



Hall County Regional Planning Commission

Wednesday, June 7, 2023

Regular Meeting

Item F2

**Public Hearing – Comprehensive Plan Amendment – Cairo –
Public hearing to consider amendments to the Future Land Use
Map from the 2021 Cairo Comprehensive Plan as prepared by Five
Rule Rural Planning and adopted by the Village of Cairo.**

Staff Contact:

RESOLUTION NO. 5-11-2023

A Resolution to Direct the Hall County Regional Planning Commission acting as the Planning Commission for the Village of Cairo, Nebraska to review and make recommendations on proposed changes to the Zoning Ordinance and Zoning Map of the Village of Cairo, Nebraska

Whereas it is the intent of the Village of Cairo to provide for the orderly growth, development and redevelopment of the Village, and

Whereas it is the responsibility of the Cairo Village Board to make rules for and consider how best to apply Zoning Regulations within the jurisdiction of the Village, and

Whereas change to the zoning map and regulations will provide more flexibility for growth, development and redevelopment of properties within the Village, and

Whereas the Village Board has consulted with Hall County Planning Department Staff, and

Whereas the Village Board has opened the proposed changes to residents of the Village for comments, and

Whereas the Village Board adopted a revised Comprehensive Development Plan by Ordinance No. 485 on November 9th, 2021, and

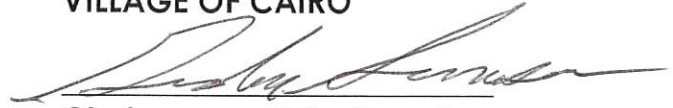
Where the Village Board has determined that it is appropriate to consider changes to the zoning ordinance and zoning map.

It is hereby resolved by the Village Board of Trustees for the Village of Cairo, Nebraska, Zoning Ordinance, Article 5: Zoning Districts; Section 5.11 GC General Commercial District Terms Defined be updated and changed on this 11th day of May, 2023. The Village of Cairo would like to recommend the language be changed to add residential housing is permitted to follow R3 zoning guidelines. The areas to change are as follows; an extension going south to 704 S High Street as well as an extension west going west to 105 Oasis Street. Please view the highlighted areas on the attached map, which include these updates. The village asks that the Hall County Planning Commission consider accepting these changes to their zoning regulations.

Attachment A included on Page 3.

Passed and approved this 1st day of May 2023.

VILLAGE OF CAIRO



Chairperson of the Board

ATTEST:

Jayne Rothman
Clerk

HCGI Hall County / Grand Island GIS



- Legend**
- Fire Station
 - Government
 - Administration
 - Courthouse
 - Law Enforcement
 - Hospital
 - Airport
 - Attractions
 - Golf Course

Attachment A



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RESOLUTION NO. 5-11A-2023

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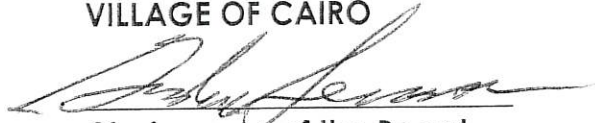
Where the Village Board has determined that it is appropriate to consider changes to the zoning ordinance and zoning map.

It is hereby resolved by the Village Board of Trustees for the Village of Cairo, Nebraska, To Change the Zoning of Harders Circle, including lots 105-115, from a R-9 Classification to a R-6 Classification; this area will be the only area to undergo this change at this time. Please refer to the attached map for viewing purposes.

Attachment A included on Page 3.


Passed and approved this 11th day of May 2023.

VILLAGE OF CAIRO

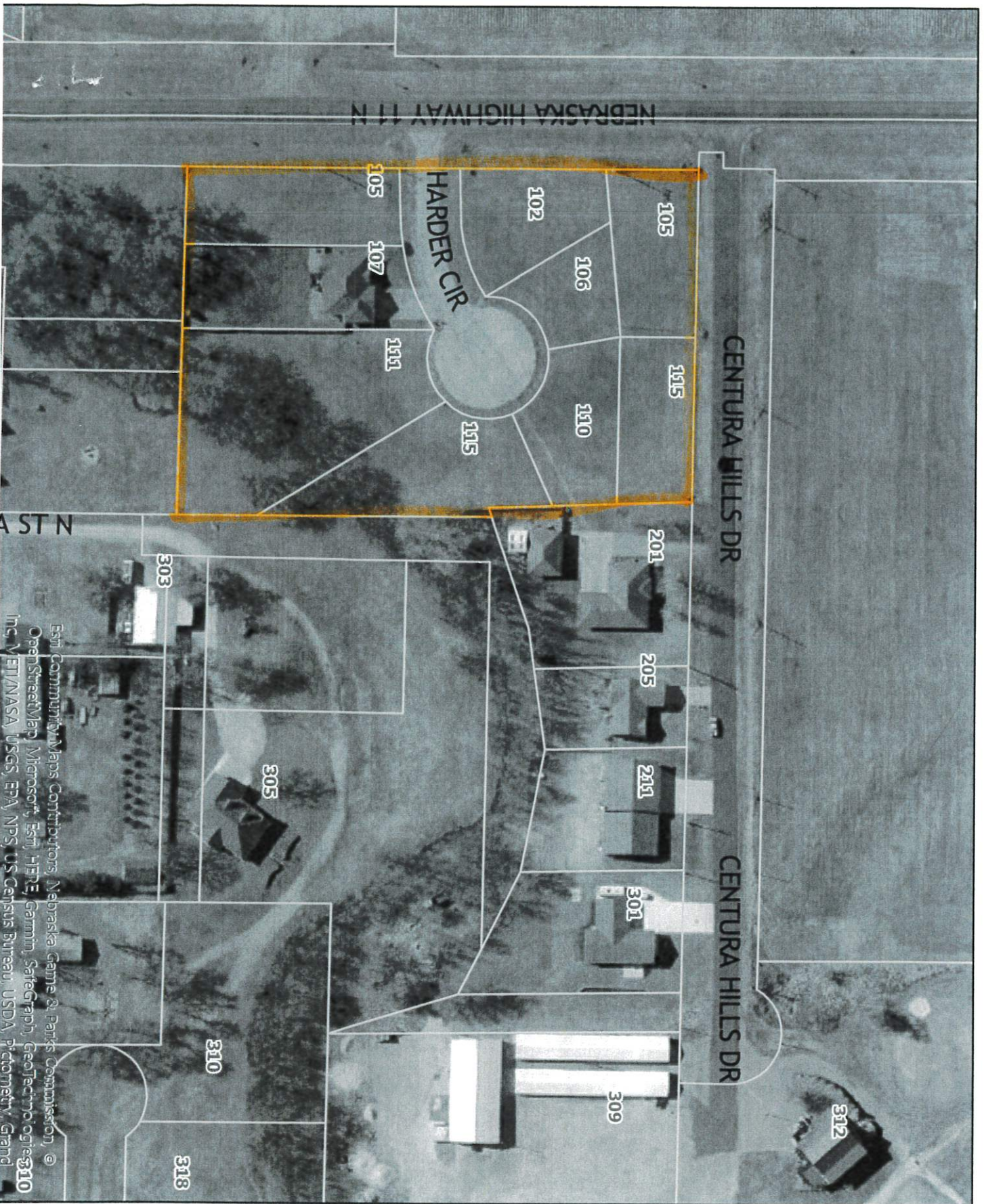


Chairperson of the Board

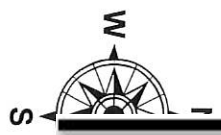
ATTEST:


Clerk

Attachment A



- Legend**
- Fire Station
 - Government**
 - Administration
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 - Attractions**
 - Golf Course



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Agenda Item #5 and 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING May 30, 2023

SUBJECT: Concerning the re-adoption of the Future Land Use Map and Zoning Map for the Village of Cairo as produced using the Hall County Geographic Information System as the official zoning map for the City of Cairo. (C-26-23C and C-27-23C)

PROPOSAL:

In 2021 the board approved a new comprehensive plan and future land use map. In December of 2015 the Cairo Village Board approved a revised zoning map for the Village of Cairo. This map was produced using the Hall County GIS system as the official zoning map for the Village of Cairo. The Village Board of Cairo has requested that the Planning Commission consider potential changes Future Land Use Map and Zoning Map for the Village of Cairo and that staff review and recommend changes to the Zoning Regulations based on the Comprehensive Development Plan adopted in 2021 and the changes proposed here.

The Village Board is hoping to spur some development and redevelopment along their highway corridor to the south and residential development and redevelopment in the southwest portion of the village and to encourage development in the Harder Estates subdivision. Staff is also recommending that the colors of various land uses on the map should be changed from the one that adopted with the new comprehensive plan to standard land use classification colors.

This will allow a newly revised and adopted copy of the map to be printed for official use by the Board, 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 Cairo Village limits, and 1 mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

ZONING CHANGES

Since the map was adopted one zoning change was approved. Lots in Robinson Subdivision were rezoned from R9 to R6 upon the request of the owner of those lots.

Three changes are proposed with this readoption of the map. The Board has requested these changes at after consultation with the general public and planning staff at recent board meetings. The board is suggesting that both Harder Estates north of Highway 2 and more property around the Robinson Estates Subdivision south of Syria and west of High Street be rezoned from R9 to R6. The board is considering changing the zoning for all lots facing High Street and some property south of the village limits along High Street (Nebraska Highway 11) to commercial in the hopes of spurring additional commercial development and higher density housing. These changes are all supported by the updated future land use map.

ANNEXATIONS

There have been no annexations since the last adoption.

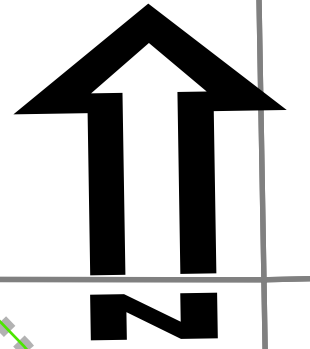
RECOMMENDATION:

That the Regional Planning Commission recommend that the Village Board of Cairo adopt the changes to the future land use map in the comprehensive plan and the zoning map.

_____ Chad Nabity AICP, Planning Director

Village of Cairo Future Landuse Map

Prepared by the Hall County Regional Planning Commission



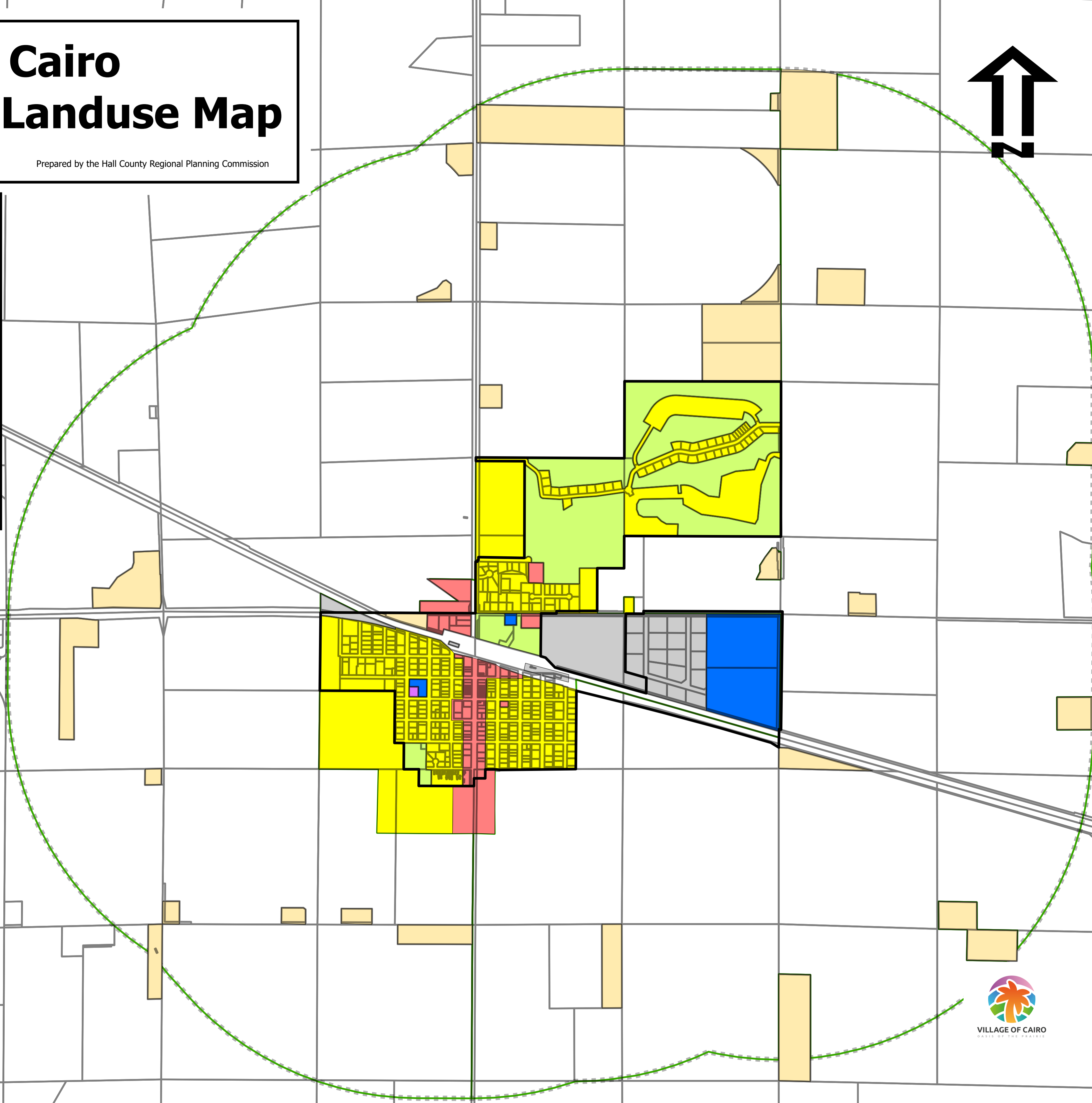
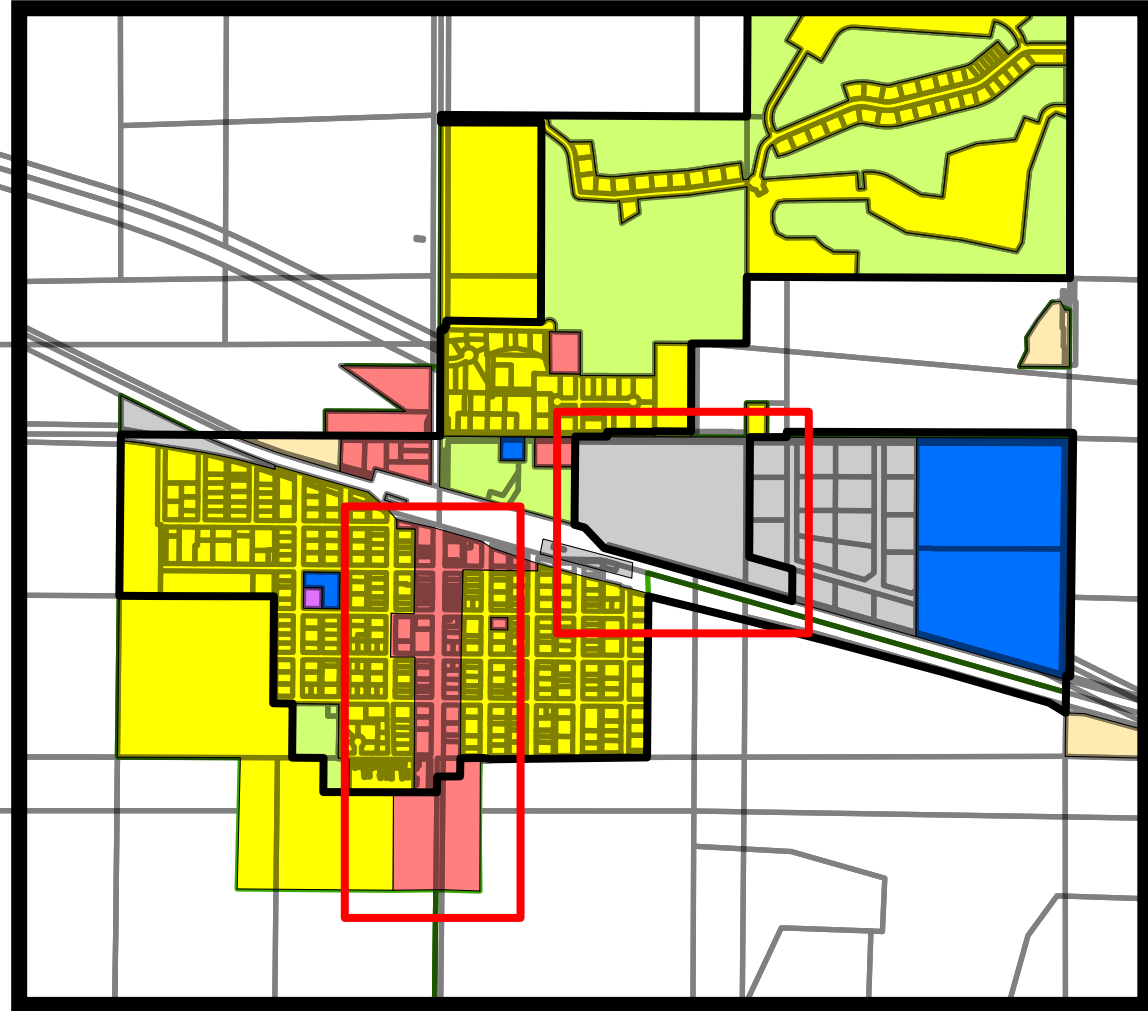
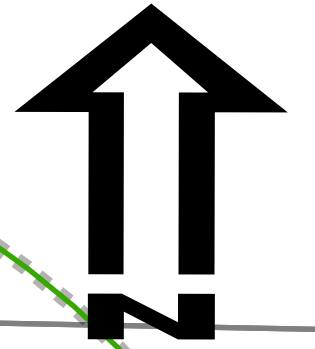
Legend

- Parcels
- Cairo Village Limits
- Cairo 1 Mile Zoning Jurisdiction
- Cairo Future Landuse**
- AG
- C
- CIV
- I
- REC
- RN
- RRE
- PUB



Village of Cairo Proposed Future Landuse Map

Prepared by the Hall County Regional Planning Commission



Legend

- Parcels
- Cairo Village Limits
- Cairo 1 Mile Zoning Jurisdiction
- Cairo Future Landuse**
- AG: Agricultural
- C: Commercial
- CIV: Civic/Educational
- I: Industrial
- PUB: Public
- REC: Recreational
- RN: Residential - Neighborhood
- RRE: Residential - Rural Estates

