



City of Grand Island

Tuesday, March 28, 2023

Council Session

Item F-1

#9922 - Consideration of Approving Zoning Change for property located south of South Street along Henry and Ada Street, 1703 Henry Street and 1703 Ada Street (Lots 1 and 2, Block 2 and part of Lot 1 and Lot 2, Block 1 of Dawn Subdivision) from M2 Heavy Manufacturing to B2 General Business

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Chad Nabity

ORDINANCE NO. 9922

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 Lots 1 and 2 of Block 2 of Dawn Subdivision and the west 111 feet of lot 1 and all of lot 2 of Block 1 of Dawn Subdivision and one half of the adjoining right of way for South Street and Henry Street along with all of the adjoining right of way for Ada Street in Grand Island, Hall County, Nebraska, located south of South Street between Henry Street and the bike trail in Grand Island, Nebraska, from M2 Heavy Manufacturing Zone to B2 General Business as more particularly described below, and directing that such zoning changes and classifications 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 March 1, 2023, held a public hearing and made a recommendation to the Grand Island City Council 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, on March 28, 2023, the City Council held a public hearing on the proposed zoning of such area and all persons who desired to speak were heard and any comments were made a part of the record. NOW THEREFORE,

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The City Council makes the following findings with regards to the proposed zoning changes:

Approved as to Form	☐ _____
March 24, 2023	☐ City Attorney

ORDINANCE NO. 9922 (Cont.)

A. The proposed change to the zoning from M2 Heavy Manufacturing Zone to B2 General Commercial Zone is generally consistent with the Future Land Use Map of the City of Grand Island.

B. The proposed change to the zoning from M2 Heavy Manufacturing Zone to B2 General Commercial Zone is consistent with existing uses in the area.

SECTION 2. The following tract of land is hereby rezoned and reclassified and changed from M2 Heavy Manufacturing Zone to B2 General Commercial Zone

Lots 1 and 2 of Block 2 of Dawn Subdivision and the west 111 feet of lot 1 and all of lot 2 of Block 1 of Dawn Subdivision and one half of the adjoining right of way for South Street and Henry Street along with all of the adjoining right of way for Ada Street in the City of Grand Island, Hall County, Nebraska.

SECTION 3. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request, is approved.

SECTION 4. 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.

SECTION 5. That this ordinance shall be in force and take effect from and after the fifteenth day after its passage and publication in one issue of the Grand Island Independent as provided by law.

Enacted: March 28, 2023.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk