



Hall County Regional Planning Commission

Wednesday, March 2, 2022

Regular Meeting

Item F5

Public Hearing - Readoption of the Grand Island Zoning

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 21, 2022

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-20-2022GI)

PROPOSAL:

On December 22, 2020 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 November 11, 2020. 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.

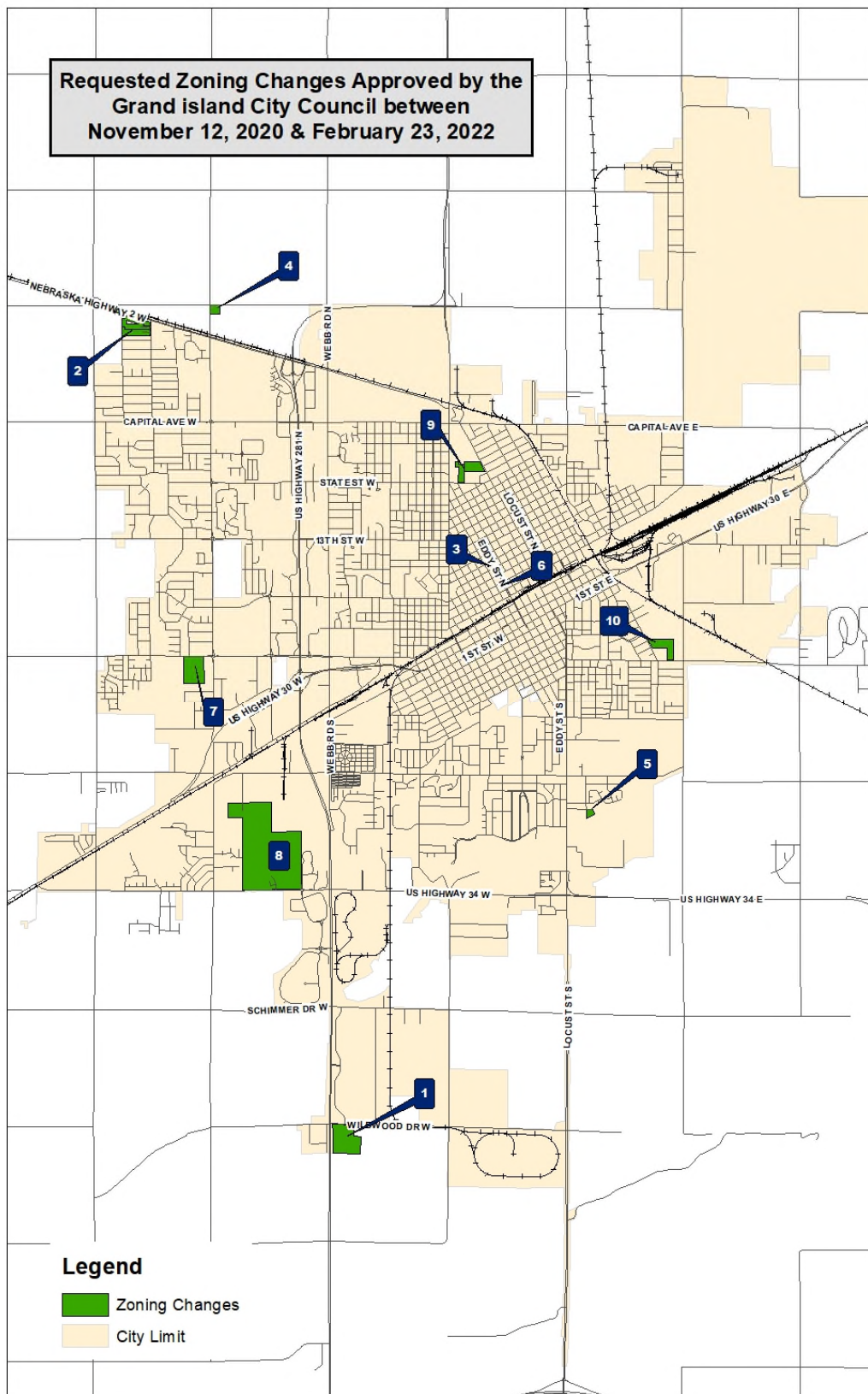
BACKGROUND:

ZONING CHANGES

The following chart shows the requested changes that have been approved by the Regional Planning Commission and the Grand Island City Council since November 11, 2020. See Below Chart.

| 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.



ANNEXATIONS

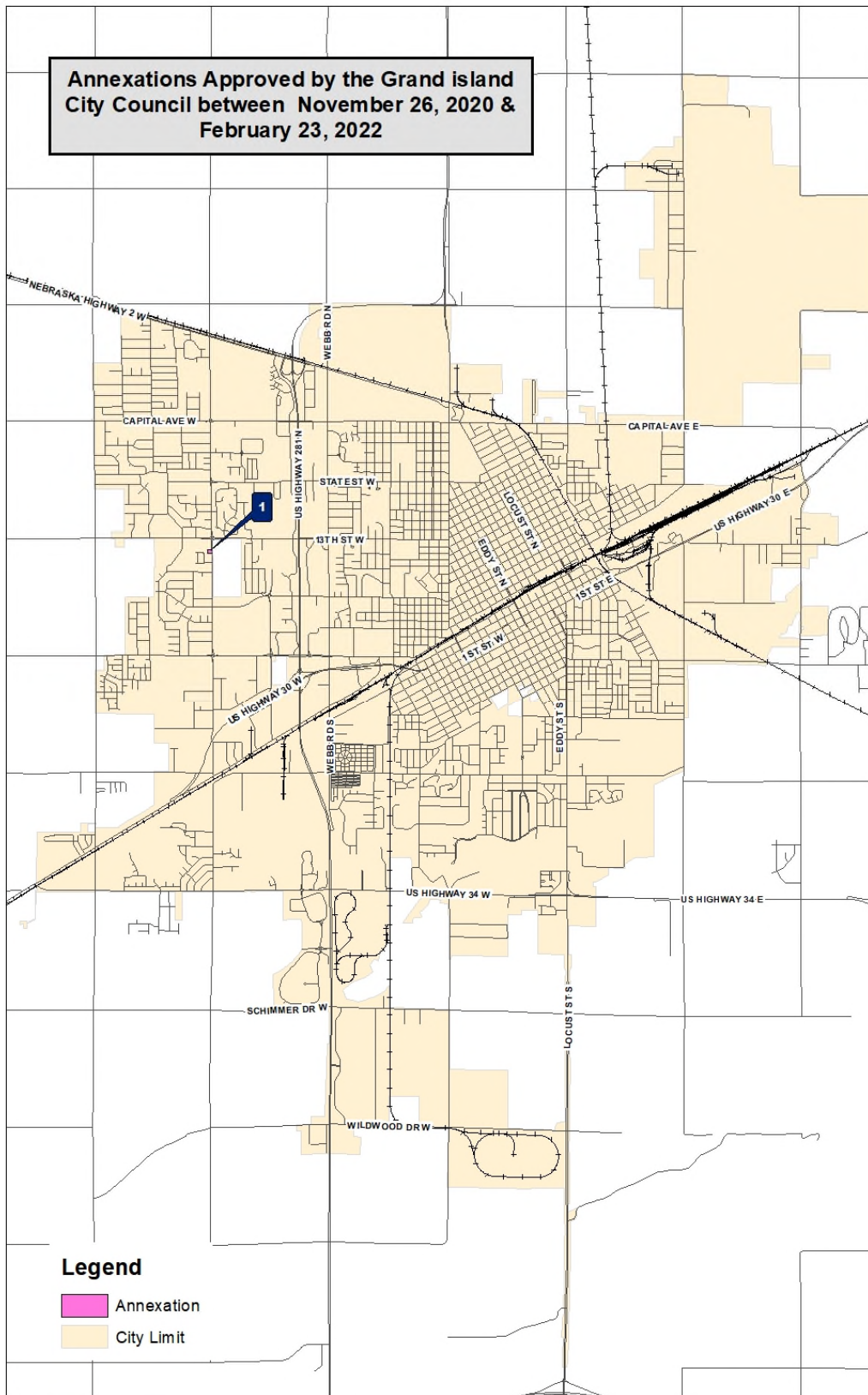
A total of 1 area and adjacent R.O.W (0.925723 Acre) were annexed into the City of Grand Island between November 11, 2020 and February 28, 2022. This map will not be adopted until the March 22, 2022 council meeting with an effective date of April 15, 2022

| 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.

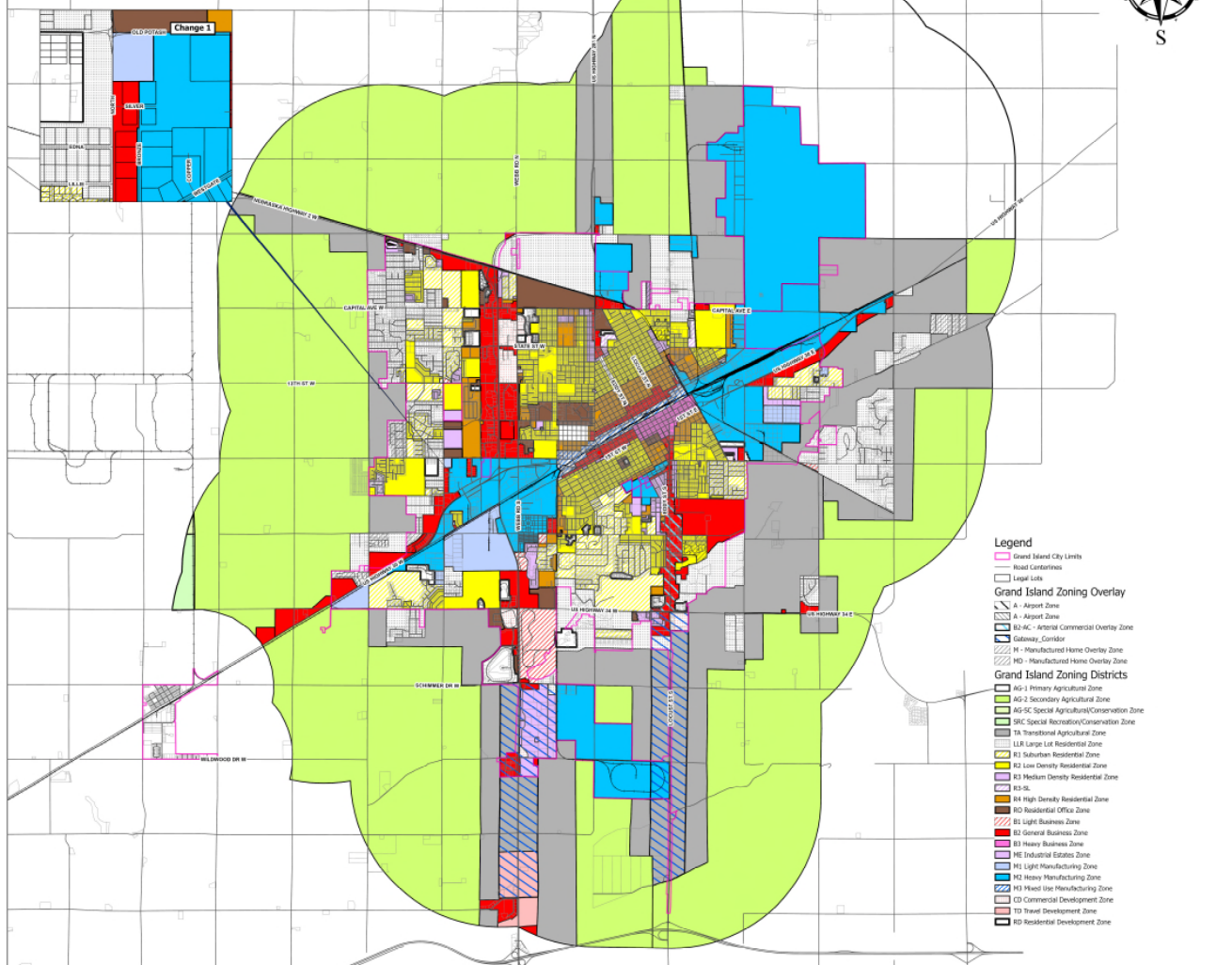
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council and an attached map shows the zoning district as it stands today. The proposed effective date for this map is April 15, 2022. It is expected that the Grand Island City Council will consider approval of the map at their meeting on March 22, 2022.

RECOMMENDATION:

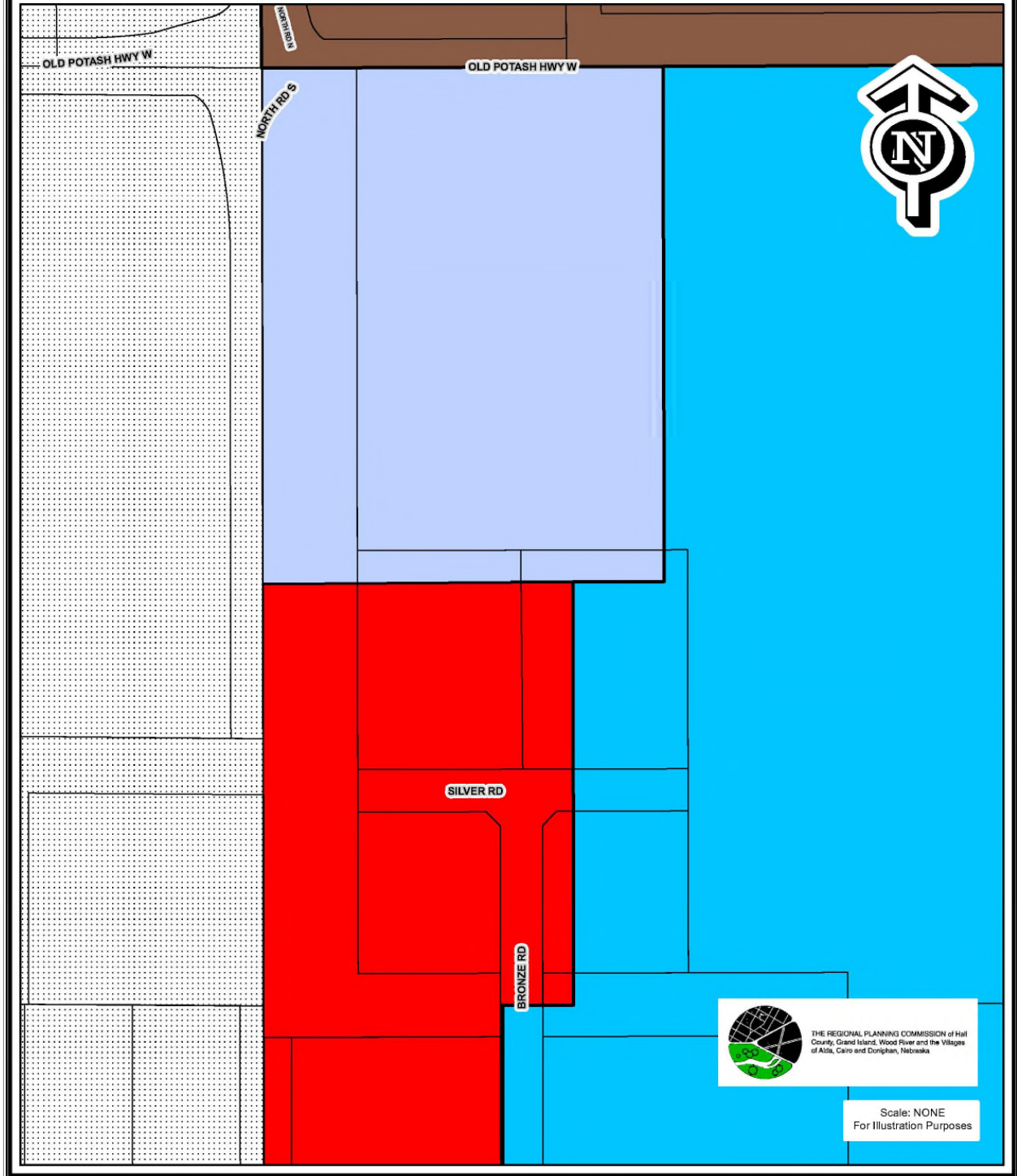
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director

**Proposed Changes for Adoption of the New Zoning Map for
Grand Island, Nebraska
Effective: April 6, 2022**



Proposed Zoning Map Change Current Zone Alignment



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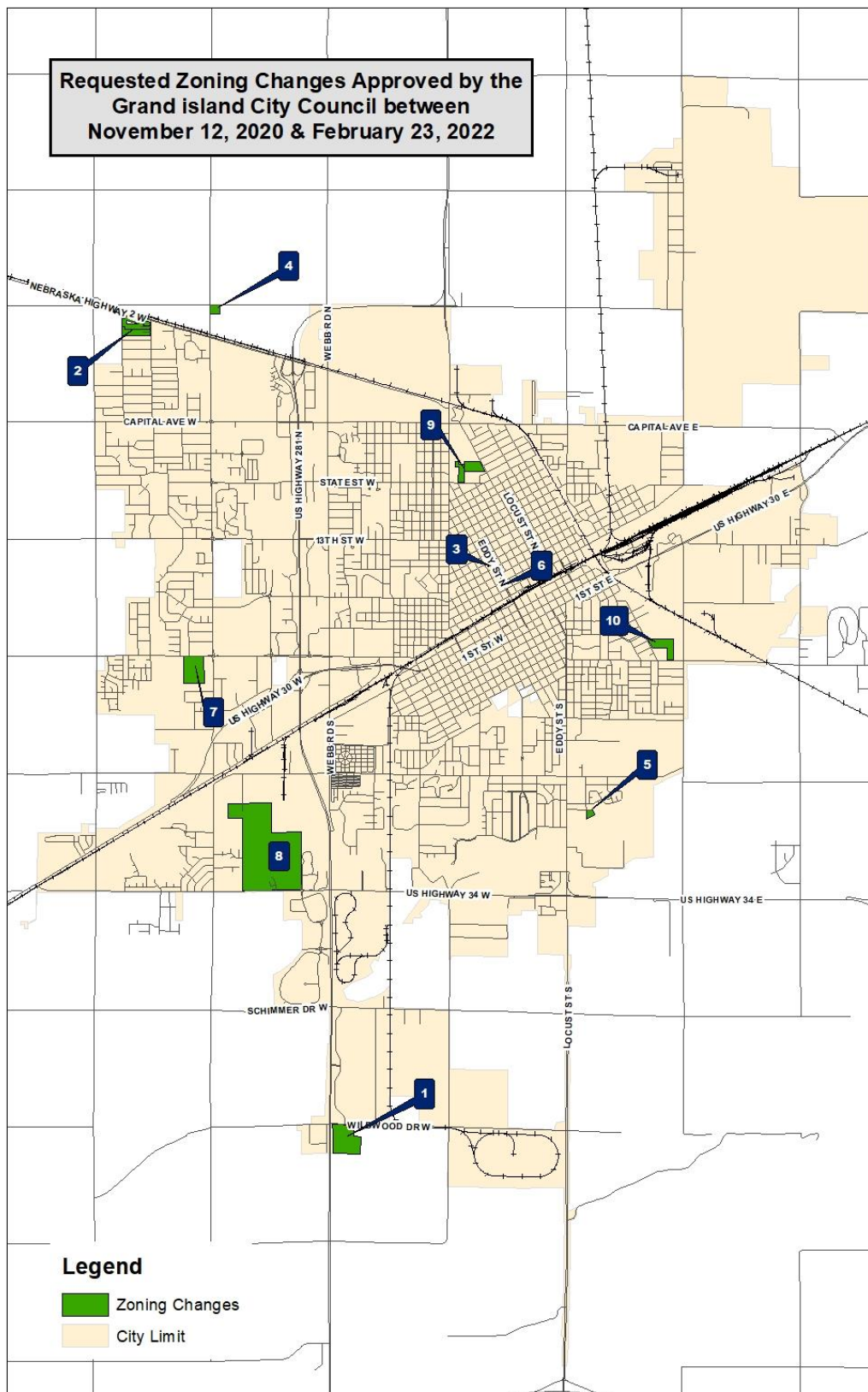
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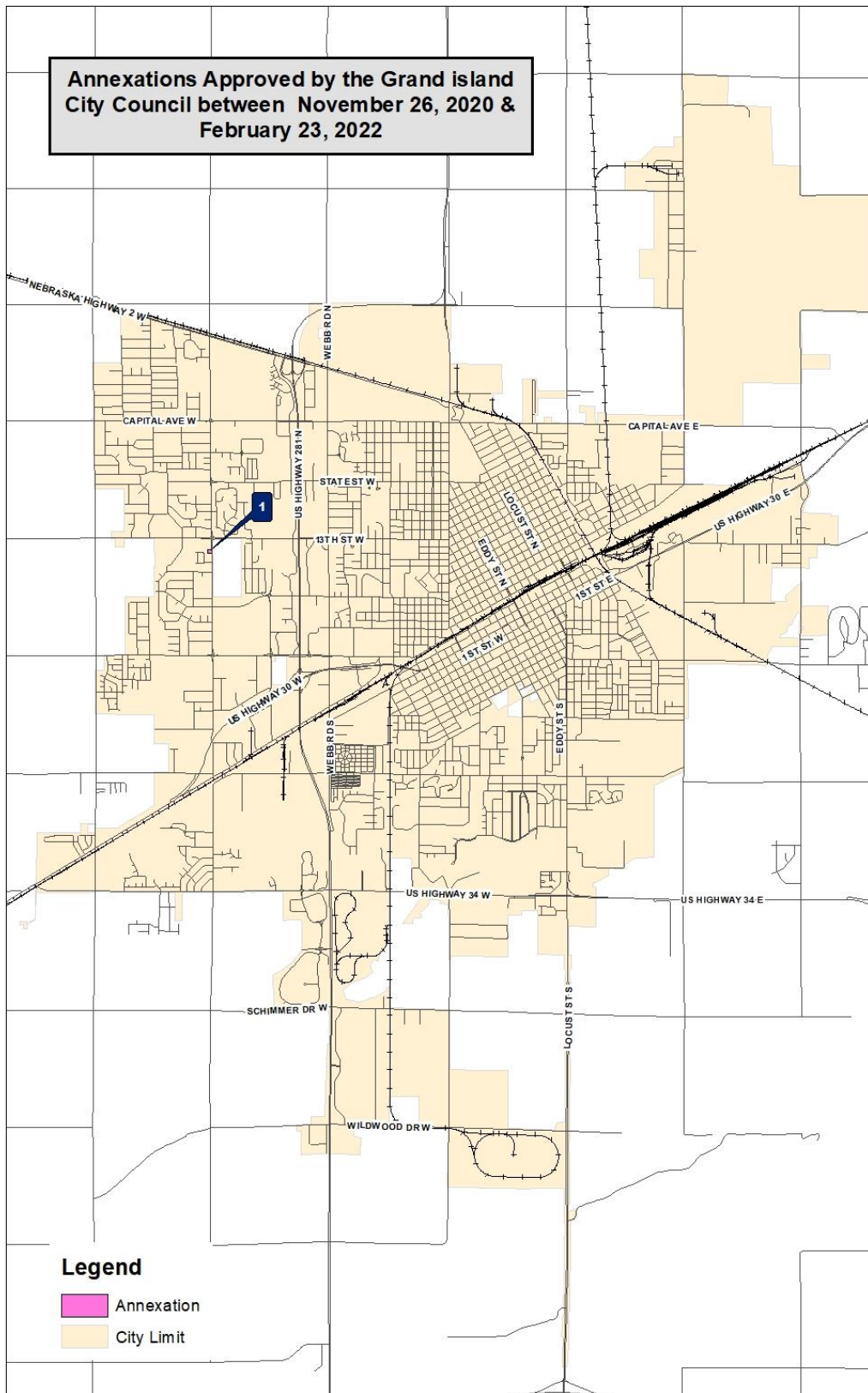
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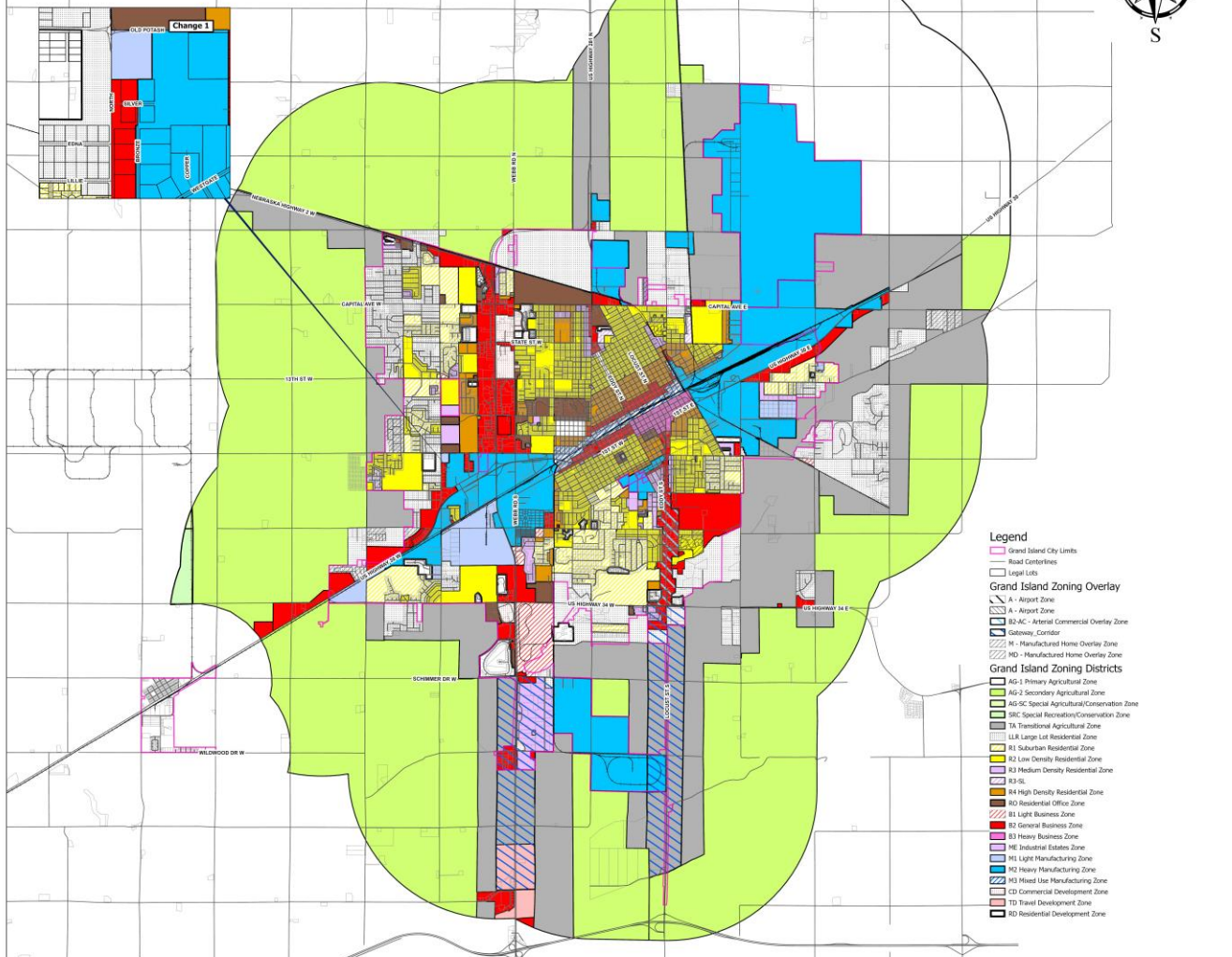
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