the map at their meeting on December 22, 2020.

## **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

**Proposed Changes for Adoption of the New Zoning Map for  
Grand Island, Nebraska  
Effective: January 15, 2021**

