



City of Grand Island

Tuesday, November 22, 2005

Council Session

Item F4

#9019 - Consideration of Change of Zoning for Land Located So. of Hwy 34 and West of So. Locust St. Proposed for Platting as Kings Crossing Subdivision from B2-GCO General Business to CD-GCO Commercial Development

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9019

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 consisting of Lots 6, 7 and 10 of Palu Subdivision and unplatted tracts of land as recorded in Instrument No. 200412508, Instrument No. 200412510 and Instrument No. 200500184 at the Hall County Register of Deeds, all located in the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of Section 33, Township 11 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska, from B2-General Business Zone within the GCO-Gateway Corridor Overlay to CD-Commercial Development Zone within the GCO-Gateway Corridor Overlay; 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 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on November 2, 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 November 22, 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 B2-General Business Zone within the GCO-Gateway Corridor Overlay to CD-Commercial Development Zone within the GCO-Gateway Corridor Overlay:

ORDINANCE NO. 9019 (Cont.)

Commencing at the northeast corner of said NE1/4; thence on an assumed bearing of S89°28'08"W along the north line of said NE1/4 a distance of 721.20 feet; thence S01°17'57"E a distance of 46.53 feet to the point of intersection of the east right-of-way (R.O.W.) line of Tri Street and the south R.O.W. line of U.S. Highway 34, said point also being the Point of Beginning; thence N89°44'53"E along said south R.O.W. line a distance of 614.30 feet to the point of intersection of said south R.O.W. line and the west R.O.W. line of Locust Street; thence S37°03'26"E along said west R.O.W. line a distance of 74.44 feet; thence S05°51'03"E a distance of 113.01 feet; thence S02°13'38"E a distance of 237.70 feet; thence S02°13'38"E a distance of 111.27 feet; thence S45°03'16"W a distance of 33.95 feet to the point of intersection of said west R.O.W. line and the north R.O.W. line of Lake Street; thence N89°59'19"W along said north R.O.W. line a distance of 409.80 feet; thence N36°21'09"W a distance of 162.56 feet; thence N00°30'19"W a distance of 19.97 feet to the southeast corner of Lot 11 of said Palu Subdivision; thence N01°21'58"W along the east line of said Lot 11 a distance of 103.40 feet to the northeast corner of said Lot 11, said point also being the southeast corner of Lot 10 of said Palu Subdivision; thence S89°22'40"W along the south line of said Lot 10 a distance of 144.60 feet to the southwest corner of said Lot 10, said point also being on the east R.O.W. line of Tri Street; thence N01°21'03"W along said east R.O.W. line a distance of 289.12 feet to the point of beginning. Said tract contains 317,873 square feet or 7.30 acres more or less of which 0.79 acres is new dedicated public road right of way.

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 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 22, 2005.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk