



City of Grand Island

Tuesday, September 23, 2003

Council Session

Item F5

#8855 - Consideration of Change of Land Use Designation for Property Located North of Capital Avenue and East of North Road in the SW 1/4 SW 1/4 of Section 1-11-10 from Transitional Agriculture (TA) to Residential Office (RO)

This item relates to the aforementioned Public Hearing. Primrose Inc, has submitted a request to rezone approximately 5 acres of land located North of Capital Avenue, and East of North Road from TA Transitional Agricultural to RO Residential Office. The purpose of the request is to rezone the property to allow construction of an elderly assisted living facility on the northeast corner of North Road and Capital Ave. The Regional Planning Commission, at their meeting of September 3, 2003, voted unanimously to approve the request. Approval is recommended. See attached ORDINANCE.

Staff Contact: Chad Nabity

ORDINANCE NO. 8855

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 a portion of the Southwest Quarter (SW1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, located north of Capital Avenue and east of North Road, from TA-Transitional Agricultural Zone to RO-Residential Office Zone; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-7; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on September 3, 2003, 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 Boards of Education of School Districts in Hall County, Nebraska; and

WHEREAS, after public hearing on September 23, 2003, 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 TA-Transitional Agricultural Zone to RO-Residential Office Zone:

Beginning at the southwest corner of said Southwest Quarter (SW1/4); thence running northerly along the west line of said Southwest Quarter (SW1/4), on an Assumed Bearing of N00°00'00"E, a distance of Six Hundred Seventy Five (675.0) feet; thence running S89°23'20"E, a distance of Four Hundred (400.0) feet; thence running S00°00'00"W, a distance of Six Hundred Seventy Five (675.0) feet, to a point on the south line of said Southwest Quarter (SW1/4); thence running N89°23'20"W, a distance of Four Hundred (400.0) feet, to the point of beginning,

ORDINANCE NO. 8855 (Cont.)

EXCEPTING THEREFROM the northerly Twenty Five (25.0) feet of the southerly Fifty Eight (58.0) feet of the easterly Three Hundred Sixty Seven (367.0) feet of the above described tract of land, leaving a net acreage of 5.987 acres more or less.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-7 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 3. 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: September 23, 2003.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk