



City of Grand Island

Tuesday, February 27, 2007

Council Session

Item F1

#9108 - Consideration of Annexation of Property Located Between the East Side of the Platte Valley Industrial Park and South Locust Street and Between Wildwood Drive and Schimmer Drive (Second Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 27, 2007

Subject: Annexation Second Reading

Item #'s: F-1

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

A request has been received to consider annexation of property located east of the Platte Valley Industrial Park in the E 1/2 of Section 5, Township 10 North, Range 9 West of the 6th PM and in the SW 1/2 of Section 4, Township 10 North, Range 9 West of the 6th PM located between Wildwood Drive and Schimmer Drive on both sides of Blaine Street. The Grand Island Area Economic Development Corporation has secured options on or owns the property in the E 1/2 of 5-10-9; Tom and Carlotta Hartman own the SW 1/4 of 4-10-9; together they are requesting this annexation in anticipation of industrial development. This property is contiguous with the Grand Island Municipal limits on its western border. City Administration is also suggest that the Platte Generating Station located south of Wildwood Drive between Blaine Street and South Locust Street also be annexed at this time. Annexation of these properties will allow the extension of the zoning jurisdiction of the city as shown on the attached map.

Discussion

This property is contiguous with the Grand Island City Limits. The owner has requested this annexation.

This property is within the Grand Island Utilities Electrical Service District. This property appears to be in the Consolidated District 272 (Northwest and Cedar Hollow). This annexation will impact the two-mile extraterritorial jurisdiction of Grand Island. The attached map shows the impact this will have on the jurisdiction of the City of Grand Island. The increased jurisdiction gives the City more control over uses that could impact the well fields. A revised zoning map with the proposed zoning for areas not currently in the City jurisdiction will be considered by the Planning Commission at the February meeting and should be available for adoption by Council at the same time as the final annexation reading for this property.

The public hearing was set and the annexation plan presented to the City Council at the January 9, 2007 City Council Meeting.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the annexation as presented
2. Modify the annexation to meet the wishes of the Council
3. Table the issue

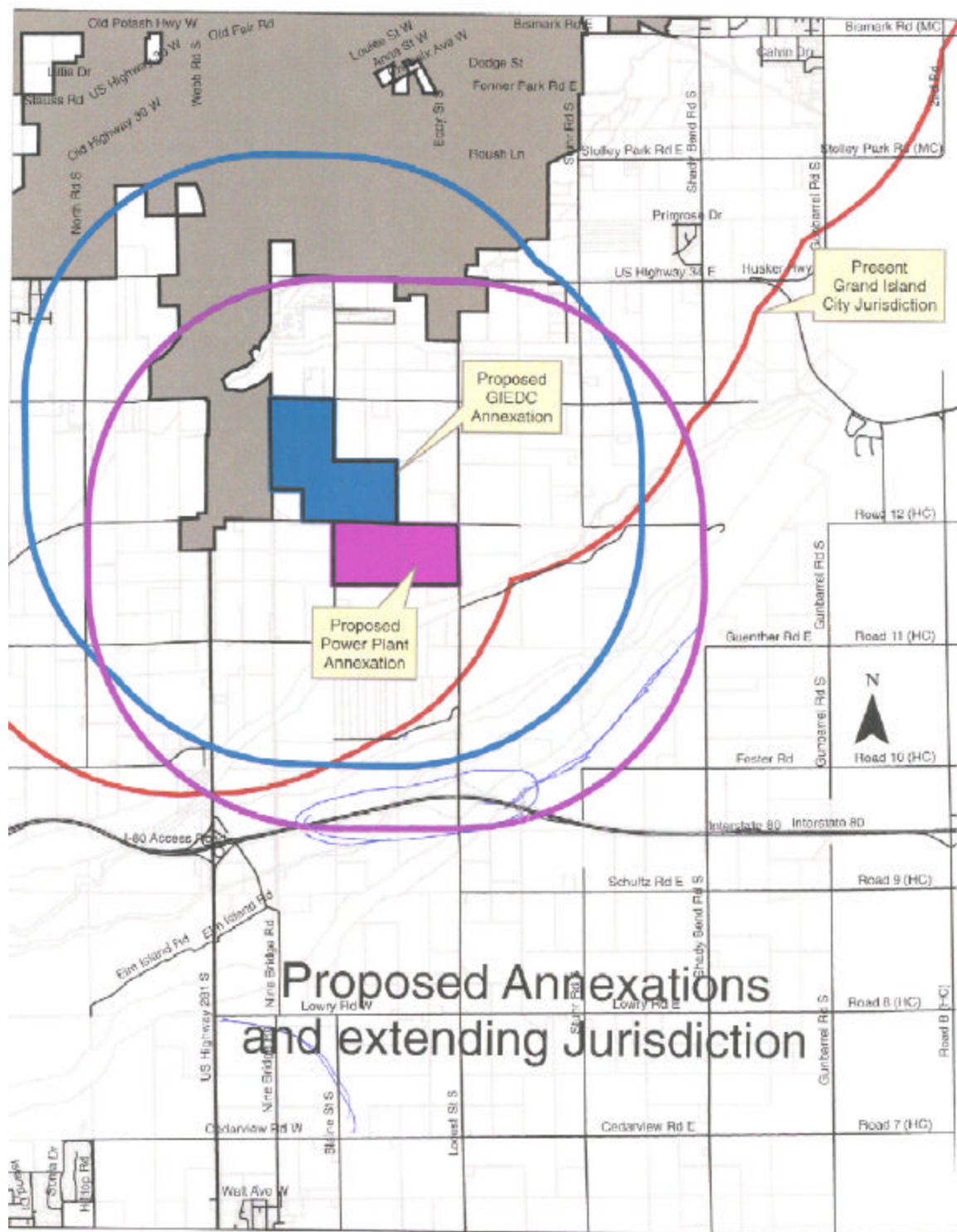
Recommendation

A motion was made by Haskins, and seconded by Brown, to recommend the annexation of the above mentioned property as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, O'Neill, Ruge, Haskins, Snodgrass, Amick, Brown, Niemann, Reynolds, Monter, Eriksen) voting in favor.

Sample Motion

Approve the annexation as Submitted.



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9108

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land located east of the Platte Valley Industrial Park in the East Half (E 1/2) of Section Five (5), Township Ten (10) North, Range Nine (9), West of the Sixth P.M. and in the Southwest Half (SW 1/2) of Section Four (4), Township Ten (10) North, Range Nine (9), West of the 6th P.M. in Hall County, Nebraska; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after public hearing on January 3, 2007, the Regional Planning Commission recommended the approval of annexing into the City of Grand Island, the following tracts of land:

Annexation Area 1:

Beginning at the Southeast Corner of Lot Sixteen (16), Scheel's Subdivision; thence South on an extension of the East Line of Scheel's Subdivision, said line also being the East Line of Platte Valley Industrial Park Third Subdivision to a point being the Southeast Corner of Lot Seven (7), Platte Valley Industrial Park Third Subdivision; thence East on a line being the South Line of the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) of Section Five (5), Township Ten

Approved as to Form	☐ _____
February 23, 2007	☐ City Attorney

ORDINANCE NO. 9108 (Cont.)

(10), Range Nine (9) West of the Sixth P.M.; and a prolongation thereof to the Southeast Corner of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Five (5), Township Ten (10), Range Nine (9) West of the Sixth P.M.; thence South on the West Line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Five (5), Township Ten (10), Range Nine (9) West of the Sixth P.M.; and a prolongation thereof to a point Thirty Three Feet (33') South of the North Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; Thence East on a line Thirty Three Feet (33') South of and parallel to the North Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M. to a point on the East Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; said point being Thirty Three Feet (33') South of the Northeast Corner of said Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; thence continuing East on a line Thirty Three Feet (33') South of and parallel to the North Line of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M. to a point on the East Line of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; said point being Thirty Three Feet (33') South of the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$); thence North on the East Line of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; and the East Line of Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to the Northeast Corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Ten (10), Range Nine (9); thence West on the North Line of the Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to a point Thirty Three Feet (33') East of the Northwest Corner of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence North on a line Thirty Three Feet (33') East of and parallel to the West Line of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to a Point Thirty Three Feet (33') North of and Thirty Three Feet (33') East of the Northwest Corner of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence West on a Line Thirty Three Feet (33') North of and parallel to the North Line of Sections Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M. and Section Five (5), Township Ten (10), Range Nine (9), West of the Sixth P.M., to the Point of Beginning.

Annexation Area 2:

Beginning at a point Thirty Three Feet (33') West of and Thirty Three Feet (33') North of the Northeast Corner of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M.; thence South on a line Thirty Three Feet (33') West of and parallel to the East Line of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M. to a point on the South Line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M.; said point being Thirty Three Feet (33') West of the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence East on the South Line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8) and the South Line of the Northwest Quarter (NW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; and a prolongation thereof to a point One Hundred Thirty Two and Fifteen Hundredths Feet (132.15') East of the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Ten (10), Township

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Ten (10), Range Nine (9), West of the Sixth P.M.; thence Northerly a distance of Two Thousand Sixty Eight and Twenty Two Hundredths Feet (2,068.22') to a point, thence Northerly a distance of One Hundred Ninety Five and Three Hundredths Feet (195.3') to a point; thence Northerly a distance of Three Hundred Forty Five and Ninety Seven Hundredths Feet (345.97') to the South Line of Wildwood Drive; thence continuing North on a line to a Point Thirty Three Feet (33') North of and One Hundred Forty and Eighty Five Hundredths Feet (140.85') East of the Southwest Corner of Section Three (3), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence West on a Line Thirty Three Feet (33') North of an parallel to the South Line of Section Three (3), Township Ten (10), Range Nine (9), West of the Sixth P.M., and Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M., to the Point of Beginning.

WHEREAS, after public hearing on February 13, 2007, the City Council of the City of Grand Island found and determined that such annexation be approved; and

WHEREAS, on February 13, 2007, the City Council of the City of Grand Island approved such annexation on first reading.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that the extraterritorial zoning jurisdiction is extended as allowed by law.

ORDINANCE NO. 9108 (Cont.)

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

(E) The plan for extending City services adopted by the City Council by the passage and approval of Resolution No. 2007-26 is hereby approved and ratified as amended.

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted by herein.

ORDINANCE NO. 9108 (Cont.)

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.

Enacted: February 13, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk