



City of Grand Island

Tuesday, July 14, 2009

Council Session

Item F2

**#9226 - Consideration of Change of Zoning for Land Located at
2819 South Locust Street from R2 Low Density Residential and
LLR Large Lot Residential to B2 General Business**

This item relates to the aforementioned Public Hearing Item E-3 & E4.

Staff Contact: Chad Nabity

ORDINANCE NO. 9226

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of part of Lot Thirty Four (34), Matthews Subdivision in the City of Grand Island, Nebraska and a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as hereafter from R2 Low Density Residential and LLR Large Lot Residential to B2 General Business Zone; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island pursuant to the provisions of Sections 36-44 and 36-51; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on July 1, 2009, 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 July 14, 2009, 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 tracts of land are hereby rezoned, reclassified and changed from R2 Low Density Residential and LLR Large Lot Residential to B2 General Business Zone:

A tract of land comprising a part of Lot Thirty Four (34), Matthews Subdivision in the City of Grand Island, Nebraska, more particularly described as follows:

Approved as to Form	☐ _____
July 9, 2009	☐ City Attorney

ORDINANCE NO. 9226 (Cont.)

Beginning at the Southwest corner of said Lot Thirty Four (34); thence Northerly along the West line of said Lot Thirty Four (34), a distance of Two Hundred Twenty (220.0) feet to a point in the centerline of Wood River; thence deflecting right 58°36'20" and running Northeasterly along said centerline, a distance of One Hundred Fifty and Two Tenths (150.2) feet; thence deflecting right 40°24' and running Southeasterly along said centerline a distance of Two Hundred and Seven Tenths (200.7) feet; thence deflecting left 61°12'30" and running Northeasterly along said centerline, a distance of One Hundred Eleven and One Tenth (111.1) feet; thence deflecting left 27°14' and running Northeasterly along said centerline, a distance of One Hundred Twenty Three and Two Tenths (123.2) feet; thence deflecting right 13°54' and running Northeasterly along said centerline a distance of Ninety Eight and Four Tenths (98.4) feet; thence deflecting right 157 °26'40" and running Southerly, a distance of Eighty Six and Fifty Six Hundredths (86.56) feet; thence deflecting left 106°23'30" and running Northeasterly, a distance of Four Hundred Seventy Six and Nineteen Hundredths (476.19) feet; thence deflecting right 104°55'10" and running Southerly, a distance of Six Hundred Seven and Three Hundredths (607.03) feet, to the Southeast corner of said Lot Thirty Four (34); thence Westerly along the South line of said Lot Thirty Four (34), a distance of Nine Hundred Twelve and Two Hundredths (912.02) feet to the place of beginning and containing 8.965 acres more or less.

A tract of land comprising a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter (SW1/4); thence Southerly along the West line of said Southwest Quarter (SW1/4) a distance of three hundred forty eight and seventy seven hundredths (348.77) feet; thence deflecting left 88°32' and running Easterly a distance of eight hundred three (803) feet to the actual place of beginning; thence continuing Easterly along the last described course, a distance of three hundred sixty four and six tenths (364.6) feet; thence deflecting left 91°29' and running Northerly, a distance of three hundred sixty and twelve hundredths (360.12) feet; thence deflecting left 89°04'20" and running Westerly, a distance of three hundred sixty four and six tenths (364.6) feet; thence deflecting left 90°55'40" and running Southerly, a distance of three hundred fifty six and sixty six hundredths (356.66) feet to the actual place of beginning, and containing 3.015 acres more or less.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Sections 36-44 and 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.

ORDINANCE NO. 9226 (Cont.)

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: July 14, 2009.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk