



City of Grand Island

Tuesday, March 28, 2006

Council Session

Item F2

#9035 - Consideration of Change of Zoning for Land Proposed for Platting as Ewoldt Subdivision Located South of Husker Highway and West of Highway 281 from AG Agricultural to CD Commercial Development

This item relates to the aforementioned Public Hearing Item E-3.

Staff Contact: Chad Nability

ORDINANCE NO. 9035

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 Northeast Quarter (NE1/4) of Section 36, Township 11 North, Range 10 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 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on February 1, 2006, 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 March 28, 2006, 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 CD-Commercial Development Zone:

Commencing at the northeast corner of said NE1/4; thence on an assumed bearing of S02°04'06"E along the east line of said NE1/4 a distance of 104.43 feet; thence S87°55'54"W a distance of 116.80 feet to the point of intersection of the south right-of-way (R.O.W.) line of Husker Highway and the west R.O.W. line of U.S. Highway 281, said point also being the Point of Beginning; thence S02°24'13"E along and upon said west R.O.W. line a distance of 1468.77 feet; thence S01°30'13"E a distance of 1065.29 feet to the point of intersection of said west R.O.W. line and the south line of said NE1/4; thence S88°06'48"W along the south line of said NE1/4 a distance of 1207.02 feet; thence N02°02'58"W a distance of 1321.89 feet; thence S88°13'36"W a distance of 827.63 feet; thence

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N02°03'03"W a distance of 1279.01 feet to a point on the south R.O.W. line of Husker Highway; thence N88°20'15"E along and upon said south R.O.W. line a distance of 997.68 feet; thence N88°21'56"E a distance of 289.92 feet; thence N88°21'41"E a distance of 287.28 feet; thence N88°20'40"E a distance of 35.49 feet; thence N01°39'20"W a distance of 12.00 feet; thence S82°01'25"E a distance of 431.92 feet to the point of beginning. Said tract contains 4,195,681 square feet or 96.32 acres more or less, as shown on Exhibit 1 revised 10/28/05, attached hereto and incorporated herein by reference.

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: March 28, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk