



City of Grand Island

Tuesday, October 26, 2021

Council Session

Item F-2

#9856 - Consideration of Approving Zoning Change for Property located West of North Road and South of Old Potash Highway from LLR-Large Lot Residential to RD-Residential Development (Rhoads Enterprises, Inc.)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9856

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising part of the Northeast Quarter of the Northeast Quarter (NE ¼, NE ¼) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska. Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. from LLR Large Lot Residential Zone to RD Residential Development Zone in Grand Island, Hall County, Nebraska as more particularly described below, and directing that 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 October 6, 2021, 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 Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on October 26, 2021, 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 and reclassified and changed from LLR Large Lot Residential Zone to amended RD Residential Development Zone:

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved as to Form	by _____
October 22, 2021	City Attorney

ORDINANCE NO. 9856 (Cont.)

COMMENCING AT THE NORTHEAST CORNER OF SEC 23-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N89°29'35"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 412.90 FEET TO THE POINT OF BEGINNING; THENCE S00°04'49"E A DISTANCE OF 1254.36 FEET TO A CORNER ON MOORE'S CREEK DRAINWAY, INST. NO. 201400286, FILED 1/15/2014; THENCE N89°34'44"W, ALONG A NORTH LINE OF SAID MOORE'S CREEK DRAINWAY, A DISTANCE OF 903.44 FEET TO A NORTHWEST CORNER OF SAID MOORE'S CREEK DRAINWAY, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4); THENCE N00°04'52"W, ALONG SAID WEST LINE, A DISTANCE OF 1255.71 FEET TO A POINT ON SAID NORTH LINE OF NE1/4; THENCE S89°29'35"E, ALONG SAID NORTH LINE, A DISTANCE OF 903.47 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1133813.10 SQUARE FEET OR 26.0288 ACRES MORE OR LESS OF WHICH 0.829 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SECTION 2. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request is approved.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance and that the approved development plan be kept in the records of the Hall County Regional Planning Department.

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: October 26, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk