



City of Grand Island

Tuesday, March 22, 2022

Council Session

Item E-3

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: March 22, 2022

Subject: Re-adoption City of Grand Island Zoning Map (C-20-22GI)

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 March 2, 2022, the above item was considered following a public hearing.

Nabity 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. Nabity detailed the changes that had been approved since the last readoption 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. No members of the public spoke at the public hearing.

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

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

BACKGROUND:

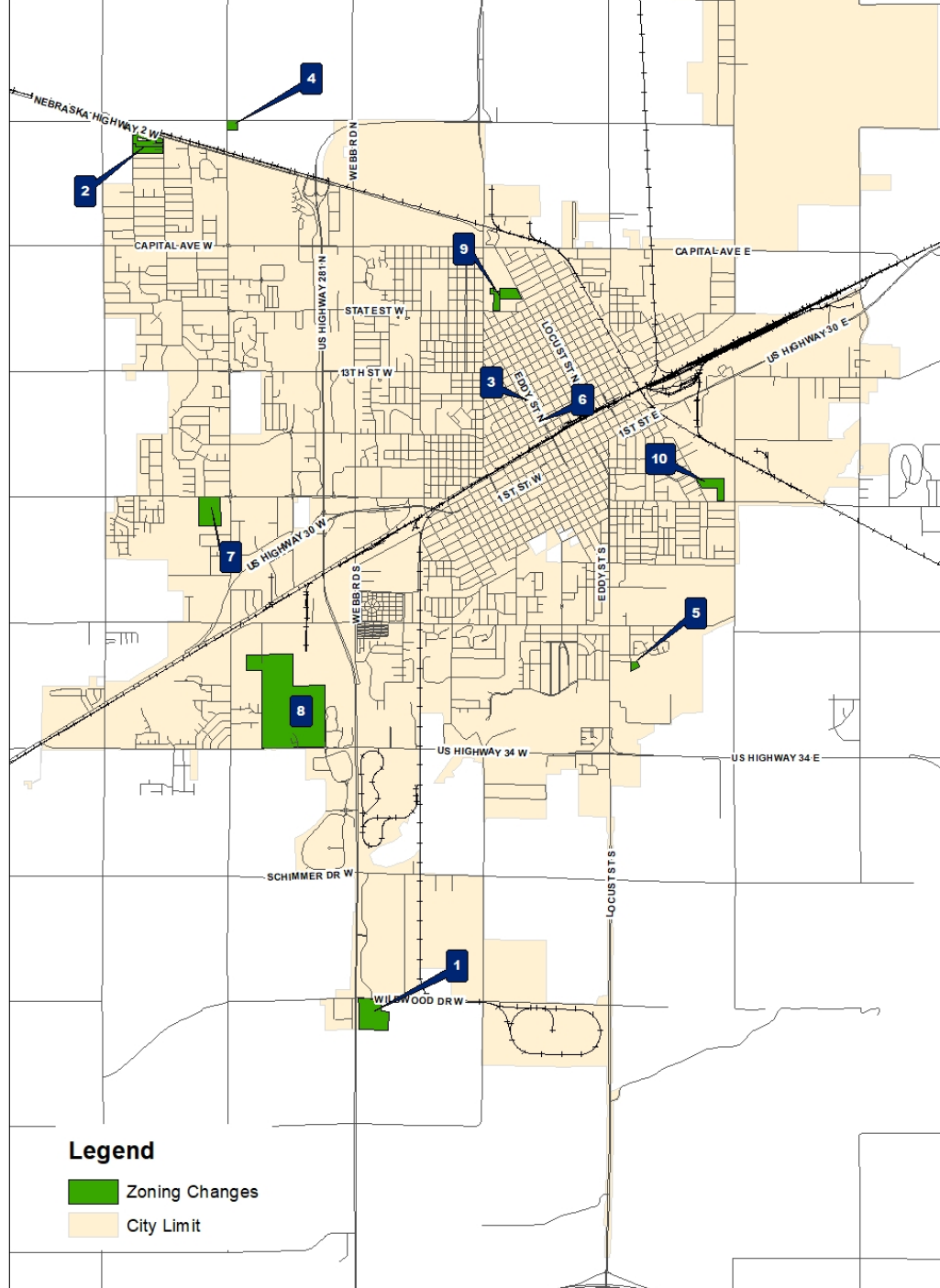
ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since December 22, 2020.

ID	Ord	Change	Legal	Case
1	9814	TA & B2 Zones to ME Zone	Lot 1 in the Lewis Acres Subdivision	C-06-2021GI
2	9816	RO Zone to R3, R3-SL & B2 Zones	Tract of land comprising a part of the Northwest Quarter (NW 1/4) of Section Two (2), Township. Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska	C-09-2021GI
3	9821	R4 Zone to B2 Zone	Lots 3 and 4 of H.G. Clarks Addition	C-11-2021GI
4	9822	AG-2 Zone to LLR Zone	A tract of land located in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska	C-12-2021GI
5	9827	R2 Zone to B2 Zone	Part of Lot 31 Matthews Subdivision	C-15-2021GI
6	9855	R4 Zone to B2 Zone	Lot 3 in Block 16 of Rollins Addition	C-06-2022GI
7	9856	LLR Zone to RD Zone	A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska	C-02-2022GI
8	9864	R2 Zone to RD Zone	A tract of land located in part of the east half of the Southwest Quarter (E1/2, SW1/4) and Part of the west half of the Southeast Quarter (W1/2, SE1/4) of Section twenty-five (25), Township eleven (11) north, Range ten (10) west of the 6th P.M., City of Grand Island, Hall County, Nebraska	C-08-2022GI
9	9868	R2 & R3 Zones to R3-SL Zone	Area 1: A tract of land consisting of lot 2 Skag-way Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska Area 2: A tract of land consisting of lot one (1) and two (2) Natrass Subdivision Grand Island, Hall County, Nebraska and lot nine (9), in Home Subdivision, in the City of Grand Island, Hall County, Nebraska.	C-14-2022GI
10	9869	RD Zone to R3 Zone	A tract of land consisting of all of lot 2 Nikodym Second Subdivision, in the City of Grand Island, Hall County, Nebraska	C-15-2022GI

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.

**Requested Zoning Changes Approved by the
Grand Island City Council between
November 12, 2020 & February 23, 2022**



ANNEXATIONS

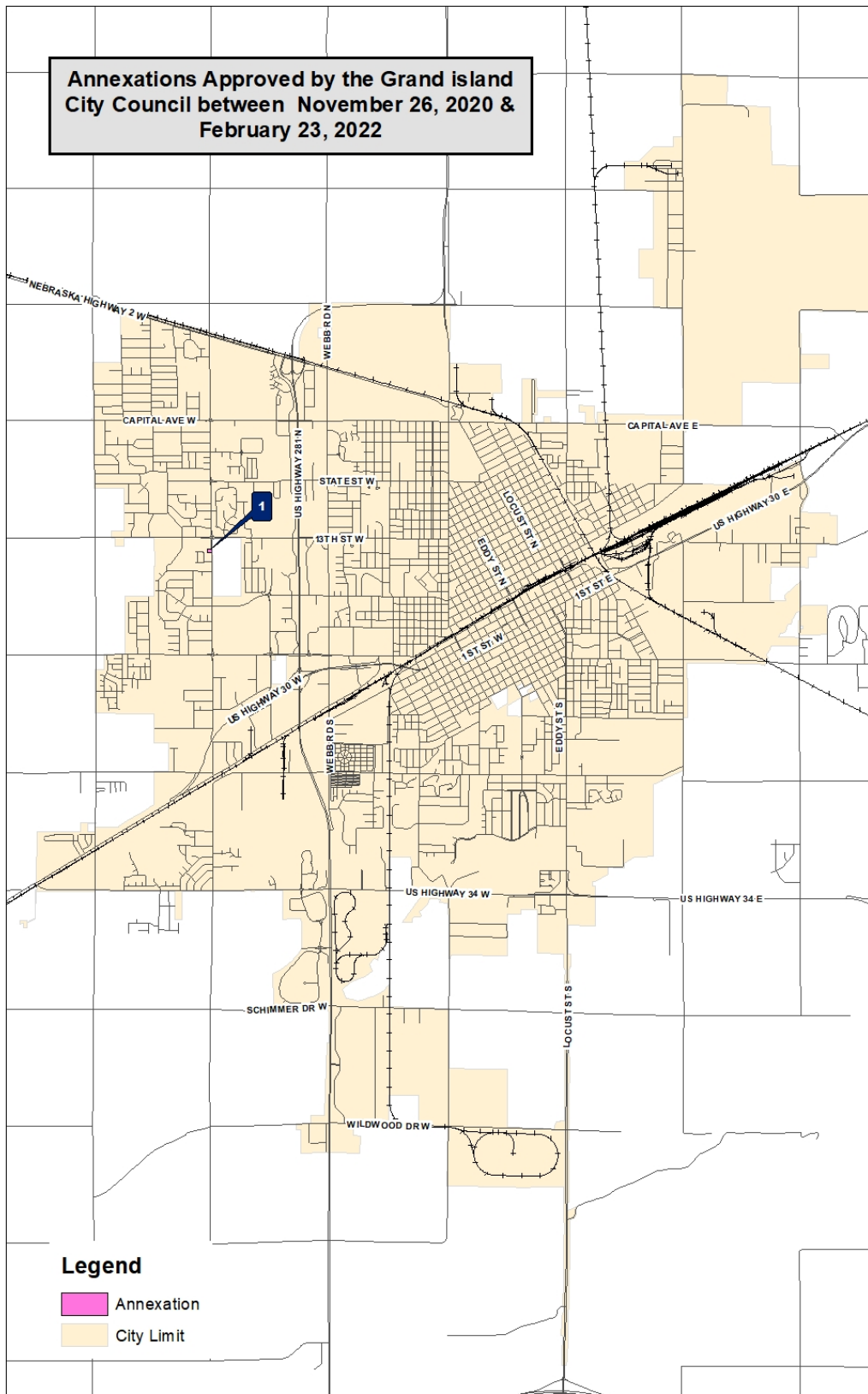
A total of 1 area and adjacent R.O.W (0.925723 Acre) were annexed into the City of Grand Island between November 11, 2020 and February 28, 2022. This map will not be adopted until the March 22, 2022 council meeting with an effective date of April 15, 2022

Id	Ord	Date	Location
1	9850	10/12/2021	Lot 1 Hanover Second 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 November 26, 2020 & February 23, 2022



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 following change:

1. Staff is suggesting realigning the B2 General Business District, M1 Light Manufacturing and M2 heavy Manufacturing Zones which all split Lot 7 of Westgate Industrial Park 2nd Subdivision. Staff is also recommending realigning the B2 General Business District and M2 heavy Manufacturing Zones which both split Lot 8 of Westgate Industrial Park 2nd Subdivision in accordance with city code of following lot lines or the center of R.O.W.

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 and an attached map shows the zoning district as it stands today. The proposed effective date for this map is April 15, 2022. It is expected that the Grand Island City Council will consider approval of the map at their meeting on March 22, 2022.

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.

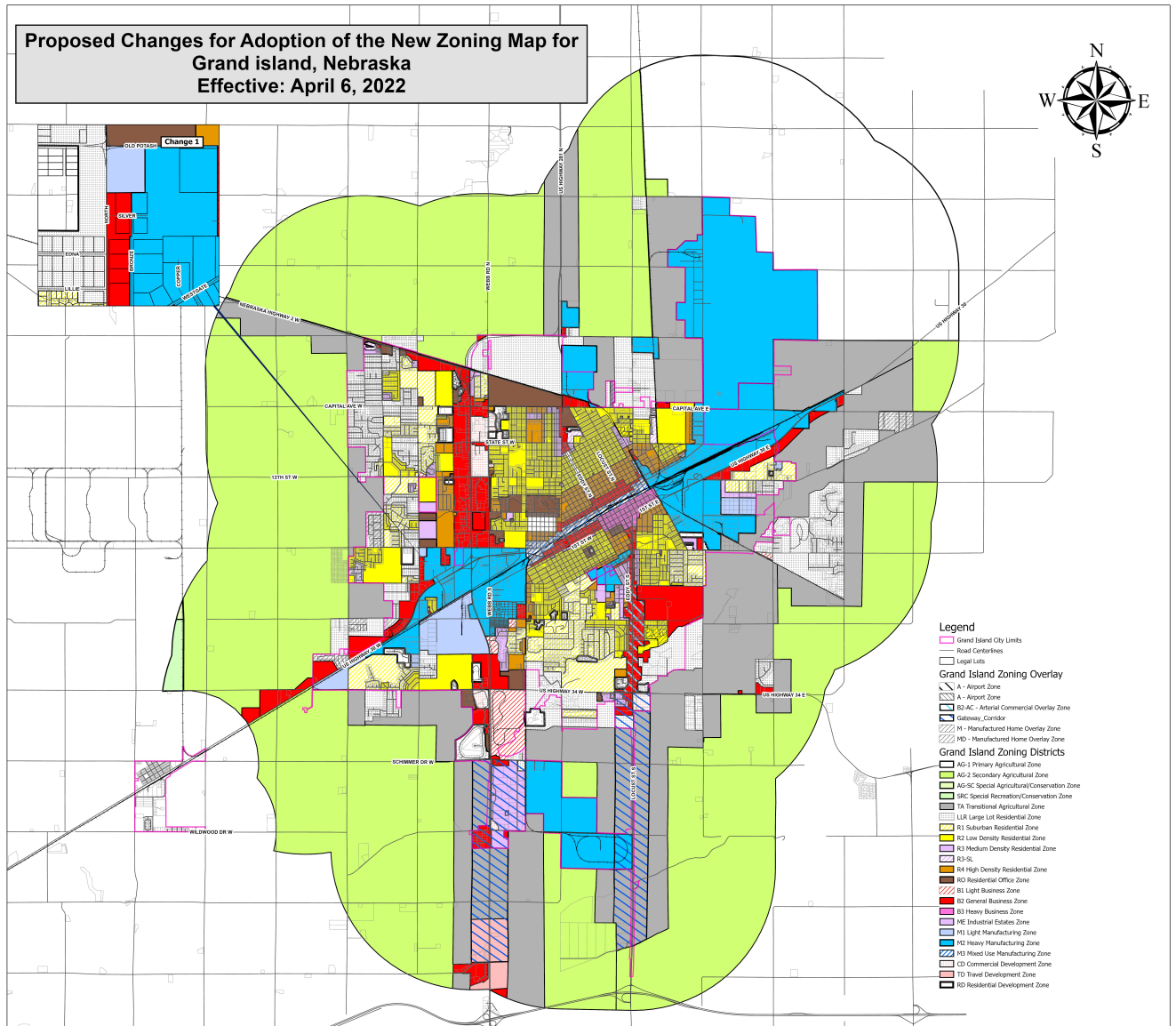
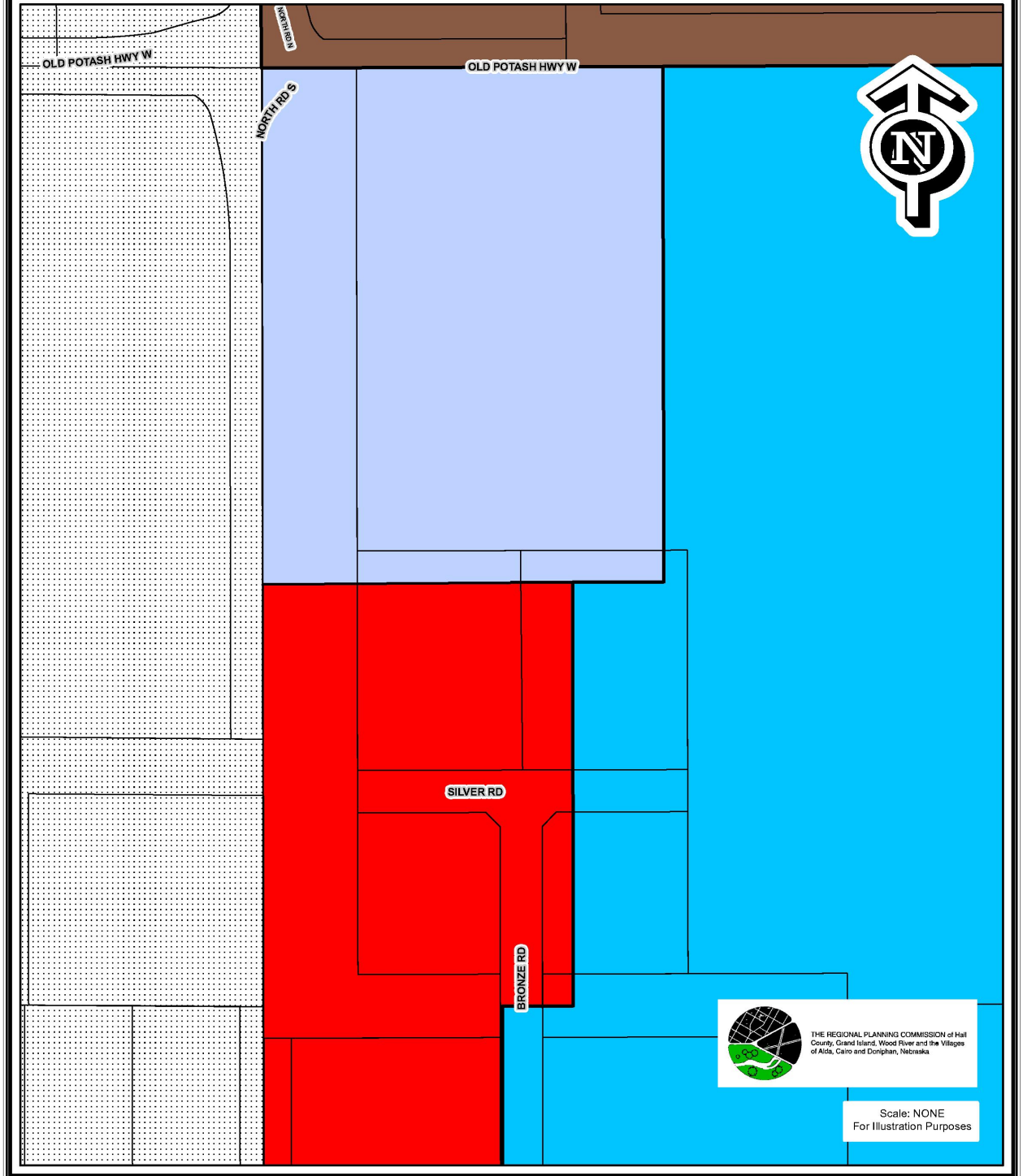


Figure 1 Overall Zoning Map with Areas of proposed changes highlighted

Proposed Zoning Map Change Current Zone Alignment



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.