



Hall County Regional Planning Commission

Wednesday, June 7, 2023

Regular Meeting

Item F5

Public Hearing - Zoning Map Readoption - Grand Island -Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System.

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING May 26, 2023

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-29-2023GI)

PROPOSAL:

On March 22, 2022 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 23, 2023. 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:

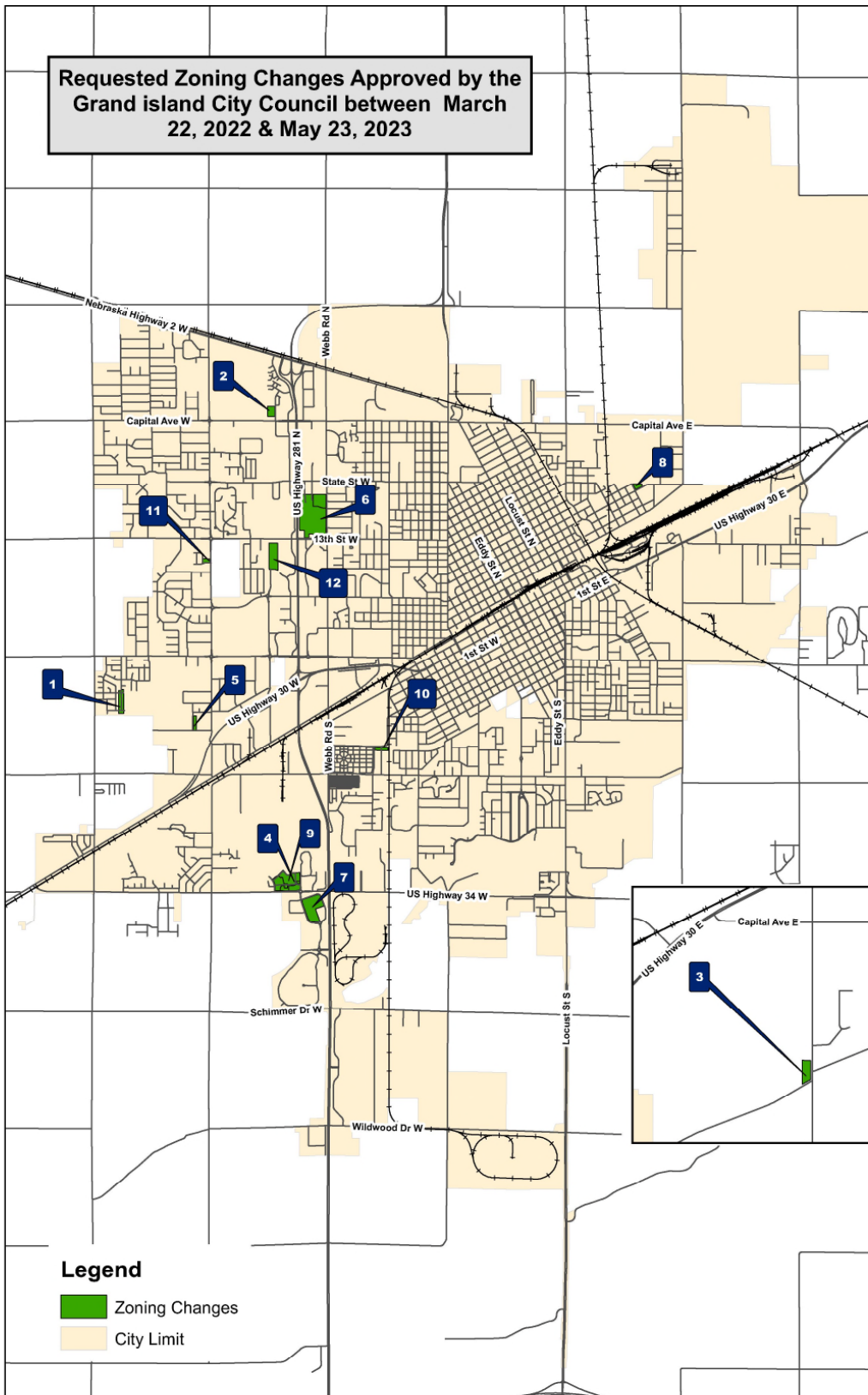
ZONING CHANGES

The following chart shows the requested changes that have been approved by the Regional Planning Commission and the Grand Island City Council since May 23, 2023. See Below Chart.

ID	Ord	Change	Legal	Case
1	9882	R2 Zone to R3-SL Zone	To rezone a tract of land consisting of 39.217 acres located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraska	C-23-22GI
2	9887	RO Zone to B2 Zones	A tract of land consisting of all of lots 13, 14, and 15 of Bosselman Second Subdivision in the City of Grand Island, Hall County, Nebraska	C-30-22GI
3	9888	R4 Zone to B2 Zone	A tract of land consisting of all of lots 1, 2, And 3 of SchAAF's Second Subdivision in the City of Grand Island, Hall County, Nebraska	C-31-22GI
4	9902	R2 Zone to CD & RD Zones	A tract of land located in part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-Five (25), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska	C-35-22GI
5	9904	LLR Zone to B2 Zone	Lots 1-14 inclusive of Wes End Subdivision and one half of the adjoining right of way for Centre Street and Stauss Road in Grand Island, Hall County, Nebraska.	C-06-2023GI
6	9905	CD Zone to Amended CD & RD Zone	RD: Lot 14 of Conestoga Mall Ninth Subdivision CD: Lots 1-13 Inclusive and Outlot A of Conestoga Mall Ninth Subdivision	C-09-2023GI
7	9910	CD Zone to Amended CD Zone	Lots 1 And 3 of Prairie Commons Second Subdivsion	C-11-2023GI
8	9911	R2 Zone to R3-SL Zone	Lot 2 of Sanchez Subdivision and one half of the adjoining right of way for Congdon Avenue and 7th Street in Grand Island, Hall County, Nebraska.	C-13-2023GI
9	9919	RD & CD Zones to Amended RD, Amended CD and B2 Zones	A tract of land located in part of Legacy 34 Third Subdivision, in the City of Grand Island, Hall County, Nebraska	C-15-2023GI
10	9922	M2 Zone to B2 Zone	Lots 1 and 2 of Block 2 of Dawn Subdivision and the west 111 feet of lot 1 and all of lot 2 of Block 1 of Dawn Subdivision and one half of the adjoining right of way for South Street and Henry Street along with all of the adjoining right of way for Ada Street in the City of Grand Island, Hall County, Nebraska	C-14-2023GI
11	9926	R1 Zone to R3 Zone	Lots 2 (Two) through 5 (Five), Block 2 (Two) Ellington Point Subdivision and one half of the adjoining right of way for North Road and Huff Boulevard in Grand Island, Hall County, Nebraska.	C-21-2023GI
12	9928	B2 Zone to RD Zone	A tract located in part of Block A, Crane Valley, in the City of Grand Island, Hall County, Nebraska	C-14-2023GI

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 March 22, 2022 & May 23, 2023



ANNEXATIONS

There were no annexations since the last update in March of 2021. No changes to the Grand Island Extraterritorial Jurisdiction were made due to no annexations.

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 changes:

1. Staff is suggesting realigning the R-1 Suburban Residential Zone and LLR Large Lot Residential Zone, which all split Lot 1 of Western Heights Eighth Subdivision, allowing the R-1 Suburban Residential Zone to be the zoning district that encompasses the lot, in accordance with city code of following lot lines or the center of R.O.W.
2. Staff is suggesting realigning the R-4 High Density Residential Zone and M-2 Heavy Manufacturing Zone, which splits Parcel 400147408, allowing the M-2 Heavy Manufacturing Zone to be the zoning district that encompasses the parcel, 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 **July 15, 2023**.-It is expected that the Grand Island City Council will consider approval of the map at their meeting on **June 27, 2023**.

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

