



City of Grand Island

Tuesday, November 28, 2006

Council Session

Item F8

#9095 - Consideration of Change of Zoning for a Tract of Land Proposed for Platting as Ponderosa Village Subdivision Located West of Highway 281 and South of Rae Road from RD Residential Development to B2 General Business

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9095

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 part of Southeast Quarter (SE¹/₄) of Section 36, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, from RD-Residential Development Zone to B2 General Business 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 November 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 November 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, reclassified and changed from RD-Residential Development Zone to B2 General Business Zone :

A tract of land consisting of part of Outlot "C4" and part of Outlot "B" of Ponderosa Lake Estates Subdivision in the City of Grand Island, located in the Southeast Quarter (SE¹/₄) of Section 36, Township 11 North, Range 10 West of the 6th P.M., Hall County, Nebraska and more particularly described as follows:

Commencing at the Northeast Corner of said SE¹/₄ of Section 36; thence on an assumed bearing of S88°06'48"W along the north line of said SE¹/₄ of Section 36 a distance of 118.70 feet to the point of intersection of said north line and the west right-of-way (R.O.W.) line of U.S. Highway #281; thence continuing S88°06'48"W along the north line of said SE¹/₄ a distance of 260.36 feet; thence

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S02°04'52"E a distance of 50.00 feet to the point of intersection of the south R.O.W. line of Rae Road and the west R.O.W. line of James Road, said point also being the point of beginning; thence S02°04'52"E along said west R.O.W. line a distance of 39.93 feet to a point of curvature; thence around a curve in a counter clockwise direction having a delta angle of 20°13'40", an arc length of 81.20 feet, a radius of 230.00 feet and a chord bearing S11°51'01"E for a distance of 80.78 feet to a northeasterly corner of Block 4 of Ponderosa Lake Estates Fourth Subdivision in the City of Grand Island, Hall County, Nebraska; thence S77°03'36"W along a northerly line of said Block 4 Ponderosa Lake Estates Fourth Subdivision a distance of 56.28 feet to a northerly corner of said Block 4; thence S43°26'27"W along a northerly line of said Block 4 a distance of 36.32 feet to a point of curvature; thence around a curve in a clockwise direction having a delta angle of 59°57'10", an arc length of 188.35 feet, a radius of 180.0 feet and a chord bearing N31°51'47"W for a distance of 179.87 feet to a point on the south R.O.W. line of Rae Road; thence N88°06'48"E along said south R.O.W. line a distance of 156.82 feet to the point of beginning. Said tract contains 19,213 square feet of 0.44 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 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 28, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk