



City of Grand Island

Tuesday, April 26, 2005

Council Session

Item F1

- Consideration of Amendment to the Grand Island Zoning Map for Property Proposed for Platting as Stewart Place Fourth Subdivision Located South of Stolley Park Road and West of Blaine Street from R2 Low Density Residential to RD Residential Development

This item relates to the aforementioned Public Hearing Item E-1.

Staff Contact: Chad Nabity

ORDINANCE NO. 8972

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising of a part of Lot One (1), all of Lots Two (2), Three (3), Four (4) and a part of Lot Five (5), all in Block Two (2), Stewart Place Subdivision, all of Lot Three (3), Stewart Place Second Subdivision, all of Lot Two (2), Stewart Place Third Subdivision and a part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4), all in Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, from R2-Low Density Residential 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 April 13, 2005, 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 April 26, 2005, 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 R2-Low Density Residential Zone to RD-Residential Development Zone:

Beginning at the northeast corner of said Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4); thence running southerly along the east line of said

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Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4), on an Assumed Bearing of S00°00'00"W, a distance of Thirty Three (33.00) feet; thence running N89°19'21"W, and parallel with the north line of said Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4), a distance of Seventy and Eighty Two Hundredths (70.82) feet, to a point on the southerly right of way line of Stolley Park Road and to the ACTUAL point of beginning; thence running S61°36'19"E, along the southerly right of way line of Stolley Park Road, a distance of Forty Three (43.00) feet, to a point on the westerly right of way line of Blaine Street; thence running S00°01'56"E, along the westerly right of way line of Blaine Street, a distance of Three Hundred Eighty and Eighteen Hundredths (380.18) feet; thence running N89°36'11"W, a distance of One Hundred Seventy and Five Hundredths (170.05) feet, to a point on the north line of said Lot Five (5), Block Two (2), Stewart Place Subdivision; thence running S00°00'39"W, a distance of One Hundred Sixty Seven and Ninety Three Hundredths (167.93) feet, to a point on the south line of said Lot Five (5), Block Two (2), Stewart Place Subdivision and the north line of Lot One (1), Stewart Place Third Subdivision; thence running N88°48'56"W, along the south line of said Lot Five (5), Block Two (2), Stewart Place Subdivision, a distance of Ninety Nine and Fourteen Hundredths (99.14) feet, to the northeast corner of said Lot Two (2), Stewart Place Third Subdivision; thence running S04°16'30"E, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Forty Four and Fifty Three Hundredths (44.53) feet; thence running S01°40'05"W, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Thirty Three and Twenty Nine Hundredths (33.29) feet; thence running S40°05'01"W, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Twenty and Sixty Four Hundredths (20.64) feet; thence running S04°18'08"W, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Forty Three and Fifty Five Hundredths (43.55) feet; thence running S82°03'10"E, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Eight and Seventy Seven Hundredths (8.77) feet; thence running S00°14'02"W, along the easterly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Eighteen and Ninety Four Hundredths (18.94) feet, to the southeast corner of said Lot Two (2), Stewart Place Third Subdivision, and to the northeast corner of Lot One (1), Elmer's Subdivision; thence running N89°14'50"W, along the southerly line of said Lot Two (2), Stewart Place Third Subdivision, a distance of Three Hundred and Thirty Two Hundredths (300.32) feet, to the southwest corner of said Lot Two (2), Stewart Place Third Subdivision, and to a point on the easterly line of Lot Seven (7), Block Two (2), Stewart Place Subdivision; thence running N00°02'48"E, along the westerly line of said Lot Two (2), Stewart Place Third Subdivision, and the easterly line of Lot Seven (7), Block Two (2), Stewart Place Subdivision, a distance of Ninety and Sixty Five Hundredths (90.65) feet to the northeast corner of Lot Seven (7), Block Two (2), Stewart Place Subdivision, and to a point on a curve, said point also being on the southerly right of way line of Circle Drive; thence running northwesterly along the easterly right of way line of Circle Drive

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and the arc of a curve to the left whose radius is One Hundred Twenty (120.00) feet, the long chord of which bears N06°59'04"E, a long chord distance of Two Hundred Thirty Two and Four Hundredths (232.04) feet; thence running N70°07'36"W, along the northeasterly right of way line of Circle Drive, and the southwesterly line of said Lots Four (4) and Five (5), Block Two (2), Stewart Place Subdivision, a distance of One Hundred Twenty Three and Sixty Three Hundredths (123.63) feet, to a point of curvature; thence running northeasterly along the westerly line of said Lot Four (4), Block Two (2), Stewart Place Subdivision, the easterly right of way line of Circle Drive and the arc of a curve to the right whose radius is Fifty (50.00) feet, the long chord of which bears N27°56'01"W, a long chord distance of Fifty Seven and Fifty Eight Hundredths (57.58) feet; thence running N00°03'26"W, along the easterly right of way line of Circle Drive and The westerly line of said Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Stewart Place Subdivision, a distance of Three Hundred Seven and Seventy Eight Hundredths (307.78) feet, to a point on the southerly line of Stolley Park Road; thence running N45°18'37"E, along the southerly right of way line of Stolley Park Road, a distance of Six and Thirty Two Hundredths (6.32) feet, to a point on the north line of said Lot One (1), Block Two (2), Stewart Place Subdivision; thence running S89°19'21"E, along the southerly right of way line of Stolley Park Road and the north line of said Lot One (1), Block Two (2), Stewart Place Subdivision, a distance of One Hundred Twenty Five and Fifty Six Hundredths (125.56) feet, to the northeast corner of said Lot One (1), Block Two (2), Stewart Place Subdivision; thence running S00°20'25"E, along the easterly line of said Lots One (1) and Two (2), Block Two (2), Stewart Place Subdivision, a distance of One Hundred Seventy Nine and Sixty Eight Hundredths (179.68) feet; thence running S89°08'13"E, a distance of Ninety Nine and Eighty Five Hundredths (99.85) feet, to a point on the westerly line of Lot Two (2), Stewart Place Second Subdivision; thence running S00°18'39"E, along the westerly line of Lot Two (2), Stewart Place Second Subdivision, a distance of Twenty Nine and Sixty Four Hundredths (29.64) feet; thence running S19°28'54"E, along the westerly line of Lot Two (2), Stewart Place Second Subdivision, a distance of Twenty Nine and Forty Nine Hundredths (29.49) feet; thence running S52°17'12"E, along the southwesterly line of Lot Two (2), Stewart Place Second Subdivision, a distance of Sixty Three and Sixty Two Hundredths (63.62) feet, to the southwesterly corner of Lot Two (2), Stewart Place Second Subdivision; thence running N72°08'22"E, along the southerly line of Lot Two (2), Stewart Place Second Subdivision, a distance of Fifty Seven and Forty Seven Hundredths (57.47) feet to the southwest corner of said Lot Three (3), Stewart Place Second Subdivision; thence running N00°07'11"W, along the west line of said Lot Three (3), Stewart Place Second Subdivision, a distance of Two Hundred Fifty and Thirty Six Hundredths (250.36) feet, to the northwest corner of said Lot Three (3), Stewart Place Second Subdivision, and to a point on the southerly right of way line of Stolley Park Road; thence running S89°19'21"E, along the southerly right of way line of Stolley Park Road and the north line of said Lot Three (3), Stewart Place Second Subdivision, a distance of Eighty Four and Forty

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Five Hundredths (84.45) feet, to the northeast corner of said Lot Three (3), Stewart Place Second Subdivision ; thence running N00°00'00"E, along the easterly line of Stewart Place Second Subdivision, a distance of Seven (7.00) feet, to the northeast corner of Stewart Place Second Subdivision and to a point on the southerly right of way line of Stolley Park Road; thence running S89°19'21"E, parallel with the north line of said Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) and along the southerly right of way line Stolley Park Road, a distance of Two Hundred Twenty Two and Forty One Hundredths (222.41) feet, to the ACTUAL point of beginning and containing 7.369 acres more or less;

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 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 4. 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: April 26, 2005.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk