



# City of Grand Island

Tuesday, May 24, 2005

Council Session

## Item F1

**#8975 - Consideration of Amendment to the Grand Island Zoning Map for Property So. of Seedling Mile Rd between Wainwright St. and West of Shady Bend Rd from TA-Transitional Agriculture to LLR-Large Lot Residential and Property being Platted as Northview**

*This item relates to the aforementioned Public Hearing Item E-5.*

Staff Contact: Chad Nabity

ORDINANCE NO. 8975

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 the East Half of the Northeast Quarter (E1/2, NE1/4) of Section 2, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, to R1-Suburban Residential Zone, R2-Low Density Residential Zone, B2-Light Business Zone and RO-Residential Office Zone; changing the land use classification from TA-Transitional Agricultural Zone to LLR-Large Lot Residential Zone for Lots 1 through 6, Lots 13-16 and Lots 18-24 of Sass Subdivision, Lots 1-12 and Lots 18-36 of Sass Second Subdivision, Lots 1-3 of Dalhke Subdivision, Lots 1 and 2 of Terjak Subdivision, and Lots 1 and 2 of Garden Second Subdivision; directing such zoning changes and classifications 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 3, 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 May 24, 2005, the City Council found and determined the changes 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 to R1-Suburban Residential Zone:

Approved as to Form	<input checked="" type="checkbox"/> _____
May 18, 2005	<input checked="" type="checkbox"/> City Attorney

## ORDINANCE NO. 8975 (Cont.)

Commencing at the southeast corner of said E1/2, NE1/4; thence on an assumed bearing of N89°05'09"W along the south line of said E1/2, NE1/4 a distance of 33.00 feet to the point of intersection of said south line and the west right-of-way (R.O.W.) line of North Road, said point also being the Point of Beginning; thence continuing N00°22'16"E along said west line a distance of 230.10 feet; thence N89°06'56"W a distance of 343.38 feet; thence N00°54'51"E a distance of 361.09 feet; thence S89°05'09"E a distance of 78.50 feet; thence N00°54'51"E a distance of 172.82 feet; thence around a curve in a clockwise direction having a delta angle 38°16'45", an arc length of 133.62 feet, a radius of 200.00 feet, and a chord bearing of N60°18'24"W and a distance of 131.15 feet; thence N41°10'02"W a distance of 296.54 feet; thence around a curve in a counter clockwise direction having a delta angle 48°15'54", an arc length of 252.71 feet, a radius of 300.00 feet, and a chord bearing of N65°17'58"W and a distance of 245.31 feet; thence N89°04'51"W a distance of 60.00 feet; thence N89°05'09"W a distance of 428.90 feet to a point on the east line of Ross Heights Fourth Subdivision in the City of Grand Island, Hall County, Nebraska; thence S00°14'39"W along the east line of said Ross Heights Fourth Subdivision a distance of 286.05 feet to the southeast corner of said Ross Heights Fourth Subdivision, said point also being the northeast corner of Ross-Theasmeyer Subdivision in the City of Grand Island, Hall County, Nebraska; thence S00°13'22"W along the east line of said Ross-Theasmeyer Subdivision a distance of 860.04 feet to the southeast corner of said Ross-Theasmeyer Subdivision, said point also being the southwest corner of said E1/2, NE1/4; thence S89°05'09"E along said south line a distance of 1280.40 feet to the point of beginning. Said tract contains 25.54 acres more or less;

SECTION 2. The following tract of land is hereby rezoned and reclassified and changed to R2-Low Density Residential Zone:

Commencing at the southeast corner of said E1/2, NE1/4; thence on an assumed bearing of N89°05'09"W along the south line of said E1/2, NE1/4 a distance of 33.00 feet to the point of intersection of said south line and the west right-of-way (R.O.W.) line of North Road, thence continuing N00°22'16"E along said west line a distance of 230.10 feet, said point also being the Point of Beginning; thence N89°06'56"W a distance of 343.38 feet; thence N00°54'51"E a distance of 361.09 feet; thence S89°05'09"E a distance of 78.50 feet; thence N00°54'51"E a distance of 172.82 feet; thence around a curve in a counter clockwise direction having a delta angle 09°38'23", an arc length of 33.65 feet, a radius of 200.00 feet, and a chord bearing of S84°15'58"E and a distance of 33.61 feet; thence S89°05'09"E a distance of 226.36' to a point on said west R.O.W. line of North Road; thence S00°22'16"W along said west line a distance of 530.94 feet to the point of beginning. Said tract contains 3.85 acres more or less;

SECTION 3. The following tract of land is hereby rezoned and reclassified and changed to B2-General Business Zone:

## ORDINANCE NO. 8975 (Cont.)

Commencing at the southeast corner of said E1/2, NE1/4; thence on an assumed bearing of N89°05'09"W along the south line of said E1/2, NE1/4 a distance of 33.00 feet to the point of intersection of said south line and the west right-of-way (R.O.W.) line of North Road, thence continuing N00°22'16"E along said west line a distance of 761.03 feet, said point also being the Point of Beginning; thence N00°22'16"E along said west R.O.W. line a distance of 335.87 feet to the point of intersection of said west R.O.W. line and the south R.O.W. line of State Highway #2; thence N73°06'43"W along said south R.O.W. line a distance of 598.54 feet; thence S41°10'02"E a distance of 295.10' feet; thence S48°49'58"W a distance of 140.00 feet; thence S41°10'02"E a distance of 164.05 feet; thence around a curve in a counter clockwise direction having a delta angle 47°55'08", an arc length of 167.27 feet, a radius of 200.00 feet, and a chord bearing of S65°07'35"E and a distance of 162.44 feet; thence S89°05'09"E a distance of 226.36 feet to the point of beginning. Said tract contains 3.93 acres more or less;

SECTION 4. The following tract of land is hereby rezoned and reclassified and changed to RO-Residential Office Zone:

Commencing at the southeast corner of said E1/2, NE1/4; thence on an assumed bearing of N89°05'09"W along the south line of said E1/2, NE1/4 a distance of 33.00 feet to the point of intersection of said south line and the west right-of-way (R.O.W.) line of North Road; thence continuing N00°22'16"E along said west line a distance of 1096.90 feet to the point of intersection of said west R.O.W. line and the south R.O.W. line of State Highway #2; thence N73°06'43"W along said south R.O.W. line a distance of 598.54 feet, said point also being the Point of Beginning; thence S41°10'02"E a distance of 295.10' feet; thence S48°49'58"W a distance of 140.00 feet; thence N41°10'02"W a distance of 132.49 feet; thence around a curve in a counter clockwise direction having a delta angle 48°15'54", an arc length of 252.71 feet, a radius of 300.00 feet, and a chord bearing of N65°17'58"W and a distance of 245.31 feet; thence N89°04'51"W a distance of 60.00 feet; thence N89°05'09"W a distance of 428.90 feet to a point on the east line of Ross Heights Fourth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N00°14'39"E along the east line of said Ross Heights Fourth Subdivision a distance of 319.42 feet to the northeast corner of said Ross Heights Fourth Subdivision, said point also being on the south R.O.W. line of State Highway #2; thence S73°06'43"E along said south R.O.W. line a distance of 740.63 feet to the point of beginning. Said tract contains 4.38 acres more or less;

SECTION 5. The following tracts of land are hereby rezoned and reclassified and changed from TA-Transitional Agricultural Zone to LLR-Large Lot Residential Zone:

Lots 1-6, 13-16 and 18-24 of Sass Subdivision;  
Lots 1-12 and 18-36 of Sass Second Subdivision;  
Lots 1-3 of Dalhke Subdivision;  
Lots 1 and 2 of Terjak Subdivision; and  
Lots 1 and 2 of Garden Second Subdivision

ORDINANCE NO. 8975 (Cont.)

SECTION 6. 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 7. 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: May 24, 2005.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk