



# City of Grand Island

Tuesday, May 22, 2012

Council Session

## Item F2

**#9383 - Consideration of Request to Rezone Property Consisting of 5.789 Acres located East of New Mexico Avenue and North of Idaho Avenue of Woodland Park Thirteenth Subdivision from R1-Suburban Density Residential to R2-Low Density Residential**

*This item relates to the aforementioned Public Hearing item E-4.*

Staff Contact: Chad Nabity

ORDINANCE NO. 9383

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 described as:

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ROSS-THEASMEYER SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE ON A ASSUMED BEARING OF S00°16'04"W, ALONG THE EAST LINE OF SAID W1/2, SE1/4, A DISTANCE OF 326.26 FEET TO A POINT BEING THE NORTHEAST CORNER OF WOODLAND PARK FOURTH SUBDIVISION; THENCE N89°52'13"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 132.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (ROW) LINE OF IDAHO AVENUE; THENCE N75°50'18"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 61.85 FEET TO A POINT ON THE WEST ROW LINE OF SAID IDAHO AVENUE; THENCE N89°52'13"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 605.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID WOODLAND PARK FOURTH SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, WOODLAND PARK FIRST SUBDIVISION; THENCE N00°07'47"E, ALONG THE EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH ROW LINE OF NEW MEXICO AVENUE; THENCE N15°40'39"E, ALONG SAID EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 62.28 FEET TO A POINT ON THE NORTH ROW LINE OF SAID NEW MEXICO AVENUE; THENCE N00°07'47"E, ALONG SAID EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 136.30 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID WOODLAND PARK FIRST SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH LINE OF ROSS HEIGHTS SUBDIVISION; THENCE S89°08'04"E, ALONG THE SOUTH LINE OF ROSS HEIGHTS SUBDIVISION AND ROSS-THEASMEYER SUBDIVISION, A DISTANCE OF 781.79 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 252,156.05 SQUARE FEET OR 5.789 ACRES MORE OR LESS OF WHICH 1.165 ACRES IS NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

Approved as to Form	☐ _____
October 18, 2006	☐ City Attorney

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from R1 Suburban Density Residential Zone to R2 Low Density Residential, directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the zoning map pursuant to Chapter 36; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on May 2, 2012, 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, the requested change is found to be in compliance with the Comprehensive Development Plan of the City of Grand Island as adopted July 13, 2004 and subsequently amended; and

WHEREAS, after public hearing on May 22, 2012, 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 R1 Suburban Density Residential Zone to R2 Low Density Residential:

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ROSS-THEASMEYER SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE ON A ASSUMED BEARING OF S00°16'04"W, ALONG THE EAST LINE OF SAID W1/2, SE1/4, A DISTANCE OF 326.26 FEET TO A POINT BEING THE NORTHEAST CORNER OF WOODLAND PARK FOURTH

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SUBDIVISION; THENCE N89°52'13"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 132.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (ROW) LINE OF IDAHO AVENUE; THENCE N75°50'18"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 61.85 FEET TO A POINT ON THE WEST ROW LINE OF SAID IDAHO AVENUE; THENCE N89°52'13"W, ALONG SAID NORTH LINE OF WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 605.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID WOODLAND PARK FOURTH SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, WOODLAND PARK FIRST SUBDIVISION; THENCE N00°07'47"E, ALONG THE EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH ROW LINE OF NEW MEXICO AVENUE; THENCE N15°40'39"E, ALONG SAID EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 62.28 FEET TO A POINT ON THE NORTH ROW LINE OF SAID NEW MEXICO AVENUE; THENCE N00°07'47"E, ALONG SAID EAST LINE OF SAID WOODLAND PARK FIRST SUBDIVISION, A DISTANCE OF 136.30 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID WOODLAND PARK FIRST SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH LINE OF ROSS HEIGHTS SUBDIVISION; THENCE S89°08'04"E, ALONG THE SOUTH LINE OF ROSS HEIGHTS SUBDIVISION AND ROSS-THEASMEYER SUBDIVISION, A DISTANCE OF 781.79 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 252,156.05 SQUARE FEET OR 5.789 ACRES MORE OR LESS OF WHICH 1.165 ACRES IS NEW DEDICATED PUBLIC 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 pamphlet format as provided by law.

Enacted: May 22, 2012.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk