



# City of Grand Island

Tuesday, November 23, 2021

Council Session

## Item F-2

**#9864 - Consideration of Approving Zoning Change to Property located at 3732 Husker Highway from R2 Low Density Residential to RD Residential Development (Innate Development 2 LLC)**

*This item relates to the aforementioned Public Hearing item E-1.*

Staff Contact: Chad Nabity

ORDINANCE NO. 9864

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 East ½ of the Southwest Quarter and the West half of the Southeast Quarter (E½ of the SW¼, and W½ of the SE¼ ) of Section Twenty-Five (25), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska. Located north of Husker Highway and west of Prairieview Street in Grand Island, Nebraska. from R2 Low Density 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 November 3, 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 November 23, 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 R2 Low Density Residential Zone to amended RD Residential Development Zone:

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11)

Approved as to Form	by _____
November 19, 2021	City Attorney

ORDINANCE NO. 9864 (Cont.)

NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 220.96 FEET; THENCE N02°27'17"W A DISTANCE OF 448.05 FEET; THENCE N25°00'49"E A DISTANCE OF 118.98 FEET; THENCE N64°14'31"E A DISTANCE OF 61.00 FEET; THENCE N33°57'28"E A DISTANCE OF 38.80 FEET; THENCE S56°02'32"E A DISTANCE OF 22.66 FEET; THENCE N33°57'28"E A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE AROUND THE CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 055°25'27", HAVING A RADIUS OF 595.00 FEET, AND A CHORD BEARING S28°19'48"E A CHORD DISTANCE OF 553.39 FEET; THENCE S00°37'05"E A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 211.91 FEET; THENCE S00°15'06"E ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 236,678.95 SQUARE FEET OR 5.43 ACRES MORE OR LESS OF WHICH 1.24 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.

ORDINANCE NO. 9864 (Cont.)

Enacted: November 23, 2021.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk