



# City of Grand Island

Tuesday, November 26, 2002

Joint Mtg/Council Session

## Item F4

### **#8785 - Consideration of Changes to Zoning for Property Located in the NW 1/4 of Section 13-11-10**

*This item relates to the aforementioned Public Hearing. Joel Shafer, as the owner is requesting a change of zoning for property located at in the NW 1/4 of Section 13, Township 11, Range 10, in the City of Grand Island. This application proposes to change the zoning from TA Transitional Agricultural to RO Residential Office and RD Residential Development. This change is in conformance with the Grand Island Comprehensive Plan. The Regional Planning Commission at their regular meeting held November 6, 2002 voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map.*

Staff Contact: Chad Nabity

November 7, 2002

Honorable Ken Gnat, Mayor  
and Members of the Council  
100 E. 1<sup>st</sup> Street  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: An amendment to the Zoning Map for properties located in the NW ¼ of Section 13, Township 11, Range 10, Grand Island, Nebraska.**

At the regular meeting of the Regional Planning Commission, held November 6, 2002 the above item was considered following a public hearing. This application proposes to rezone property comprising part of the NW ¼ section 13, township 11, range 10 from TA Transitional Agricultural to RO Residential Office, and RD Residential Development.

Nobody from the public spoke for this item.

Floyd Leiser spoke in opposition of this item. He said he represents the property owners to the West of this property. He said there is an old dump site on this property and he expressed concern with who would clean this up, and he also does not think there needs to be apartments on this property.

Following further discussion a motion was made by Hayes 2<sup>nd</sup> by Miller to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 9 members voting in favor (Amick, Haskins, Lechner, O'Neill, Hooker, Eriksen, Miller, Hayes, Wagoner).

Yours truly,

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Olsson Associates

ORDINANCE NO. 8785

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land located in the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the city of Grand Island, Hall County, Nebraska, from TA-Transitional Agricultural Zone to RO-Residential Office Zone and RD-Residential Development 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 36-7; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on November 6, 2002, 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 Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on November 26, 2002, 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 located in the Northwest Quarter (NW1/4) of Section 13, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M., Grand Island, Hall County, Nebraska, more particularly described as follows are hereby rezoned and reclassified and changed from TA-Transitional Agricultural Zone to R0-Residential Office Zone:

|                                   |
|-----------------------------------|
| Approved as to Form ? _____       |
| November 21, 2002 ? City Attorney |

ORDINANCE NO. 8785 (Cont.)

Tract No. 1:

Commencing at the northeast corner of said NW1/4; thence on an assumed bearing of N89°16'10"W along and upon the north line of said NW1/4 a distance of 80.10 feet; thence departing said north line S00°00'12"E a distance of 49.96 feet to the Point of Beginning; thence continuing S00°00'12"E a distance of 175.00 feet; thence N89°16'47"W a distance of 269.98 feet; thence N00°00'06"W a distance of 175.00 feet; thence S89°16'50"E a distance of 269.97 feet to the point of beginning. Said tract contains 1.08 acres more or less, as shown on the map dated 10/02 attached hereto and incorporated herein by reference; AND

Tract No. 2:

Commencing at the northeast corner of said NW1/4; thence on an assumed bearing of N89°16'10"W along and upon the north line of said NW1/4 a distance of 80.10 feet; thence departing said north line S00°00'12"E a distance of 49.96 feet; thence N89°16'50"W a distance of 269.97 feet; thence continuing N89°16'50"W a distance of 60.00 feet to the Point of Beginning; thence S00°00'06"E a distance of 174.99 feet; thence S89°16'47"W a distance of 269.98 feet; thence N00°00'00"E a distance of 174.99 feet; thence S89°16'50"E a distance of 269.97 feet to the point of beginning. Said tract contains 1.08 acres more or less, as shown on the map dated 10/02 attached hereto and incorporated herein by reference.

SECTION 2. The following tract of land located in the Northwest Quarter (NW1/4) of Section 13, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M. in Grand Island, Hall County, Nebraska, more particularly described as follows, is hereby rezoned and reclassified and changed from TA-Transitional Agricultural Zone to RD-Residential Development Zone:

Commencing at the northeast corner of said NW1/4; thence on an assumed bearing of N89°16'10"W along and upon the north line of said NW1/4 a distance of 80.10 feet; thence departing said north line S00°00'12"E a distance of 49.96 feet; thence continuing S00°00'12"E a distance of 175.00 feet to the Point of Beginning; thence continuing S00°00'12"E a distance of 975.02 feet; thence N89°16'18"W a distance of 600.02 feet; thence N00°00'00"E a distance of 974.94 feet; thence S89°16'47"E a distance of 269.98 feet; thence N00°00'06"W a distance of 174.99 feet; thence S89°16'50"E a distance of 60.00 feet; thence S00°00'06"E a distance of 175.00 feet; thence S89°16'47"E a distance of 269.98 feet to the point of

ORDINANCE NO. 8785 (Cont.)

beginning. Said tract contains 13.67 acres more or less, as shown on the map dated 10/02 attached hereto and incorporated herein by reference.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-7 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 4. The plat for Cedar Ridge Second Subdivision shall serve as the development plan for the RD-Residential Development Zone.

SECTION 5. 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 26, 2002.

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Ken Gnadt, Mayor

Attest:

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RaNae Edwards, City Clerk