



# City of Grand Island

Tuesday, September 22, 2020

Council Session

## Item F-2

**#9789 - Consideration of Approving Zoning Change for Property located East of Engleman Road and South of Indian Grass Road (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot (Guarantee Group LLC)**

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9789

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of the part of the NW ¼ of Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, from R2 – Low Density Residential to R3-SL Medium Density Small Lot Residential as more particularly described below; 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 2, 2020, 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 22, 2020 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 R2 –Low Density Residential to R3-SL Medium Density Small Lot Residential;

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK RODNEY LEON SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°35'30"E, ALONG THE SOUTH LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE S01°22'27"E, ALONG THE WEST RIGHT-OF-WAY LINE OF

Approved as to Form    ✕ _____ September 18, 2020    ✕ City Attorney
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ORDINANCE NO. 9789 (Cont.)

LITTLE BLUESTEM DRIVE, A DISTANCE OF 4.51 FEET; THENCE N88°37'33"E, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'26"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 408.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GOLDENROD DRIVE; THENCE N25°02'34"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GOLDENROD DRIVE; THENCE N65°08'42"W ALONG THE NORTH RIGHT-OF-WAY LINE OF GOLDENROD DRIVE, A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 2°19'53", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING OF N68°33'10"W A DISTANCE OF 12.21 FEET TO THE SOUTHEAST CORNER OF LOT 25; SAID COPPER CREEK RODNEY LEON SUBDIVISION, THENCE N25°02'58"E, ALONG THE EAST LINE OF LOT 25 OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 91.05 TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE S65°08'47"E ALONG THE SOUTHWESTERLY LINE OF SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 500.05 FEET TO THE SOUTHWEST CORNER LOT 17, SAID COPPER CREEK EIGHTH SUBDIVISION; THENCE N88°14'16"E A DISTANCE OF 100.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S00°54'44"E, ALONG THE WEST LINE OF COPPER CREEK ESTATES 13TH/ SUBDIVISION, GRAND ISLAND NEBRASKA A DISTANCE OF 1406.56 FEET; THENCE S88°35'30"W, A DISTANCE OF 639.26 FEET TO A POINT ON THE EAST LINE LOT 2, COPPER CREEK ESTATES NINTH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE N01°10'00"W ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 521.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S88°37'06"W ALONG THE NORTH LINE OF SAID COPPER CREEK ESTATES NINTH SUBDIVISION 431.71 FEET TO THE NORTHWEST CORNER OF SAID COPPER CREEK ESTATES NINTH SUBDIVISION; THENCE N01°22'27"W, A DISTANCE OF 544.26 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,166000.47 SQUARE FEET OR 26.767 ACRES MORE OR LESS.

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.

ORDINANCE NO. 9789 (Cont.)

Enacted: September 22, 2020

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk