



City of Grand Island

Tuesday, August 28, 2018

Council Session

Item F-4

#9705 - Consideration of Request to Rezone Property located South of Capital Avenue and East of Beal Street and North of the Intersection of 12th Street and Lambert Street from R2-Low Density Residential to R3-SL (The Orchard, LLC.)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9705

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 part of the east half (E ½) of the northwest quarter (NW ¼) of Section Ten (10), Township Eleven (11) north, Range Nine (9) west of the 6th P.M. in the City of Grand Island, Hall County, Nebraska as more particularly described below, from R-3 Low Density Residential and LLR Large Lot Residential to R-3SL Medium Density Small Lot Residential Zone; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on August 1, 2018, held a public hearing 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 28, 2018, 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 tracts of land are hereby rezoned, reclassified and changed from R-2 Low Density Residential and LLR Large Lot Residential to R-3SL Medium Density Small Lot Residential Zone;

R2 to R-3SL:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, GEORGE LOAN'S SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE REFERENCED PARCEL; SAID CORNER ALSO BEING THE POINT OF BEGINNING:

THENCE NORTHERLY ON AN ASSUMED BEARING OF N 00°48'02" W, 618.98 FEET TO A FOUND 1" PIPE,
THENCE EASTERLY N 88°53'18" E, 47.89 FEET TO A FOUND 1" PIPE,

Approved as to Form	by _____
October 18, 2006	City Attorney

ORDINANCE NO. 9705 (Cont.)

THENCE NORTHERLY N 00°02'43" W, 58.16 FEET TO A FOUND 1" PIPE,
THENCE WESTERLY N 88°34'08" W, 35.11 FEET TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'34" W, 575.81 FEET TO A FOUND 1" PIPE,
THENCE EASTERLY N 89°52'08" E, 34.94 FEET, TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 217.37 FEET, TO A FOUND 1" PIPE,
THENCE WESTERLY S 90°00'00" W, 75.00 FEET TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" W, 556.18 FEET TO A FOUND 1" PIPE,
THENCE EASTERLY S 90°00'00" E, 75.00 FEET TO A FOUND 1" PIPE,
THENCE CONTINUING EASTERLY N 89°39'54" E, 403.78 FEET TO A POINT OF
INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE
UNION PACIFIC RAILROAD, TO A FOUND 1" PIPE,
THENCE SOUTHERLY S 03°40'02" E, ON SAID RIGHT-OF-WAY LINE, 2072.09
FEET TO A FOUND 1" PIPE,
THENCE WESTERLY S 89°41'12" W, 403.53 FEET TO A FOUND 1" PIPE,
THENCE NORTHERLY N 28°52'34" W, 45.36 FEET TO A FOUND 1" PIPE,
THENCE WESTERLY S 89°52'45" W, 136.00 FEET TO THE POINT OF
BEGINNING.

LLR to R-3SL:

THE EASTERLY SEVENTY-FIVE (75) FEET OF LOTS TWO (2) AND THREE (3)
OF NORWOOD SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL
COUNTY, NEBRASKA

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.

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 28, 2018

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk