



City of Grand Island

Tuesday, January 09, 2007

Council Session

Item F1

#9100 - Consideration of Change of Zoning for a Tract of Land Located East of the Platte Valley Industrial Park between W. Schimmer Drive and W. Wildwood Drive from TA Transitional Agriculture & AG2 Secondary Agricultural to M2 Heavy Manufacturing

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9100

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 the West Half (W¹/₂), in Section Five (5), Township Ten (10) North, Range Nine (9), West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and part of the East Half (E ¹/₂) in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M., and the Southwest Quarter (SW ¹/₄) in Section Four (4), Township Ten 910 North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing 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 December 13, 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 January 9, 2007, 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 TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing Zone :

ORDINANCE NO. 9100 (Cont.)

Boundary – TA

A tract of land located in the part of the West Half (W ½) in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Commencing at the North ¼ Corner of Section Five (5), Township Ten (10) North, Range Nine (9) West, said point also being the point of beginning; thence on an assumed bearing of N90°00'00"E upon and along the North Line of said Section Five (5) a distance of 1304.89 feet to the Northeast Corner of the West ½ of the Northeast ¼ (W½ NE¼) of said Section Five (5); thence S01°33'57"E upon and along the east line of the Northwest ¼, Southeast ¼ (NW¼, SE¼) a distance of 1300.41 feet to the Southeast Corner of said NW¼, SE¼; thence N89°46'16"W upon and along the South Line of said NW¼, SE¼, a distance of 1311.13 feet to the Southwest Corner of said NW¼, SE¼; thence N01°19'29"W upon and along the West Line of said NW¼, SE¼, a distance of 1304.53 feet to the Northwest Corner of said NW¼, SE¼, said point also being the center of said Section 5; thence N01°19'32"W upon and along the West Line of said W½, NE¼, a distance of 2661.35 feet to the Point of Beginning, said tract contains a calculated area of 5,182,321.68 square feet of 118.970 acres more or less of which 0.985 acres is county road right-of-way and 1.996 acres is railroad right-of-way.

Boundary – AG-2

A tract of land located in the East Half (E½) in Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M., and the Southwest Quarter (SW¼) in Section Four (4), Township Ten (10), North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Commencing at the Northeast Corner of Section Five (5), Township Ten (10) North, Range Nine (9) West, said point also being the point of beginning; thence on an assumed bearing of S01°21'10"E upon and along the East Line of said Section Five (5) a distance of 2660.36 feet to the East ¼ corner of said Section Five (5), said point also being the West ¼ Corner of Section Four (4), Township Ten (10) North, Range Nine (9) West; thence N89°25'04"E upon and along the North Line of the Southwest¼ (SW¼) of said Section 4 a distance of 2672.92 feet to the Northeast Corner of said SW¼ of Section 4; thence S01°17'35"E upon and along the East Line of said SW¼ a distance of 2615.01 feet to the Southeast Corner of said SW¼; thence S89°54'36"W upon and along the South Line of said SW¼ a distance of 2649.81 feet to the Southwest Corner of said Section 4, said point also being the Southeast Corner of said Section Five; thence N89°57'55"W upon and along the South Line of the Southeast¼ of the Southeast¼ (SE¼ SE¼) a distance of 1316.65 feet to the Southwest corner of said SE¼, SE¼; thence N01°33'57"W upon and along the West Line of said SE¼, SE¼ a distance of 1300.59 feet to the Northwest Corner of said SE¼, SE¼, said point also being the Southwest Corner of the Northeast ¼ of the Southeast ¼ (NE¼, SE¼); thence

ORDINANCE NO. 9100 (Cont.)

N01°33'57"W upon and along the West Line of said NE¼, SE¼ a distance of 1300.41 feet to the Northwest Corner of said NE¼, SE¼, said point also being the Southwest Corner of the East½ of the Northeast¼ (E½, NE¼); thence N01°20'21"W upon and along the West Line of said E¼, NE¼ a distance of 2670.85 feet to the Northwest Corner of said E½, NE¼, thence N90°00'00"E upon and along the North Line of said E½, NE¼ a distance of 1304.89 feet to the point of beginning. Said tract contains a calculated area of 13,822,340.93 square feet of 317.317 acres more or less of which 9.576 acres is county 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: January 9, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk