



City of Grand Island

Tuesday, June 12, 2018

Council Session

Item F-1

#9686 - Consideration of Annexation of Property Located at the Southwest Corner of North Road and 13th Street (Proposed for Platting as Hanover Third Subdivision) (Second Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 12, 2018

Subject: An Ordinance to include Hanover Third Subdivision as an Addition to the City of Grand Island, Nebraska and the adjoining right-of -way

Presenter(s): Chad Nabity, AICP Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limit of the City of Grand Island be annexed into the City at the time of subdivision approval.

Raymond J. O'Connor, Managing Member of The Meadows Apartments LLC as the owner of the property, submitted Hanover Third Subdivision as an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on May 2, 2018.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. A public hearing was held on this item on May 22, 2018 and the ordinance passed on first reading on the same date. This is the second reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

No existing residence would be added to the City as a result of this annexation and four additional building lots will be added. The City is purchasing two of these lots for the Emergency Management Center and a Fire Station.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

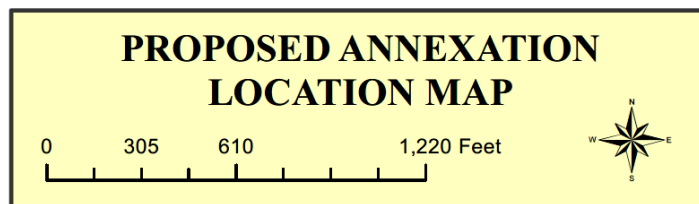
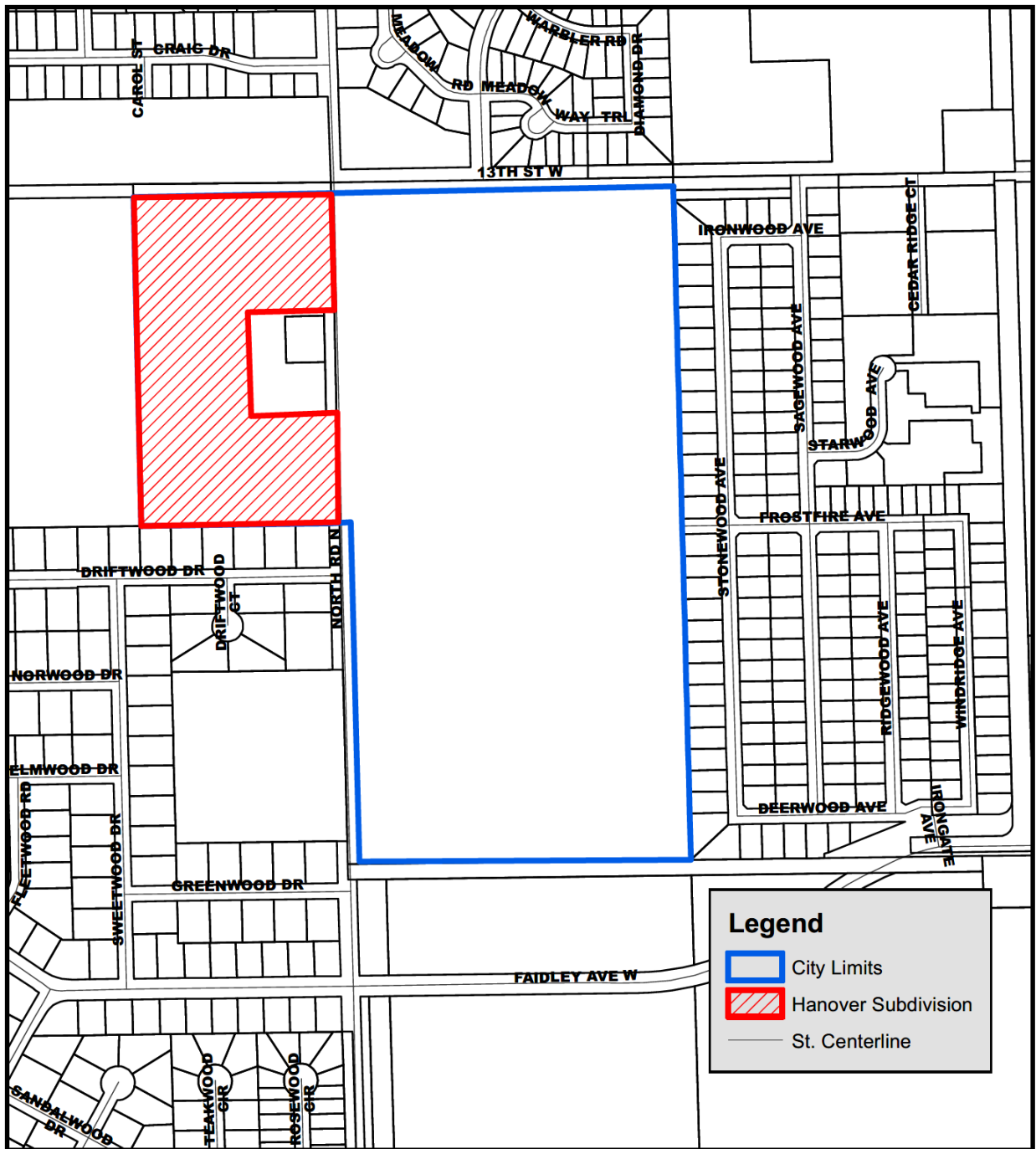
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

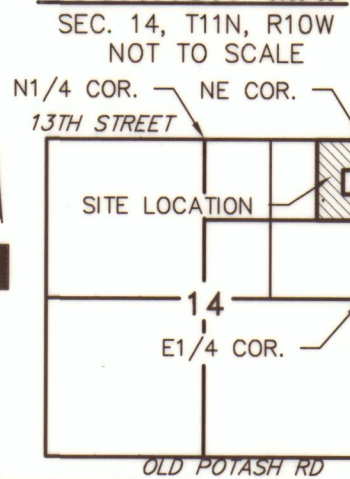
Sample Motion

Move to approve the annexation ordinance on second reading.



HANOVER THIRD SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA
FINAL PLAT

LOCATION MAP



NE CORNER, N1/2 NE1/4
(NORTHEAST CORNER)
SEC 14, T11N, R10W

POB

33' CO. RD.
R.O.W.

S89°27'02"W 2620.01'(M)

N89°27'02"E 762.49'(M)

NW CORNER, N1/2 NE1/4
(NORTH 1/4 CORNER)
SEC 14, T11N, R10W

EXISTING 50'
RIGHT-OF-WAY
INSTR. #200305499
FILED 05/02/03

40' RIGHT-OF-WAY
TO BE DEDICATED
WITH THIS PLAT

20' UTILITY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

40' RIGHT-OF-WAY
TO BE DEDICATED
WITH THIS PLAT

33' CO. RD.
R.O.W.

LOT 1
77349 S.F.
1.776 ACRES

LOT 3
198892± S.F.
4.566 ACRES

20' SANITARY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

LOT 2
54538± S.F.
1.252 ACRES

UTILITY EASEMENT
INST NO 200702897
FILED 4/11/2007

S88°36'51"W
39.92'(M)
40'(P)

S88°36'51"W 290.14'(M) 290'(P)

S88°36'51"W 330.07'(M) 330'(R,P,P1)

S00°50'07"E 19.76'(M) 20.0'(P)

S01°24'45"E 452.62'(M)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

S01°24'11"E 492.04'(M) 492.0'(R,P)

LOT 4
477340± S.F.
10.958 ACRES

40' RIGHT-OF-WAY
TO BE DEDICATED
WITH THIS PLAT

33' CO. RD.
R.O.W.

LOT 2
HANOVER SECOND
SUBDIVISION
(NOT A PART)

LOT 1
HANOVER SECOND
SUBDIVISION
(NOT A PART)

LOT 1, BLOCK 2
NEUMANN
SECOND SUBDIVISION
(NOT A PART)

EXISTING 10'
UTILITY EASEMENT
INST. #200305499
FILED 05/02/03

EXISTING 20'
UTILITY EASEMENT
INSTR. #200305499
FILED 05/02/03

LEGEND

- SECTION CORNER
- FOUND CORNER (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
D.D. SORGENFREI 1/6/2003
- P PLATTED DISTANCE HANOVER SUBD
- P1 PLATTED DISTANCE HANOVER 2ND SUBD

OWNERS: THE MEADOWS
APARTMENT HOMES, L.L.C.
SUBDIVIDER: THE MEADOWS
APARTMENT HOMES, L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4

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

PROJECT NO. 2017-2905
GI 911 CENTER
FB GI 2017-2

SHEET 1 OF 2

DWG: F:\2017\2501-3000\017-2905\40-Design\Survey\SRVY\Sheets\V_FPT_72905.dwg
DATE: May 17, 2018 3:20pm XREFS: V_RWAY_72905 V_XTPO_72905

USER: jjimenez

HANOVER THIRD SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°24'11"E, ALONG THE EAST LINE OF SAID N1/2 NE1/4, A DISTANCE OF 492.04 FEET, TO THE NORTHEAST CORNER OF, HANOVER SUBDIVISION; THENCE S88°36'51"W, ALONG THE NORTH LINE OF HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.07 FEET, TO THE NORTHWEST CORNER OF LOT 2, HANOVER SECOND SUBDIVISION; THENCE S01°24'37"E, ALONG THE WEST LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 395.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, HANOVER SECOND SUBDIVISION; THENCE N88°34'41"E, ALONG THE SOUTH LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.02 FEET TO THE SOUTHEAST CORNER OF HANOVER SUBDIVISION, ALSO BEING A POINT ON SAID EAST LINE OF N1/2 NE1/4; THENCE S01°24'11"E, ALONG SAID EAST LINE, A DISTANCE OF 431.58 FEET TO THE NORTHEAST CORNER OF WESTWOOD PARK SUBDIVISION; THENCE S89°40'39"W, ALONG THE NORTH LINE OF SAID WESTWOOD PARK SUBDIVISION, A DISTANCE OF 762.43 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION; THENCE N01°24'29"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION, A DISTANCE OF 1316.20 FEET TO A POINT ON THE NORTH LINE OF SAID N1/2 NE1/4; THENCE N89°27'02"E, ALONG THE NORTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 762.49 FEET TO THE TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 873,953.61 SQUARE FEET OR 20.063 ACRES MORE OR LESS OF WHICH 1.511 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE MEADOWS APARTMENT HOMES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HANOVER THIRD SUBDIVISION**" IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2018.

THE MEADOWS APARTMENT HOMES, L.L.C.

BY: _____
RAYMOND J. O'CONNOR, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RAYMOND J. O'CONNOR, MANAGING MEMBER, THE MEADOWS APARTMENT HOMES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

SECTION TIES

NW COR., N1/2, NE1/4, (N1/4 COR.), SEC 14-T11N-R10W
FND. 1/2" PIPE
63.87' SW TO 1/2" PIPE W/LS578 CAP
47.64' SW TO NAIL IN POWER POLE
47.18' NW TO NAIL IN POWER POLE
64.56' SE TO 1/2" PIPE (PROPERTY COR.)

NE CORNER, N1/2 NE1/4, (NORTHEAST COR.), SEC 14-T11N-R10W
FND SURVEY SPIKE AT ASPHALT SURFACE
SW 47.00' TO REDHEAD NAIL IN POWER POLE
SE 46.06' TO REDHEAD NAIL IN POWER POLE
NE 45.00' TO REDHEAD NAIL IN POWER POLE

SE CORNER, N1/2 NE1/4, (EAST 1/4 COR.), SEC 14-T11N-R10W
FND ALUMINUM CAP AT ASPHALT SURFACE
E 2.0' TO CENTERLINE OF N-S ASPHALT ROAD
SSW 75.47' TO REDHEAD IN LIGHT POWER POLE
SW 36.37' TO MAG NAIL w/WASHER ON TOP OF NORTH END OF 36" CMP
NNW 84.82' TO MAG NAIL w/WASHER IN POWER POLE
E 31.32' TO CHISELED 'X' ON TOP OF NORTH END OF 36" RCP

SHEET 2 OF 2



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

PROJECT NO. 2017-2905
GI 911 CENTER
FB GI 2017-2

OWNERS: THE MEADOWS
APARTMENT HOMES, L.L.C.
SUBDIVIDER: THE MEADOWS
APARTMENT HOMES, L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4

DWG: F:\2017\2501-3000\017-2905\40-Design\Survey\SRVY\Sheets\V_FPT_72905.dwg
DATE: May 02, 2018 10:40am XREFS: V_RWAY_72905 V_XTP0_72905
USER: jjimenez

* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9686

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of Hanover Third Subdivision and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after Raymond J. O’Connor, Managing Member of The Meadows Apartments LLC, as owners of the property submitted a plat of Hanover Third Subdivision an Addition to the City of Grand Island for approval; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island requires that owners of property proposed for subdivision adjacent to the Corporate Limits submit such subdivisions as additions to the City; and

WHEREAS, according to NRSS §16-177 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

Approved as to Form	☐	_____
June 8, 2018	☐	City Attorney

ORDINANCE NO. 9686 (Cont.)

WHEREAS, on May 22, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on June 12, 2018 approved such annexation on second reading and on June 26, 2018 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

ORDINANCE NO. 9686 (Cont.)

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.

ORDINANCE NO. 9686 (Cont.)

Enacted: June 12, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9686 (Cont.)

