



# City of Grand Island

Tuesday, November 18, 2003

Council Session

## Item F6

### **#8871 - Consideration of Change of Land Use Designation for Property Proposed for Platting as El Huerto Subdivision**

*This item relates to the aforementioned Public Hearing. Ward F Hoppe, has submitted a request to rezone approximately 23.813 acres of land located south of Capital Avenue and east of Saint Paul Road from TA Transitional Agricultural to RD Residential Development. The purpose of the request is to rezone the property to allow for 115 single-family attached dwellings. The Regional Planning Commission, at their meeting of October 1, 2003, voted to approve the request with 8 members voting in favor and 2 members voting against. Approval is recommended.*

Staff Contact: Chad Nabity

ORDINANCE NO. 8871

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 East Half of the Northwest Quarter (E1/2, NW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, located south of Capital Avenue and east of Saint Paul Road, from TA-Transitional Agricultural Zone to RD-Residential Development 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 October 1, 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 October 28, 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 RD-Residential Development Zone:

Beginning at the southeast corner of Lot 8, Block 4, George Loan's Subdivision, said corner also being the southwest corner of the referenced parcel; said corner also being the point of beginning; thence northerly on an assumed bearing of N00°48'02"W, 618.98 feet to a found 1" pipe; thence easterly N88°53'18"E, 47.89 feet to a found 1" pipe; thence northerly N00°02'43"W, 58.16 feet to a found 1" pipe; thence westerly S88°34'08"W, 35.11 feet to a found 1" pipe; thence northerly N00°35'34"W, 575.81 feet to a found 1" pipe; thence easterly

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N89°52'08"E, 34.94 feet to a found 1" pipe; thence northerly N00°35'21"W, 217.37 feet to a found 1" pipe; thence westerly S90°00'00"W, 75.00 feet to a found 1" pipe; thence northerly N00°35'21"W, 556.18 feet to a found 1" pipe; thence easterly S90°00'00"E, 75.00 feet to a found 1" pipe; thence continuing easterly N89°39'54"E, 403.78 feet to a point of intersection on the westerly right-of-way line of the Union Pacific Railroad, to a found 1" pipe; thence southerly S03°40'02"E, on said right-of-way line, 2072.09 feet to a found 1" pipe; thence westerly S89°41'12"W, 403.53 feet to a found 1" pipe; thence northerly N28°52'34"W, 45.36 feet to a found 1" pipe; thence westerly S89°52'45"W, 136.00 feet to the point of beginning, containing a calculated area of 23.813 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: November 18, 2003.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk