



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item F4

Re-adoption of the Grand Island Zoning Map

Re-adopt the City of Grand Island Zonign Map with proposed changes as produced using the Hall County Geographoc Information System.

Staff Contact: Chad Nabity

Agenda Item # 14

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING January 24, 2006

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-05-2006GI)

PROPOSAL:

On July 13, 2004 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 based on the 2004 Comprehensive Plan for the City of Grand Island. This map was effective August 1, 2004. 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:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since August 1, 2004 including proposed changes through February 28th 2006.

Id	ORDINANCE	CHANGE	LEGAL	CASE
1	8975	TA to R1, R2, B2, RO	Northview Subdivision	C-24-2005GI
2	8943	R2 to RD	Via Milano	C-2-2005GI
3	8897	M2 to B2	Single House	C-32-2005GI
4	8998	RD to TA	E 1/2, NW 1/4 Sec. 10, 11, 9	C-28-2005GI
5	8975	TA to LLR	Tejak Sub, Sass' Sub, Sass' 2nd Sub, Garden 2nd Sub.	C-24-2005GI
6	9022	RD to Amended RD	Autumn Park Third Sub.	C-4-2006GI
7	8994	RD to B2	Crane Valley 7th	C-29-2005GI
8	Pending	TA to R2	Copper Creek Estates Sub	C-09-2006GI
9	8972	R2 to RD	Setwart Place Fourth Subdivision	C-20-2005GI
10	8999	LLR to RO	Part of S 1/2, NW 1/4 NE 1/4, Sec. 33, 11, 9	C-33-2005GI
11	9019	B2 with GCO to CD with GCO	Kings Crossing Sub.	C-2-2006GI
12	8950	TA to B2	Part of the SE 1/4, Sec. 26, 11, 9	C-06-2005GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map of these changes is included.

The only addition to the City of Grand Island that will or did impact the city limits lines and/or the extraterritorial jurisdiction is Copper Creek Estates. This annexation should be completed concurrent with the adoption of this map. The Grand Island ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Grand Island Comprehensive Plan. All additional property included in will be zoned A2-Secondary Agricultural District consistent with its current use and zoning according to Hall County. This property is shown on the Proposed Annexation Location Map as Attached.

The following areas approved for annexation by the Grand Island City Council since August 1, 2004. See Attached Map

ID	ORDINANCE	LEGAL	COMMENTS
1	8982	Part of S.E. 1/4, S.W. 1/4 Sec. 3, 11, 09	Capital Avenue west of Ord Line
2	8982	Part of S.E. 1/4, N.E. 1/4, Sec. 14, 11, 9 and Part of S.E. 1/4, N.E. 1/4, Sec. 14, 11, 9	Waste Water Plant Property
3	Pending	Copper Creek Estates	New Subdivision
4	8953	Preisendorf Subdivision	County Industrial Tract
5	8982	Part of S.W.1/4, S.E. 1/4, Sec. 14, 11, 9	Waste Water Plant Property
6	8982	Part of S.E. 1/4, S.E. 1/4, Sec. 22, 11, 9	Stuhr Road South of Fonner Park
7	8982	Part of N 1/4, N.E. 1/4, Sec. 1, 10, 10	Husker Hwy. South of Ponderosa
8	9013	Part of NW 1/4, NE 1/4, Sec. 33, 11, 9	Beverly Healthcare South

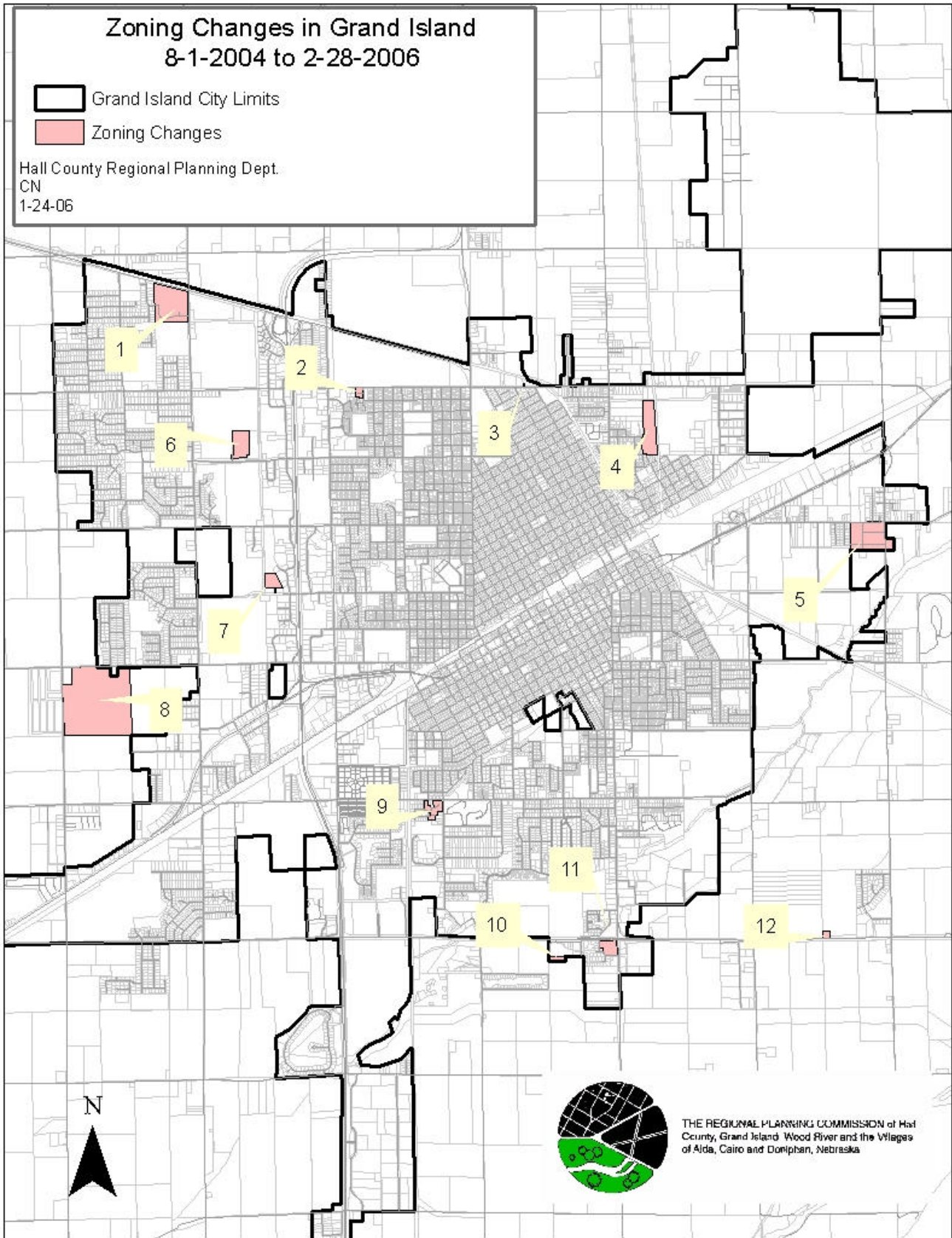
ANALYSIS

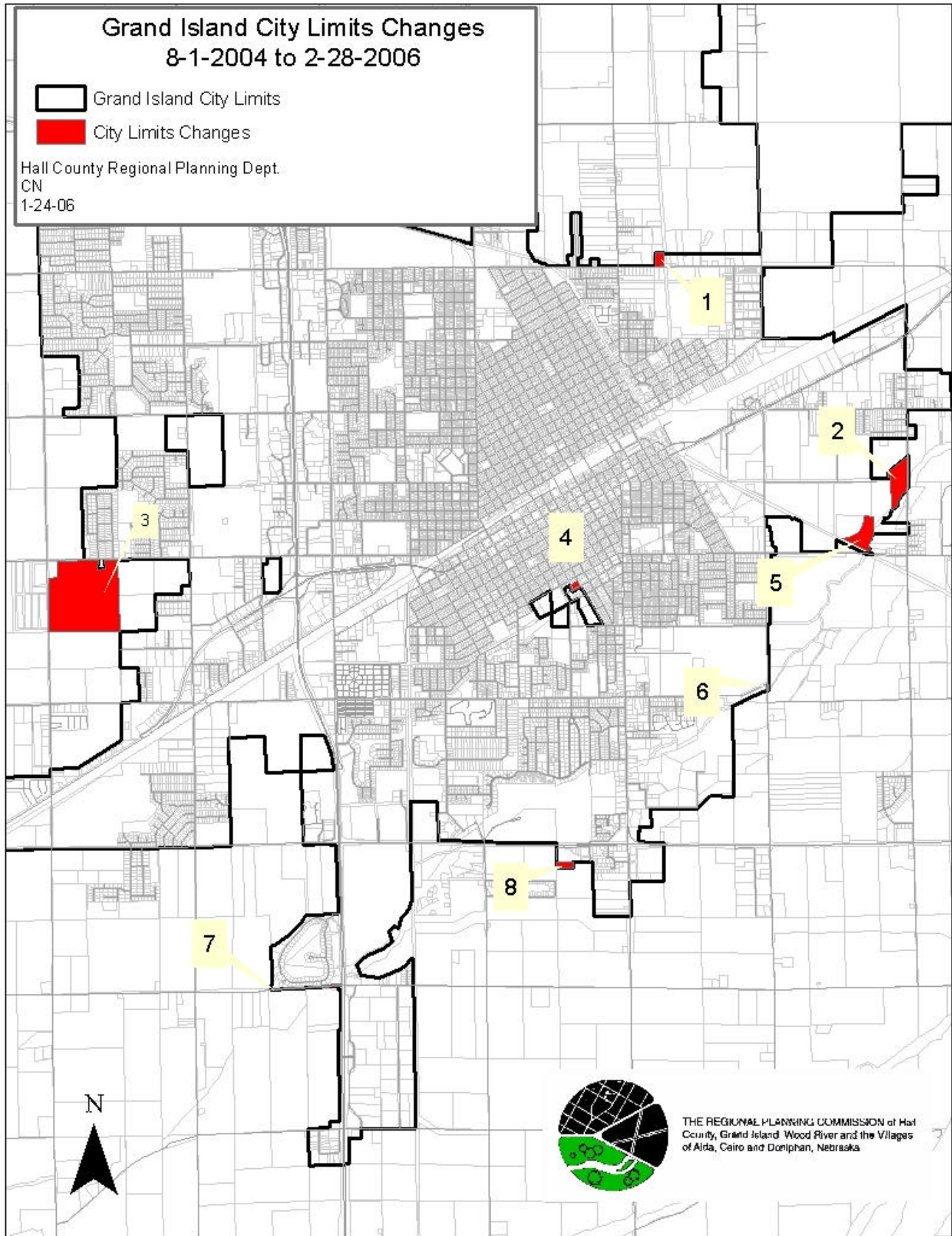
Staff is not recommending any changes to the Grand Island Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation of the Copper Creek Estates Development. All of the changes mentioned herein have been previously approved by the Grand Island City Council after proper notice and hearing. This map serves to notify any and all interested parties of the current boundaries of the City of Grand Island, the extents of the extraterritorial jurisdiction for the City of Grand Island and the zoning of property within the jurisdiction of the City of Grand Island.

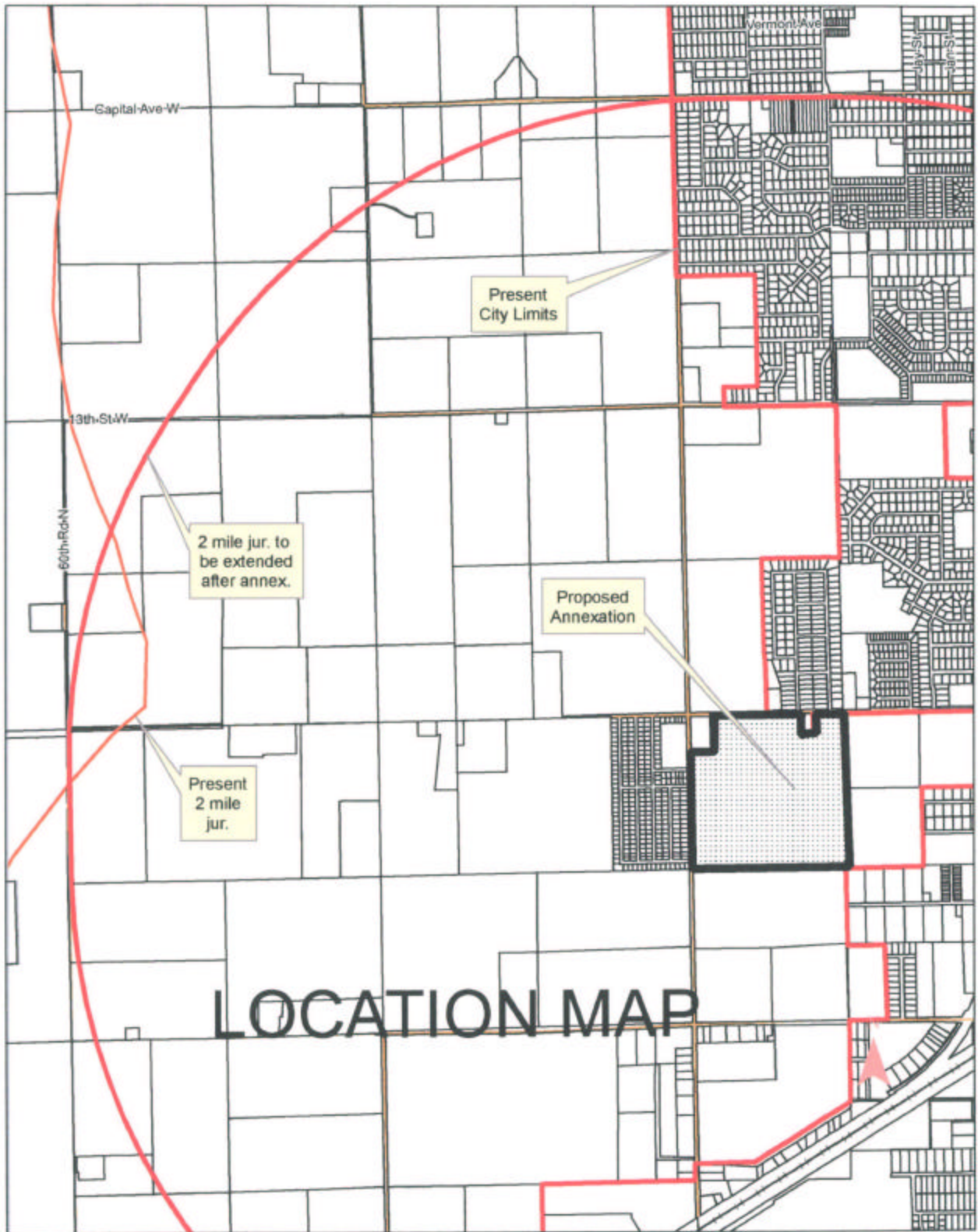
RECOMMENDATION:

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 Naby AICP, Planning Director







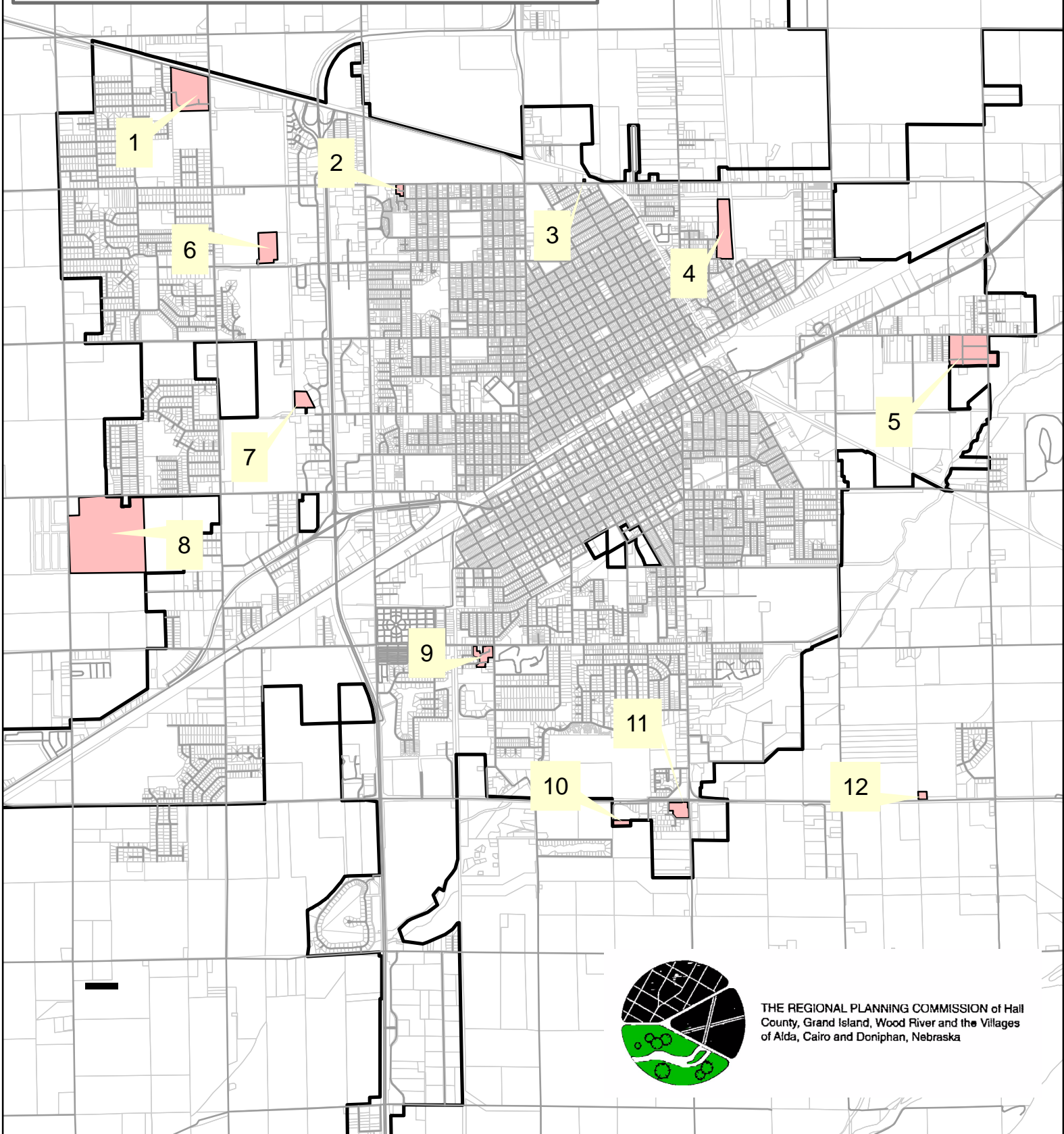


LOCATION MAP

Zoning Changes in Grand Island 8-1-2004 to 2-28-2006



-  Grand Island City Limits
-  Zoning Changes

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1-24-06

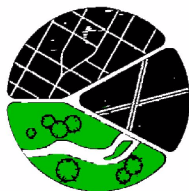
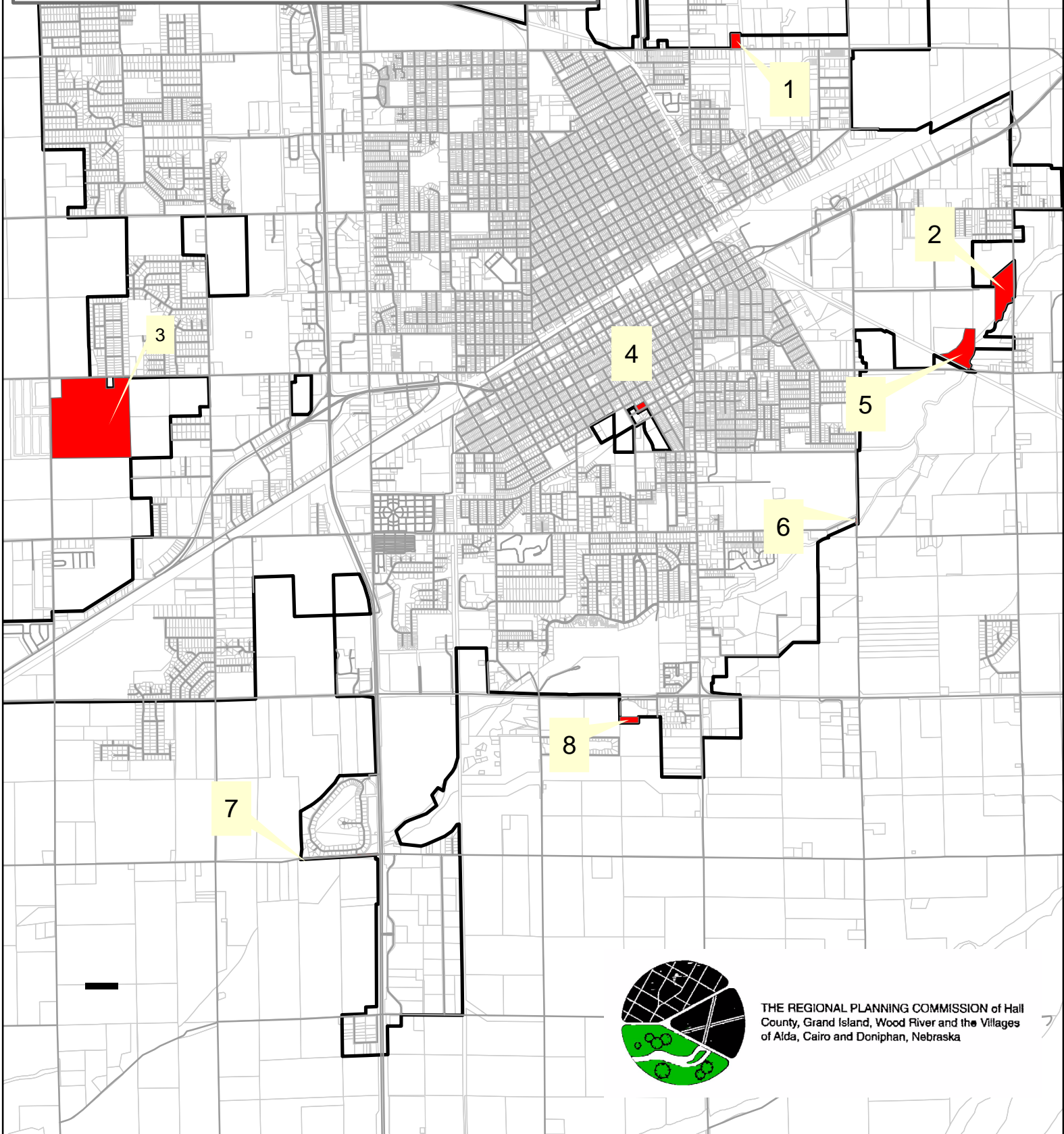


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

Grand Island City Limits Changes 8-1-2004 to 2-28-2006

-  Grand Island City Limits
-  City Limits Changes

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