



City of Grand Island

Tuesday, June 22, 2004

Council Session

Item F1

#8916 - Consideration of Change to the Grand Island Zoning Map for Property Being Proposed for Platting as Wal-Mart South Subdivision Located South of Highway 34 and East of So. Locust Street from TA Transitional Agricultural to CD Commercial Development

This item relates to the aforementioned Public Hearing Item E-1, Consent Agenda Item G-6, and Resolution Item I-1.

Staff Contact: Chad Nabity

ORDINANCE NO. 8916

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 part of the West Half of the Northwest Quarter (W1/2, NW1/4) of Section Thirty Four (34), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, from TA-Transitional Agricultural Zone to CD-Commercial 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 May 19, 2004, 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 the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on June 8, 2004, 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. That the portion of land located south of U.S. Highway 34 and east of South Locust Street, as shown on the attached drawing, is hereby rezoned and reclassified and changed from TA-Transitional Agricultural Zone to CD-Commercial Development Zone.

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.

ORDINANCE NO. 8916 (Cont.)

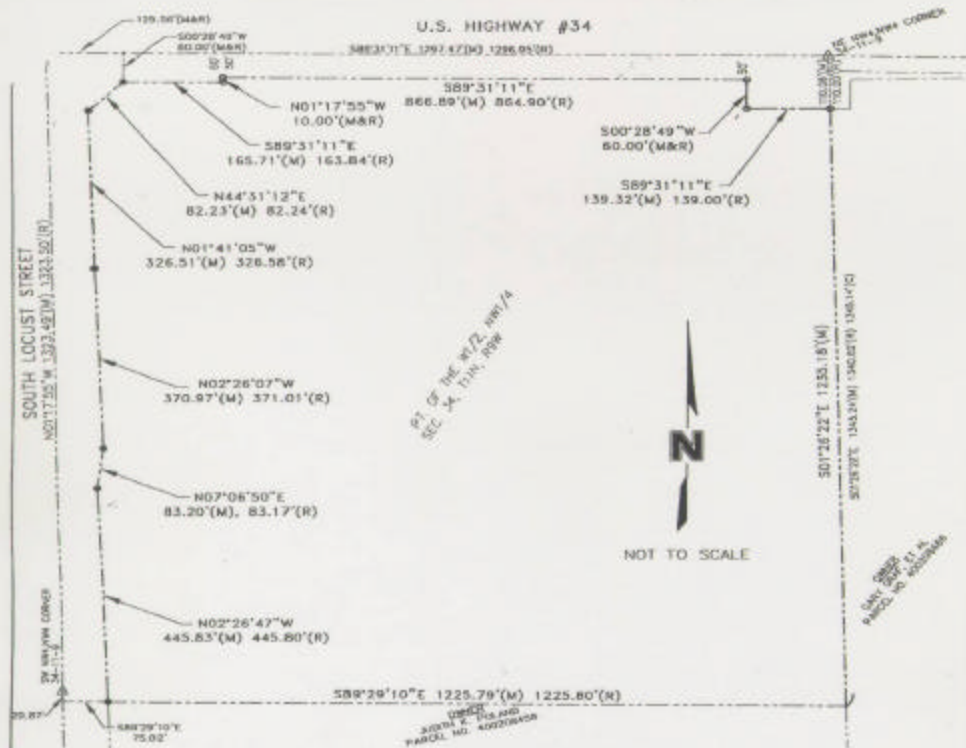
SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: June 22, 2004.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST A DISTANCE OF 129.56 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 34, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 165.71 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 866.89 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 139.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,225.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 89-102883, RECORDS OF HALL COUNTY; THENCE NORTH 89 DEGREES 29 MINUTES 10 SECONDS WEST, ALONG SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 89-102882, A DISTANCE OF 1,225.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE NORTH 02 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 445.83 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 50 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.20 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 07 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 370.97 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 326.51 FEET; THENCE NORTH 44 DEGREES 31 MINUTES 12 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 82.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,576,468.21 SQUARE FEET OR .3619 ACRES, MORE OR LESS.

31 December 2003
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REZONING EXHIBIT	<p>OLSSON ASSOCIATES CONSULTING ENGINEERS 1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501</p>	DATE: 03/18/04
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