



# City of Grand Island

Tuesday, August 23, 2016

Council Session

## Item F-2

**#9598 - Consideration of Request to Rezone Property Proposed for Platting as Lots 4 & 5 and half Adjacent ROW of Prairie Commons Subdivision located So. of Husker Hwy and West of US Hwy 281 from TA – Transitional Ag to RO – Residential Office and Lots 6 & 7 and Outlot 4 to B2 - General Business**

*This item relates to the aforementioned Public Hearing item E-3.*

Staff Contact: Chad Nabity

ORDINANCE NO. 9598

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 6<sup>th</sup> PM in Hall County, Nebraska, from TA Transitional Agriculture Zone to B2 General Business Zone and RO Residential Office Zone as described below and ; 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

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 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 B2 General Business 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 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.

Approved as to Form August 19, 2016	by _____ City Attorney
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ORDINANCE NO. 9598 (Cont.)

HIGHWAY 281; THENCE S02°24'14"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1410.79 FEET TO THE POINT OF BEGINNING; THENCE S02°24'14"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 58.11 FEET; THENCE S01°30'13"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1025.38 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF RAE ROAD; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 124.36 FEET; THENCE N80°11'30"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 49.34 FEET; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 260.61 FEET; THENCE S43°06'49"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 28.28 FEET; THENCE S88°06'49"W A DISTANCE OF 754.09 FEET TO THE INTERSECTION OF SAID NORTH R.O.W. LINE AND A POINT ON THE WEST LINE OF THE SE1/4, NE1/4; THENCE N02°02'45"W, ALONG SAID WEST LINE, A DISTANCE OF 1003.60 FEET; THENCE N87°40'04"E A DISTANCE OF 86.45 FEET; THENCE N76°13'29"E A DISTANCE OF 279.91 FEET; THENCE N26°20'22"E A DISTANCE OF 181.93 FEET TO A POINT BEING THE CENTERLINE OF PRAIRIEVIEW STREET, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 26°52'23", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING OF S77°05'49"E A CHORD DISTANCE OF 139.42 FEET; THENCE N89°27'59"E A DISTANCE OF 178.68 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 78°22'57", HAVING A RADIUS OF 143.00 FEET, AND A CHORD BEARING OF S50°02'36"E A CHORD DISTANCE OF 180.73 FEET; THENCE S08°49'35"E A DISTANCE OF 7.54 FEET; THENCE N81°10'25"E A DISTANCE OF 323.49 FEET TO THE POINT OF BEGINNING.

SECTION 2. The following tract of land is hereby rezoned, reclassified and changed from TA Transitional Agriculture Zone to RO Residential Office 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 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; THENCE N82°02'36"W, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 431.85 FEET; THENCE S01°39'25"E, ALONG SAID R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE S88°20'35"W, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 35.49 FEET; THENCE S88°21'27"W, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 287.27 FEET; THENCE S88°21'52"W, ALONG SAID SOUTH

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R.O.W. LINE, A DISTANCE OF 289.93 FEET; THENCE S88°19'49"W, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 140.13 FEET TO A POINT BEING THE CENTERLINE OF PRAIRIEVIEW STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°39'23"E, ALONG SAID CENTERLINE, A DISTANCE OF 183.82 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 18°54'43", HAVING A RADIUS OF 1000.00 FEET, AND CHORD BEARING OF S11°06'44"E A CHORD DISTANCE OF 328.58 FEET; THENCE S20°34'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 707.87 FEET TO A POINT OF CURVATURE;  
THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID CENTERLINE, HAVING A DELTA ANGLE OF 43°05'32", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING OF S42°06'52"E A CHORD DISTANCE OF 220.35 FEET; THENCE S26°20'22"W A DISTANCE OF 181.93 FEET; THENCE S76°13'29"W A DISTANCE OF 279.91 FEET;  
THENCE S87°40'04"W A DISTANCE OF 86.45 FEET TO A POINT ON THE WEST LINE OF THE SE1/4, NE1/4; THENCE N02°02'45"W A DISTANCE OF 288.25 FEET; THENCE S88°13'51"W A DISTANCE OF 827.64 FEET; THENCE N02°03'02"W A DISTANCE OF 1278.91 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 857.52 FEET TO THE POINT OF BEGINNING.

SECTION 3. 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.

SECTION 4. 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

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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk