



City of Grand Island

Tuesday, August 23, 2016

Council Session

Item F-1

#9597 - Consideration of Request to Rezone Property Proposed for Platting as Lots 1, 2 & 3 & Outlots 1 & 2 and half Adjacent ROW of Prairie Commons Subdivision located So. of Husker Hwy & West of US Hwy 281 from TA – Transitional Agricultural to CD – Commercial Development (Prataria Ventures, LLC)

This item relates to the aforementioned Public Hearing item E-2.

Staff Contact: Chad Nabity

ORDINANCE NO. 9597

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising a part of the NW ¼ Section 36 Township 11 north, Range 10 west of the 6th PM in Hall County, Nebraska, from TA Transitional Agriculture Zone to CD Commercial Development Zone as described below and approve the development plan submitted with the rezoning application; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on August 10, 2016, held a public hearing and made a recommendation on the proposed zoning of such area and development plan; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on August 23, 2016, the City Council found and determined the change in zoning and development plan be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from TA Transitional Agriculture Zone to CD Commercial Development Zone:

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4, SEC. 36-T11N-R10W; THENCE ON AN ASSUMED BEARING OF S02°04'00"E, ALONG THE EAST LINE OF SAID NE1/4, A DISTANCE OF 104.27 FEET; THENCE S87°56'00"W A DISTANCE OF

Approved as to Form August 19, 2016	by _____ City Attorney
--	---------------------------

ORDINANCE NO. 9597 (Cont.)

116.87 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HUSKER HIGHWAY AND THE WEST R.O.W. LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°24'14"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1410.79 FEET; THENCE S81°10'25"W A DISTANCE OF 323.49 FEET TO A POINT ON THE CENTERLINE OF PRAIRIEVIEW STREET; THENCE N08°49'35"W, ALONG THE CENTERLINE OF PRAIRIEVIEW STREET, A DISTANCE OF 7.54 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 78°23'02", HAVING A RADIUS OF 143.00 FEET, AND CHORD BEARING OF N50°02'39"W A CHORD DISTANCE OF 180.73 FEET; THENCE S89°27'59"W, ALONG SAID CENTERLINE, A DISTANCE OF 178.67 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 69°57'55", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING OF N55°33'04"W A CHORD DISTANCE OF 344.00 FEET; THENCE N20°34'06"W, ALONG SAID CENTERLINE, A DISTANCE OF 707.87 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 18°54'43", HAVING A RADIUS OF 1000.00 FEET, AND CHORD BEARING OF N11°06'44"W A CHORD DISTANCE OF 328.58 FEET; THENCE N01°39'23"W, ALONG SAID CENTERLINE, A DISTANCE OF 183.82 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF HUSKER HIGHWAY; THENCE N88°19'49"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 140.13 FEET; THENCE N88°21'52"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.93 FEET; THENCE N88°21'27"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 287.27 FEET; THENCE N88°20'35"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 35.49 FEET; THENCE N01°39'25"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE S82°02'36"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 431.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,476,730.62 SQUARE FEET OR 33.901 ACRES MORE OR LESS.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance and that the amended development plan be kept in the records of the Hall County Regional Planning Department.

ORDINANCE NO. 9597 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: August 23, 2016

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk