



# City of Grand Island

Tuesday, December 17, 2002

Council Session

## Item E2

### **Public Hearing on Adoption of Official City Zoning Map for 2003.**

*The Regional Planning Department has developed the Official Zoning Map in accordance with Section 36-7 of the Grand Island City Code whereby establishing the location, size, shape and boundaries of the zones approved by the City Council for the enforcement of zoning regulations. It has been recommended that the Official Zoning Map be ratified, affirmed, readopted and published on an annual basis. The Regional Planning Commission approved the Official Zoning Map at their December 11, 2002 meeting. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.*

Staff Contact: Chad Nabity

**Agenda Item # 5**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

November 19, 2002

**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-25-2002-GI)

**PROPOSAL:**

In December of 1999 the Regional Planning Commission and the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island. At that time it was suggested that the zoning map be re-approved on an annual basis and that staff generate a fresh copy of the map at the beginning of every year. 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.

Again, this year I am suggesting some changes to the zoning districts on the map. The changes involve the inclusion of the M3 zoning district on the Grand Island Zoning Map. I would suggest changing those properties between Fonner Park Road and Anna Street and Lincoln Street and Broadwell as well as those between the BNSF overhead rail line and Custer Ave and 9<sup>th</sup> street and 3<sup>rd</sup> Street that are zoned M2-Heavy Manufacturing to M3-Mixed Use Manufacturing.

**BACKGROUND:**

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since December 2001.

| AMENDMENTS |            |                    |                                  |             |
|------------|------------|--------------------|----------------------------------|-------------|
| DATE       | ORD. NO.   | CHANGE             | DESCRIPTION                      |             |
| 3-26-02    | 8727       | RD and B2 to RD    | The Village                      | C-03-2002GI |
| 5-21-02    | 8737       | TA to R1 and R2    | Country Meadows                  | C-08-2002GI |
| 8-13-02    | Resolution | Annexation Related | Annexation Related               | C-16-2001GI |
| 9-24-02    | 8774       | R4 to RO           | Stolley Park Road west of Blaine | C-18-2002GI |
| 11-12-02   | 8782       | M1 to R1           | Indianhead                       | C-21-2002GI |
| 11-26-02   |            | TA to RO and RD    | Cedar Ridge                      | C-23-2002GI |

The six changes shown on this chart are represented on the new version of the Grand Island Zoning map.

Additions to the City of Grand Island that will impact the city limits lines and/or the extraterritorial jurisdiction include: The seven areas approved for annexation by the Grand Island City Council. See Attached Map

**ANALYSIS**

**M3-Mixed Use Manufacturing Zone**

If the M3 zone is approved as an addition to the Grand Island Zoning Ordinance I would recommend that those areas identified on the attached map be rezoned to M3. This zone will eliminate some of the most noxious uses from the allowed uses in these areas and allow some less intense uses such as residences and churches.

**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



