



City of Grand Island

Tuesday, September 11, 2018

Council Session

Item F-2

#9707 - Consideration of Request to Rezone Property located East of Ebony Lane between The Sterling Apartments and Sterling Estates Park from R-4 – High Density Residential to R-2 – Low Density Residential (Starostka Group Unlimited)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9707

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 Twelve (12), Township Eleven (11) north, Range Ten (10) west of the 6th P.M. in the City of Grand Island, Hall County, Nebraska as more particularly described below, from R-4 High Density Residential to R-2 Low Density 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 September 5, 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 September 11, 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 tract of land is hereby rezoned, reclassified and changed from R-4 High Density Residential to R-2 Low Density Residential Zone;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, STERLING ESTATES EIGHTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°52'40"W, ALONG THE WEST LINE OF STERLING ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 296.97 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, STERLING ESTATES EIGHTH SUBDIVISION AND A POINT ON THE NORTHERLY LINE OF OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG THE NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 302.50 FEET TO A NORTHEASTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES

Approved as to Form	☐ _____
September 7, 2018	☐ City Attorney

ORDINANCE NO. 9707 (Cont.)

FOURTH SUBDIVISION; THENCE N00°52'40"E, ALONG A EASTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHEASTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES SUBDIVISION, A DISTANCE OF 20.00 FEET TO A NORTHERLY POINT OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE S00°52'40"W, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHWESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 400.00 FEET TO A WESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N00°52'40"E, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHWESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 8.88 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION AND A POINT ON THE EAST RIGHT OF WAY LINE OF EBONY LANE; THENCE N00°52'40"E, ALONG SAID EAST RIGHT OF WAY LINE OF EBONY LANE, A DISTANCE OF 178.41 FEET; THENCE S89°00'34"E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, STERLING ESTATES NINTH SUBDIVISION AND THE SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION, A DISTANCE OF 731.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 214,260 SQUARE FEET OR 4.919 ACRES MORE OR LESS OF WHICH 1.007 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

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.

ORDINANCE NO. 9707 (Cont.)

Enacted: September 11, 2018

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk