



Hall County Regional Planning Commission

**Wednesday, September 5, 2012
Regular Meeting**

Item F1

Public Hearing - Rezone C-27-2012GI

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee \$750.00

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name JEH HOLDINGS LLC Phone (h) _____ (w) 308.381.7533

Applicant Address 2517 Apache Road Grand Island, NE 68801

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2430 Stolley Park Rd W.; 2522 Stolley Park Rd W.; 2433 Del Mar Ave.; and 2425 Del Mar Ave.

Legal Description: (provide copy of deed description of property)

Lots 2-5 Block _____ Subdivision Name Hornady Subdivision, and/or
All/part Part SE1/4, SE1/4 of Section 20 Twp 11N Rge 9W 6PM

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no _____)
(provide a properly scaled map of property to be rezoned)

From R2 (Low Density Residential Zone) to RD (Residential Development Zone)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes _____) (no X)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To be in compliance with the proposed comprehensive plan for the development of residential lots

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

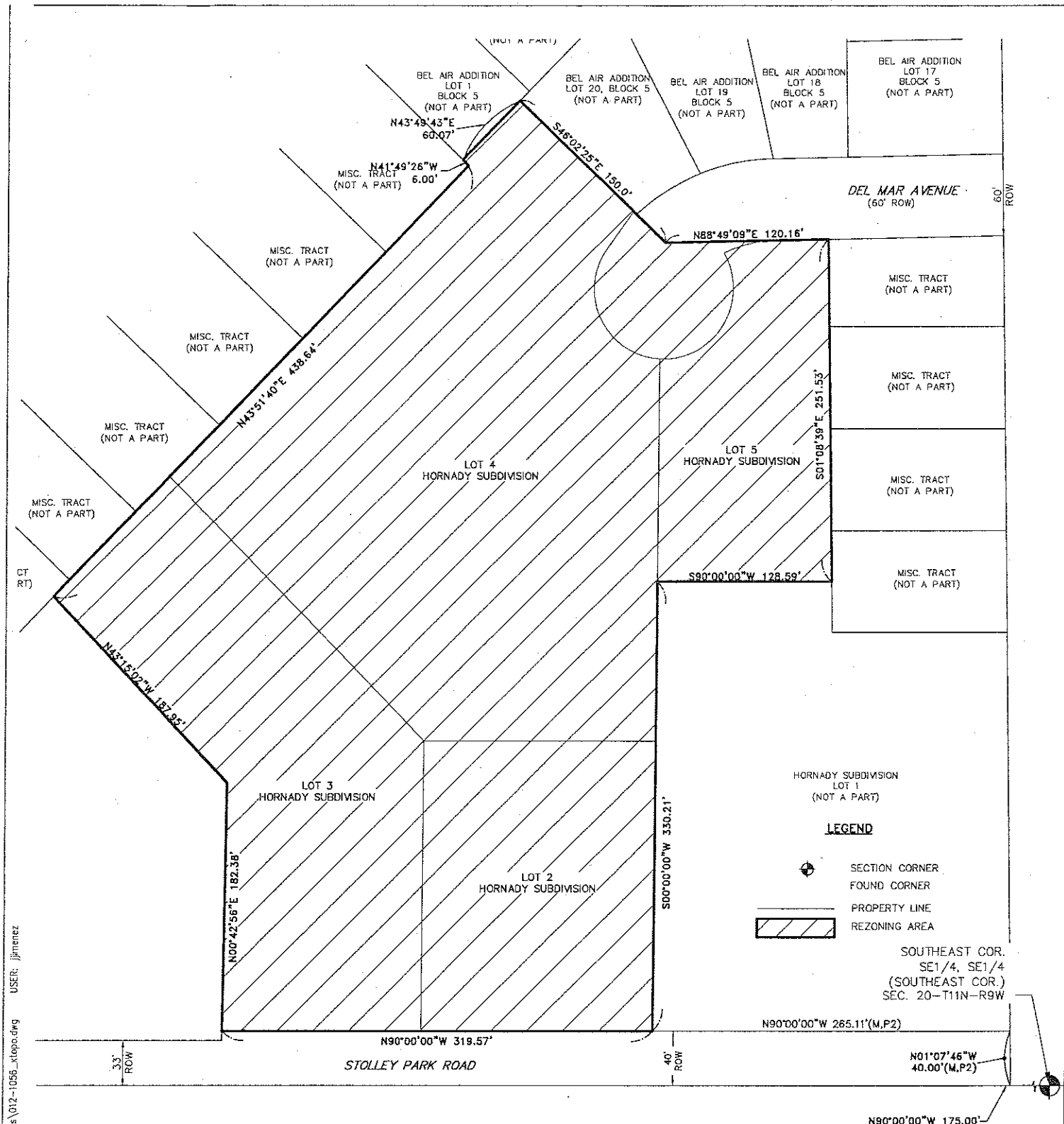
A public hearing will be held for this request

Signature of Owner or Authorized Person  Date 7-23-12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07



REZONING DESCRIPTION

LOTS 2, 3, 4, AND 5 OF HORNADY SUBDIVISION IN THE CITY OF GRAND ISLAND IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4, SE1/4; THENCE ON AN ASSUMED BEARING OF N90°00'00\"W, ALONG THE SOUTH LINE OF SAID SE1/4, SE1/4, A DISTANCE OF 175.00 FEET; THENCE N01°07'46\"W A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STOLLEY PARK ROAD AND THE SOUTHEAST CORNER OF LOT 1, HORNADY SUBDIVISION; THENCE N90°00'00\"W, ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 319.57 FEET; THENCE N00°42'56\"E A DISTANCE OF 182.38 FEET; THENCE N43°15'02\"W A DISTANCE OF 187.95 FEET; THENCE N43°51'40\"E A DISTANCE OF 438.64 FEET; THENCE N41°49'26\"W A DISTANCE OF 6.00 FEET; THENCE N43°49'43\"E A DISTANCE OF 60.07 FEET; THENCE S46°02'25\"E A DISTANCE OF 150.00 FEET; THENCE N88°49'09\"E A DISTANCE OF 120.16 FEET; THENCE S01°08'39\"E A DISTANCE OF 251.53 FEET; THENCE S90°00'00\"W A DISTANCE OF 128.59 FEET; THENCE S00°00'00\"W A DISTANCE OF 330.21 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 235698.12 SQUARE FEET OR 5.41 ACRES MORE OR LESS.

PROJECT NO: 2012-1058

DRAWN BY: JMJ

DATE: 07.19.2012

REZONING
R2 TO RD

MOLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

EXHIBIT

1

HORNADY SECOND SUBDIVISION

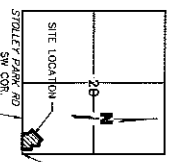
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

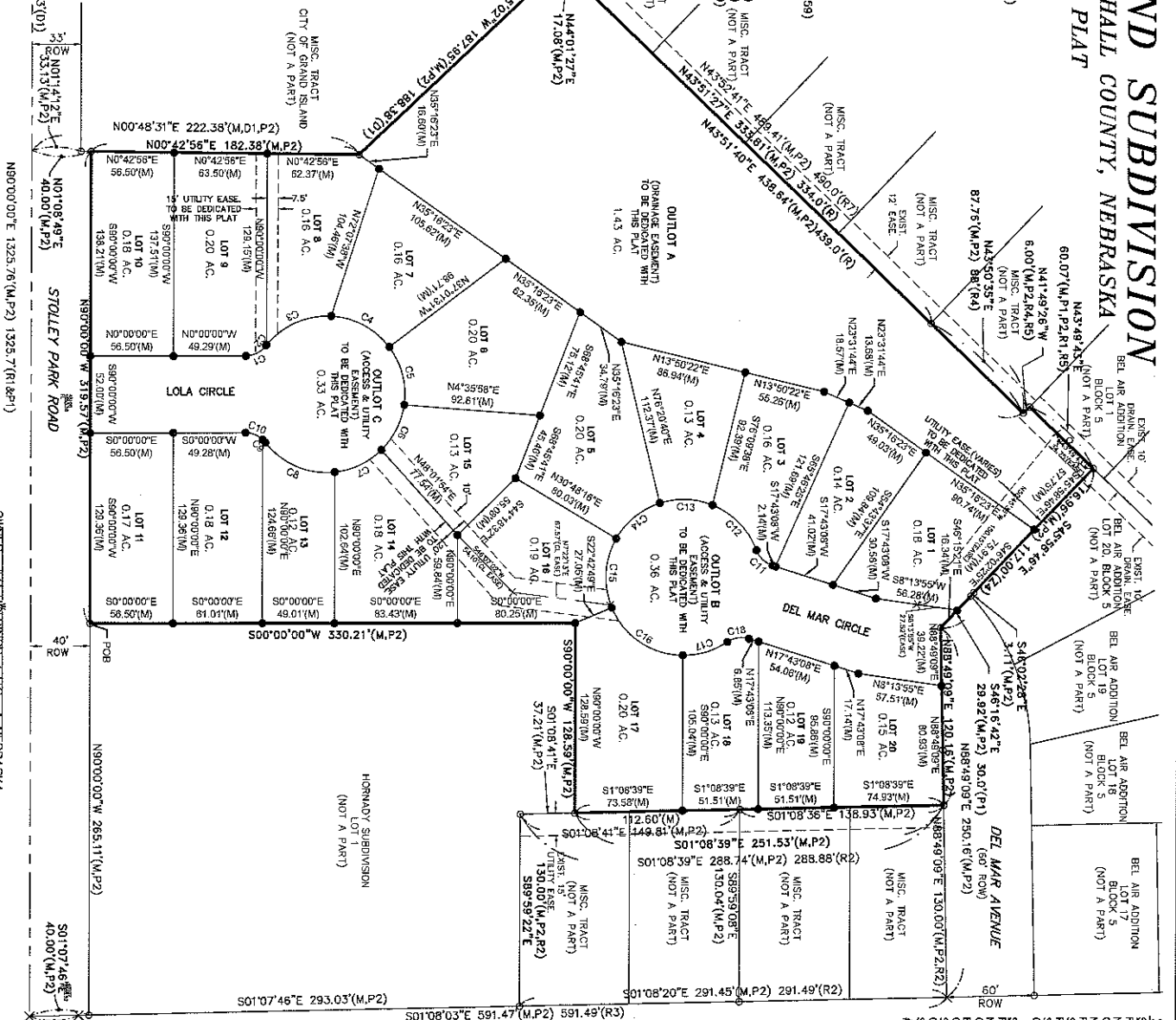
LEGEND

- SECTION CORNER
- SET CORNER (5/8"x3/8" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- TEMPORARY POINT
- EASEMENT LINE
- SECTION LINE
- PROPERTY BOUNDARY LINE
- MEASURED DISTANCE
- RECORDED DIST. (DOC. NO. 83-004705)
- RECORDED DIST. (DOC. NO. 93-101272)
- RECORDED DIST. (INST. NO. 200104787)
- PLAT DIST. (BEL. AIR ADD. 1956)
- PLAT DIST. (HORNADY SUB. 2008)
- RECORDED DIST. (E. BENJAMIN 5/1/1998)
- RECORDED DIST. (C. BEER 4/1/1981)
- RECORDED DIST. (C. BEER 5/12/1981)
- RECORDED DIST. (C. BEER 1/3/1983)
- RECORDED DIST. (C. BEER 4/29/1976)
- RECORDED DIST. (C. BEER 4/29/1976)
- RECORDED DIST. (L. EHLERS 4/4/1973)

LOCATION MAP

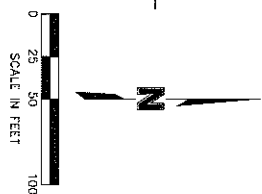


| CURVE # | RADIUS | DELTA ANGLE | LENGTH | DIRECTION | CHORD |
|---------|--------|-------------|--------|-------------|--------|
| C1 | 17.60' | 52.0800° | 15.46' | N03.00°00'W | 14.53' |
| C2 | 53.00' | 07.2312° | 1.28' | N57.24°24'W | 1.28' |
| C3 | 53.00' | 53.4846° | 48.75' | N23.49°24'W | 47.24' |
| C4 | 53.00' | 48.9330° | 48.17' | N20.01°14'E | 44.72' |
| C5 | 53.00' | 44.9337° | 41.52' | N75.24°56'E | 40.46' |
| C6 | 53.00' | 37.9434° | 35.81' | S52.16°17'E | 34.29' |
| C7 | 53.00' | 30.7124° | 35.46' | S29.10°48'E | 34.69' |
| C8 | 53.00' | 98.0335° | 53.71' | S25.04°12'W | 51.44' |
| C9 | 17.00' | 08.2906° | 2.52' | S47.51°27'W | 2.52' |
| C10 | 17.00' | 43.9227° | 12.65' | S21.47°41'W | 12.64' |
| C11 | 17.00' | 57.2000° | 15.46' | S43.46°03'W | 14.53' |
| C12 | 53.00' | 47.7852° | 44.38' | S36.16°42'W | 43.10' |
| C13 | 53.00' | 38.2909° | 35.53' | S20.09°41'W | 33.81' |
| C14 | 53.00' | 42.2712° | 39.27' | S18.53°28'E | 38.36' |
| C15 | 53.00' | 52.2844° | 48.67' | S08.24°27'E | 46.08' |
| C16 | 53.00' | 56.5913° | 61.98' | N43.47°34'E | 58.00' |
| C17 | 53.00' | 34.9404° | 32.08' | N17.02°27'W | 33.60' |
| C18 | 17.00' | 52.0800° | 15.46' | N03.00°00'W | 14.53' |



SECTION TIES

SOUTHWEST COR. SEC. 4, SEC. 20-T1N-R9W
FOUND BRASS CAP W/DRUM
NW 63.07' TO CHIELED "X" IN EAST SIDE OF
GALVANIZED LIGHT POLE BASE
NE 77.95' TO PK NAIL W/WASHER IN NW FACE OF
POWER POLE
SW 59.80' TO CHIELED "X" ON EAST SIDE OF
GALVANIZED LIGHT POLE BASE
SOUTHEAST COR. SEC. 4, SEC. 20-T1N-R9W
NW 32.76' TO PK NAIL W/WASHER IN EAST FACE
OF LIGHT POLE
ENE 117.37' TO PK NAIL W/WASHER IN SOUTH FACE
OF LIGHT POLE
SEE ALSO TO PK NAIL W/WASHER IN WEST FACE
SW 126.23' TO NE CORNER OF CONC. PAD TIE BOX
#5 (FRISBEE COLD.)



OWNER: JEFF HOLDINGS, LLC, A NEBRASKA
LIMITED LIABILITY COMPANY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 23

SHEET 1 OF 2

OLSSON
ASSOCIATES
201 East 2nd Street
Grand Island, NE 68801-0172
TEL: 308.341.8700
FAX: 308.341.8732

August 20, 2012

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R2 Low Density Residential Zone to RD Residential Development Zone, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R2 Low Density Residential Zone to RD Residential Development Zone, a replat of Lots 2, 3, 4, and 5, Hornady Subdivision in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

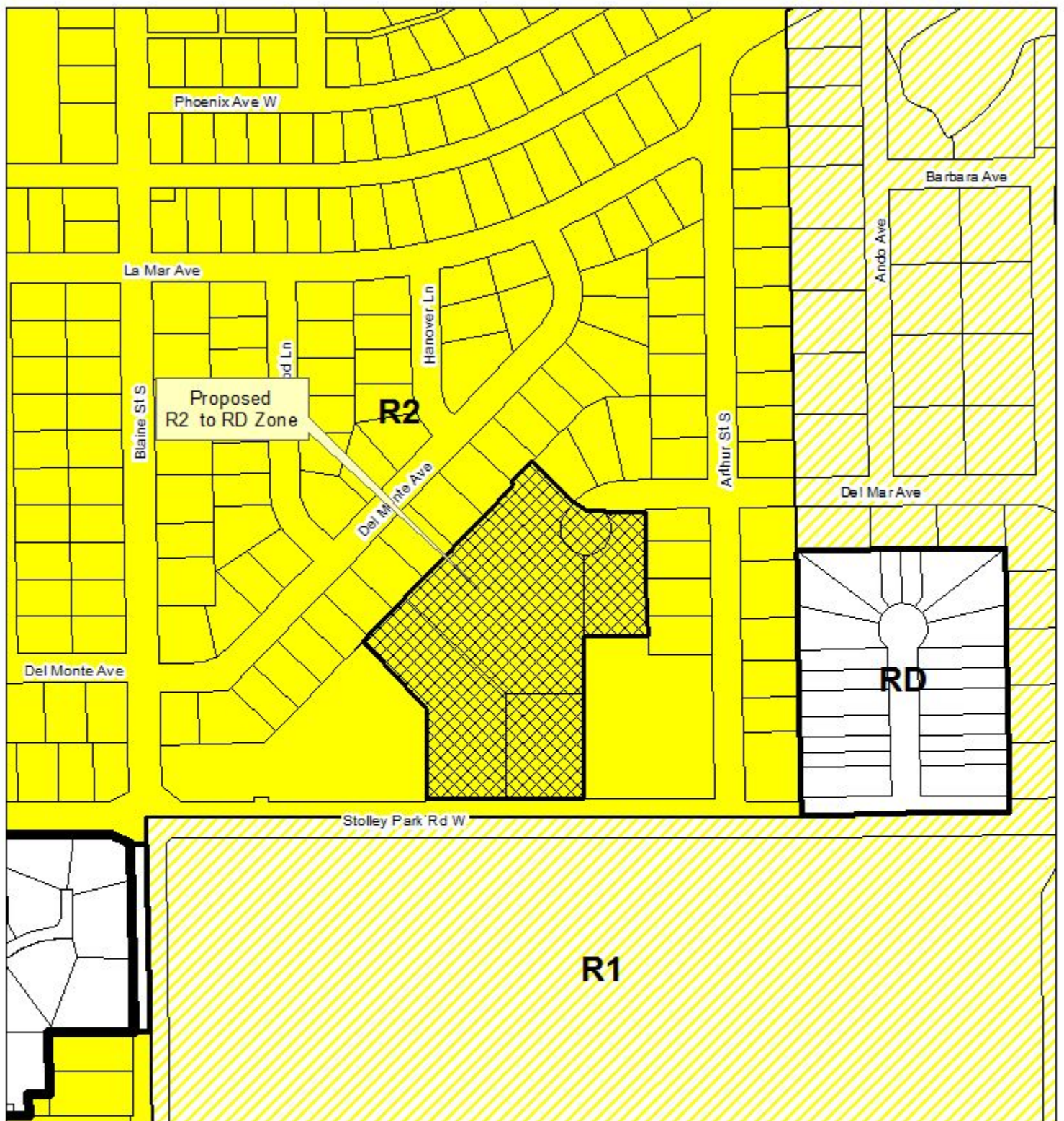
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on September 5, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Requested Zoning



Scale : NONE
C-27-2012GI



- From R2 : Low Density Residential Zone
- to RD : Residential Development Zone

