



Hall County Regional Planning Commission

**Wednesday, September 3, 2014
Regular Meeting**

Item F2

Rezone 3180 US Hwy 34

Staff Contact: Chad Nabity

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Venus King Phone (h) 308-850-0684(w) 308-398-7275
Applicant Address 3414 Graham Ave Grand Island NE 68803
Registered Property Owner (if different from applicant) College Park at Grand Island
Address 3180 W. US Hwy 34 - 68801 Phone (h) _____ (w) 308-398-7275

B. Description of Land Subject of a Requested Zoning Change:

Property Address 3180 W US Hwy 34 Grand Island NE 68801
Legal Description: (provide copy of deed description of property)
Lot X Block _____ Subdivision Name _____, and/or
All/part X 1/4 of Section _____ Twp _____ Rge _____ W6PM
(X) See attached

C. Requested Zoning Change:

1. Property Rezoning (yes X) (no)
(provide a properly scaled map of property to be rezoned)

From _____ to _____

2. Amendment to Specific Section/Text of Zoning Ordinance (yes X) (no)
(describe nature of requested change to text of Zoning Ordinance)

Request to rezone College Park at Grand Island from
RD to commercial.

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

College Park would like to put up additional signage outside
which would require a commercial zoning classification.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Venus King Date 8/13/2014

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2013

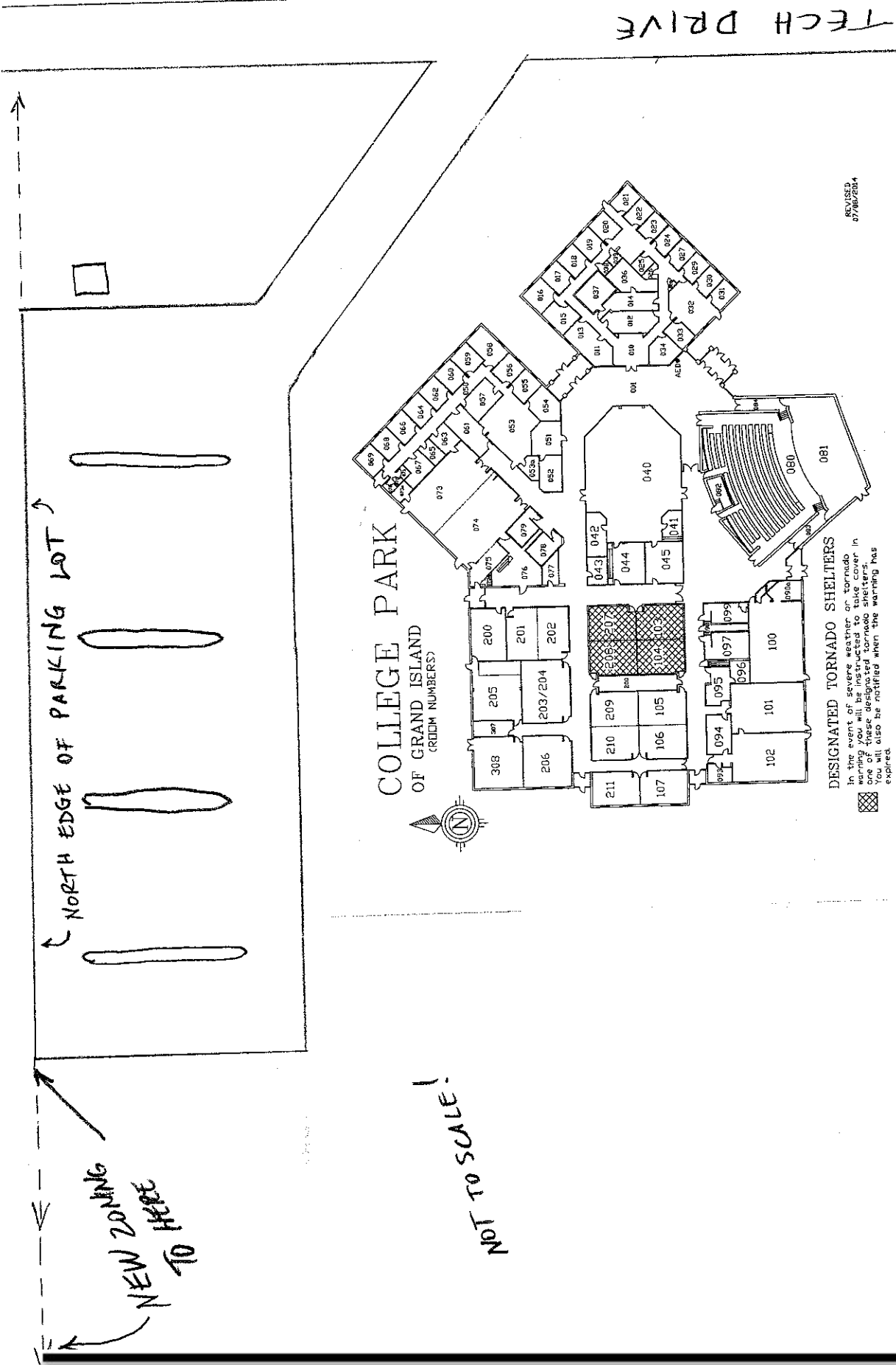
Service or Product	Fee
Zoning Map Amendment (General)	\$800.00
Zoning Ordinance Text Amendment	\$800.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$800.00
P.U.D. Rezoning (4 lots or less) (Hall County)	\$800.00 + \$10.00/lot
(5 lots or more) (Hall County)	

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island.**

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office.**

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office.**



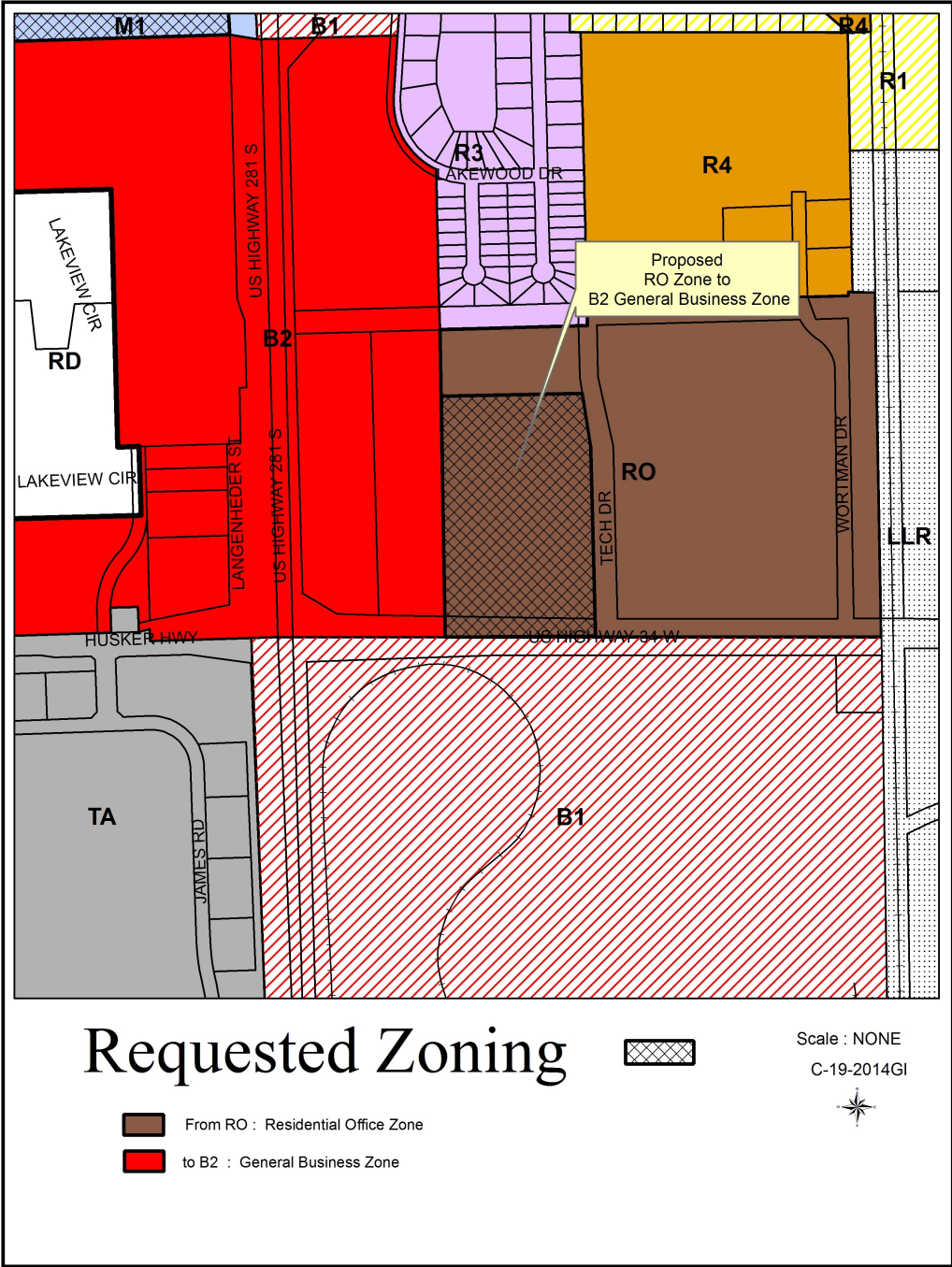
*(For whole property x
Not just area)*

WHEREAS, College Park has constructed and owns a Center for Higher Education in Grand Island, Nebraska located on the following-described real property:

A tract of land comprising a part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Twenty-Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at a point on the east line of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), said point being Seventy-Nine and Three Tenths (79.3) feet north of the southeast corner of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), also being a point of the northerly right-of-way line of Husker Highway and the westerly line of Tech Drive; thence northerly on an assumed bearing of N 00° 16' 02" E along the east line of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), and the westerly line of said Tech Drive, a distance of Seven Hundred Fifty (750.0) feet; then N 07° 16' 09" W along the westerly line of said Tech Drive, a distance of Three Hundred Five and Eighty-Nine Hundredths (305.89) feet; thence N 00° 16' 02" E along the westerly line of said Tech Drive, a distance of Two Hundred Twenty-Five and Fifty-Three Hundredths (225.53) feet to the north line of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4); thence Due West along the north line of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), a distance of One Thousand Two Hundred Forty and Twenty-Four Hundredths (1,240.24) feet to the easterly right-of-way line of U.S. Highway No. 281; thence Due South along the easterly line of said Highway No. 281, a distance of One Thousand One Hundred Thirty-Four and Sixty-Seven Hundredths (1,134.67) feet; thence S 58° 11' 47" E along the northeasterly line of said Highway No. 281, a distance of One Hundred Seventy-One and Four Tenths (171.4) feet; thence S 86° 41' 59" E along the northerly right-of-way line of said Husker Highway, a distance of Five Hundred Thirty and Two Tenths (530.2) feet; thence S 86° 20' 19" E along the northerly line of said Husker Highway, a distance of One Hundred Seventy and One Tenth (170.1) feet; thence S 88° 20' 16" E along the northerly line of said Husker Highway, a distance of Four Hundred Twenty-Nine and Six Tenths (429.6) feet to the place of beginning.

(hereinafter referred to as "the real property").



August 20, 2014

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from RO Residential Office to B2 General Business Zone in the City of Grand Island, Hall County, Nebraska.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from RO Residential Office to B2 General Business Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on September 3, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.