

Planning Commission
Monday, August 10, 2020 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

1. **Statement of Compliance with Open Meetings Act and roll call.**

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions.

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;(c) Investigative proceedings regarding allegations of criminal misconduct; or

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting.

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (a) twenty-four hours before the scheduled commencement of the meeting or (b) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2) A meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public

power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

- (a) Reasonable advance publicized notice is given;
- (b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;
- (c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;
- (d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and
- (e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or
- (ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

- (a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;
- (b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;
- (c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;
- (d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;

(f) Reasonable arrangements are made to provide viewing at other in-state locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

(g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) The public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at the meeting.

(8) Public bodies shall make available at the meeting or the in-state location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Effective Date – September 1, 2019

Distributed by the League of Nebraska Municipalities



2. Minutes of July 13, 2020, meeting.

PLANNING COMMISSION
July 13, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on July 13, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, members of the City Council, and Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Anderson announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Bob Elsasser, Chad Kucera, Fernando Lopez, Jr., and Josh Mueller. Members Colleen Bray, Kim Hoefler, Brent Ogle, and Kristy Spawn were absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey. Also present were Mayor Bulkeley and Council Member Jablonski.
2. **Minutes of June 8, 2020, meeting:** The minutes were approved with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefler, Ogle, and Spawn were absent.
3. **Public hearing - Application of Meadow Ridge Properties, LLC for preliminary plat of Meadow Ridge Eighth Addition (south and west of the intersection of 42 Street and 54 Avenue):** John Zwingman, on behalf of the applicant, stated that current property owners along 54 Avenue have requested to purchase additional land on the west side of their property to have more of a buffer between the next development. The current drainage easement located on the west side of the lots will become Meadow Ridge Eighth Addition and allow an additional 100-125 feet to be added to the existing lots. Zwingman indicated that this does not change the overall development or drainage plan for Meadow Ridge Properties. No public testimony was heard. The public hearing closed with a motion by Mueller, and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefler, Ogle, and Spawn were absent.
4. **Public hearing - Application of Habitat for Humanity of Columbus for final plat and development agreement of New Hope 2nd Subdivision (41 Avenue between 13 and 14 Streets):** Richard Snyder, on behalf of the applicant, stated

that this subdivision has 14 lots with a request on this agenda for two of the lots to be zoned R-2. He verified that there have been no changes from the preliminary plat. Mike Smith and Lori Peters, Habitat for Humanity, were also present to answer questions. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to approve the final plat and subdivision agreement of New Hope 2nd Subdivision with a motion by Mueller and a second by Elsasser as it is compatible with the area. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent.

5. **Public hearing - Application of Habitat for Humanity of Columbus to rezone property located at Habitat Drive and 41 Avenue from "R-1" (Single-Family Residential District) to "R-2" (Urban-Family Residential District):** Clark Grant, on behalf of the applicant, stated that the two lots to be rezoned are larger and ideal for building duplexes or townhomes. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to approve the rezoning application of Habitat for Humanity of Columbus with a motion by Mueller and a second by Elsasser as it is compatible with the area. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent.
6. **Public hearing – Application of Allsman Enterprises, LLC to rezone property located at 53 Avenue and Highway 81 from "B-2" (General Commercial District) to "R-1" (Single-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan:** Clark Grant, on behalf of the applicant, stated that this rezoning request is part of a project to move four homes to a large lot that is being split into four lots with a minor subdivision. Matt and Katie Allsman, 663 Louis Place, stated that they purchased four homes from St. Bonaventure church in conjunction with the church expansion in anticipation of moving them to this location. Allsman verified that notices were sent to the neighboring property owners and indicated the four homes will be set on full basements with new siding and roofs installed. Cliff Schroeder, Westside Industrial Corporation, stated that he is one of the original developers of the Westbrook Subdivision and the intent was always for the area to be zoned "B-2" (General Commercial District). He explained that there are restrictive covenants for the homes built in Westbrook Subdivision and stated that he is against the rezoning because he feels it is spot zoning. Adam Osborn, 5205 34 Street and owner of Osborn Sales and Service, stated that his business is located in Westbrook Subdivision, his vision for this area is to keep it commercial, and he is against the rezoning. Tressa Kratochvil, 3285 53 Avenue and owner of Kratochvil and Kuhlman, spoke in opposition to the rezoning and stated that she would like to keep this area commercial and not have her business surrounded by housing.

Richard Jablonski, 3260 42 Avenue and 3rd Ward Council Member, speaking on behalf of constituents, inquired about the staff memo that indicates the Future Land Use Map designates the area as heavy manufacturing and stated that he also feels it is spot zoning. Curtis and Vasicek stated that the city provided the facts in the staff memo and are not recommending approval or denial. Allsman stated that the intent is to move the four homes in August and have them refurbished and ready for sale in October. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to deny the rezoning request of Allsman Enterprises, LLC with a motion by Mueller and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent.

7. **Public hearing – Application of Scrib’s House Moving, on behalf of Allsman Enterprises, LLC to move a house from 1604 16 Street to 3185 53 Avenue:** Matt Allsman, 663 Louis Place, stated that their intent is to move these houses to give lower income residents the option to purchase a home and he feels there has been a positive response from the community. Discussion was held regarding the public hearings for the four housemovings and Schumacher noted that a recommendation to approve could be made contingent on the city council approving the rezoning application. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Lopez. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to approve the housemoving application of Allsman Enterprises, LLC contingent on the city council approving the rezoning request with a motion by Kucera and a second by Lopez. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent.
8. **Public hearing – Application of Scrib’s Housemoving, on behalf of Allsman Enterprises, LLC, to move a house from 1604 16 Street to 3179 53 Avenue.**
9. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1622 16 Street to 3173 53 Avenue.**
10. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1702 16 Street to 3167 53 Avenue:** Schumacher stated that Items 8, 9, and 10 can be held as one public hearing if no one is present to speak against a specific housemoving. Cliff Schroeder, Westside Industrial Corporation, verified that the recommendation for approval is contingent on the city council approving the rezoning application. No public testimony was heard. The public hearings for Items 8, 9, and 10 were closed with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Hoefer, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to approve the housemoving applications of Allsman Enterprises, LLC in Items 8, 9, and 10

contingent on the city council approving the rezoning request with a motion by Kucera and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, and Mueller voted “Aye” and none voted “Nay”. Bray, Hoefler, Ogle, and Spawn were absent.

- 11. Proposed updates to Articles One, Two, and Three of the Land Development Ordinance:** Vasicek stated that staff continues to work on updating the Land Development Ordinance and reviewed the proposed changes to Articles One, Two, and Three as outlined in her memo. She indicated that staff will continue to bring the proposed updates in small sections to make reviewing easier. It was noted that when the update is complete the document name will change to Unified Land Development Ordinance. Vasicek explained that two-family residential, mixed-use residential, and non-traditional residential use types were added to provide more opportunity for housing variety. It was clarified that two detached single-family homes can be on one lot as long as all criteria is met. It was noted that six of the fifteen chapters have been reviewed.
- 12. 2020-2021 Capital Improvement Plan:** Vasicek stated that the city council has had a budget planning session and some cuts have already been made to the department requests. Vasicek reviewed the Capital Improvement Plan in detail, noted that the budget is very conservative with sales tax revenues monitored carefully each month, and verified that projects will not be done if funds are not available. A recommendation was made to the mayor and council to approve the 2021 Capital Improvement Plan with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Kucera, Lopez, and Mueller voted “Aye” and none voted “Nay”. Bray, Hoefler, Ogle, and Spawn were absent.
- 13. Building report for June 2020:** The building report was approved as presented with a motion by Kucera and a second by Elsasser. Anderson, Elsasser, Kucera, Lopez, and Mueller voted “Aye” and none voted “Nay”. Bray, Hoefler, Ogle, and Spawn were absent.
- 14. Adjournment:** The meeting adjourned at 8:04 p.m.

OFFICE OF THE CITY CLERK
: Michaela Luckey

- 3. Public hearing - Application of Meadow Ridge Properties, LLC for final plat and development agreement of Meadow Ridge Eighth Addition (south and west of the intersection of 42 Street and 54 Avenue).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 10, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Meadow Ridge Eighth Addition, Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska; more particularly described as follows: Beginning at the Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeasterly on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeasterly on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'07" E, 77.47 feet to a point on the East line of Lot 8 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeasterly on a 100.00 foot radius curve to the left, 73.26 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeasterly line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 8.24 acres, more less (south and west of the intersection of 42 Street and 54 Avenue) and at said time and place you may appear and be heard.

In addition, you are hereby notified that at the same time and place, the Planning Commission will hold a separate public hearing as to whether the portions of said Addition as above described not previously included within the corporate limits of the City of Columbus, should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

Dated this 30 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline, City Clerk

Publish: 07:30:2020

The City of **Columbus**

MEMORANDUM

DATE: August 6, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge 8th Addition - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Meadow-Ridge 8th Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on July 13, 2020, and City Council on July 20, 2020.

DISCUSSION:

The addition includes the replat and extension of 11 residential lots to west. The additions being replated are:

- Lots 9 and 10 of Meadow Ridge Addition
- Lots 2, 3 and 4 of Meadow Ridge Third Addition
- Lots 7, 8, 9, and 10 of Meadow Ridge Fourth Addition
- Meadow Ridge Addition Administrative Replat which includes:
 - Lot 8 of Meadow Ridge Addition
 - Lot 11 of Meadow Ridge Fourth Addition

Parts of the addition are outside the corporate limits and will be voluntarily annexed.

A 30-foot drainage easement must allow above and underground flow of stormwater runoff. No structures shall such as sheds, garages, or outlot buildings may be built in this easement. Any potential stormwater runoff blockage, such as, from a driveway, cart path, landscaping, and so forth must allow the passage of the stormwater volume and rate required from any and all adjacent and upstream subdivisions.

FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: 

SIGNATURE:

By: 

Approved By: 

MAJOR SUBDIVISION/ADDITION APPLICATION
FINAL

DATE: July 16, 2020

NAME OF SUBDIVISION: Meadow Ridge Eighth Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37th Street

Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: Lots 9 & 10, Meadow Ridge Addition; Lots 2, 3, & 4, Meadow Ridge Third Addition; Lots 7, 8, 9, & 10, Meadow Ridge Fourth Addition; Administrative Replat of Lot 8, Meadow Ridge Addition & Lot 11, Meadow Ridge Fourth Addition, City of Columbus; AND Part of the SW ¼, SE ¼, Section 11, T17N, R1W and Part of the NW ¼, NE ¼, Section 14, T17N, R1W, Platte County, Nebraska

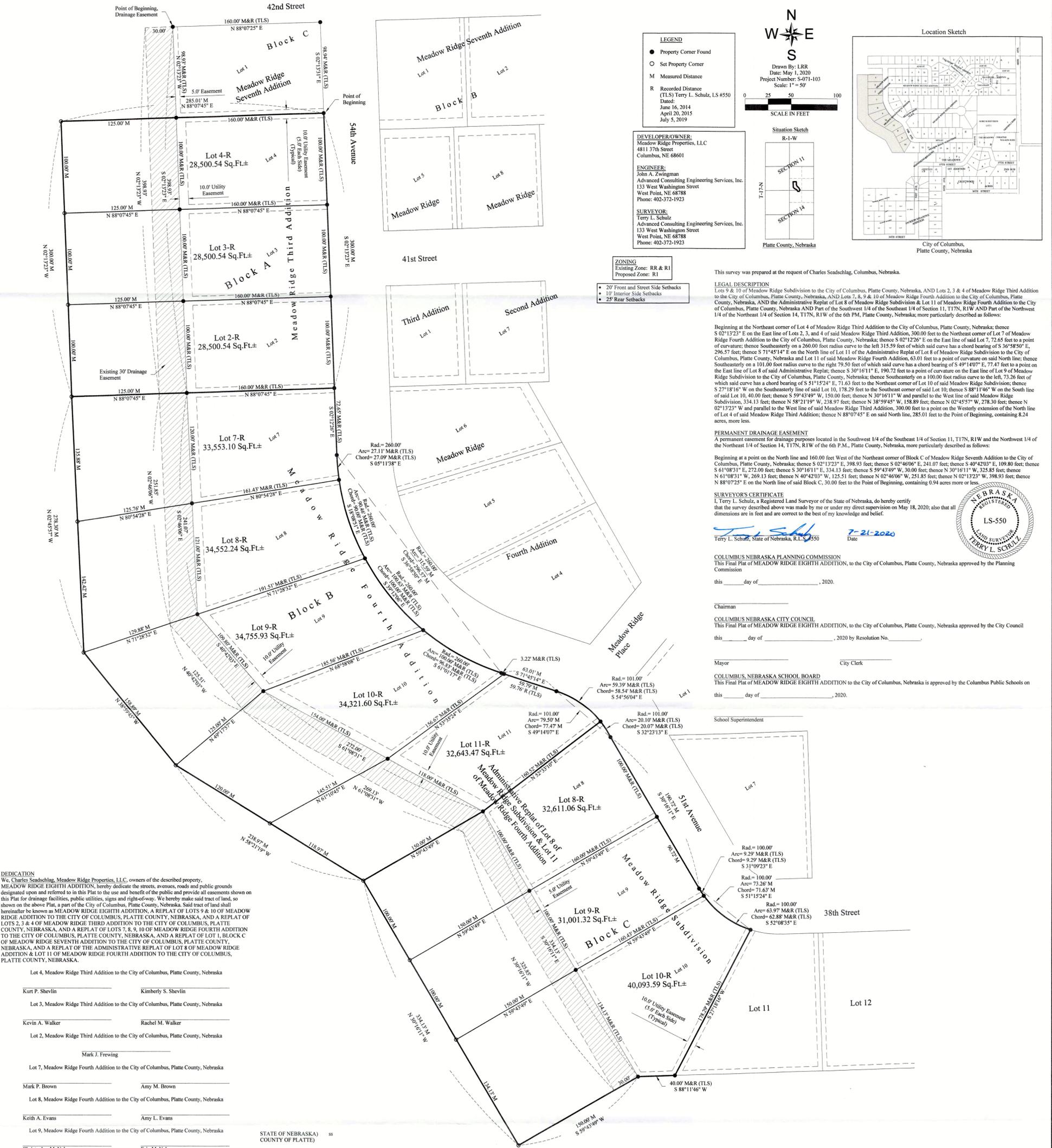
I hereby apply for a major subdivision and have paid the \$125 application fee, \$100 review fee, and \$10 per lot review fee.

Leanne R. Ritter

Owner or Owner's Representative

Final Plat
Meadow Ridge Eighth Addition

A Replat of Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND
Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska



DEDICATION
We, Charles Seadschlag, Meadow Ridge Properties, LLC, owners of the described property, MEADOW RIDGE EIGHTH ADDITION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as MEADOW RIDGE EIGHTH ADDITION, A REPLAT OF LOTS 9 & 10 OF MEADOW RIDGE ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOTS 2, 3 & 4 OF MEADOW RIDGE THIRD ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOTS 7, 8, 9, 10 OF MEADOW RIDGE FOURTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOT 1, BLOCK C OF MEADOW RIDGE SEVENTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF LOT 8 OF MEADOW RIDGE ADDITION & LOT 11 OF MEADOW RIDGE FOURTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA.

Lot 4, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Kurt P. Shevlin Kimberly S. Shevlin
Lot 3, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Kevin A. Walker Rachel M. Walker
Lot 2, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Mark J. Frewing
Lot 7, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Mark P. Brown Amy M. Brown
Lot 8, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Keith A. Evans Amy L. Evans
Lot 9, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Christopher M. Nahomy Erin M. Nahomy
Lot 10, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Sam J. Larsen Kryn Larsen
Lot 11, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Lucas Tucker Sarah Kay Tucker
Lot 8, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Brandon P. Tucker Lynette A. Tucker
Lot 9, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Michael J. Walker
Lot 10, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Daniel B. Walker
STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Mark J. Frewing, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Mark P. Brown and Amy M. Brown, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Sam J. Larsen and Kryn Larsen, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Michael J. Walker, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

LEGAL DESCRIPTION
Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska, more particularly described as follows:
Beginning at the Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeast on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeast on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'09" E, 77.47 feet to a point on the East line of Lot 4 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeast on a 100.00 foot radius curve to the left, 73.36 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeast line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 5.24 acres, more or less.
PERMANENT DRAINAGE EASEMENT
A permanent easement for drainage purposes located in the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W and the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
Beginning at a point on the North line and 160.00 feet West of the Northeast corner of Block C of Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E, 398.93 feet; thence S 02°46'06" E, 241.07 feet; thence S 40°42'03" E, 109.80 feet; thence S 61°08'31" E, 272.00 feet; thence S 30°16'11" E, 334.13 feet; thence S 59°43'49" W, 30.00 feet; thence N 30°16'11" W, 325.85 feet; thence N 61°08'31" W, 269.13 feet; thence N 40°42'03" W, 125.51 feet; thence N 02°46'06" W, 251.85 feet; thence N 02°13'23" W, 398.93 feet; thence N 88°07'25" E on the North line of said Block C, 30.00 feet to the Point of Beginning, containing 0.94 acres more or less.
SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 18, 2020; also that all dimensions are in feet and are correct to the best of my knowledge and belief.
Terry L. Schulz, State of Nebraska, R.L.S. #550 Date: 7-21-2020

COLUMBUS NEBRASKA PLANNING COMMISSION
This Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission
this day of _____, 2020.
Chairman
COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council
this day of _____, 2020 by Resolution No. _____
Mayor City Clerk
COLUMBUS NEBRASKA SCHOOL BOARD
This Final Plat of MEADOW RIDGE EIGHTH ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on
this day of _____, 2020.
School Superintendent

- A. Public hearing - Determine whether the portions of Meadow Ridge Eighth Addition not previously included within corporate city limits should be included within corporate city limits.

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 10, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Meadow Ridge Eighth Addition, Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska; more particularly described as follows: Beginning at the Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeasterly on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeasterly on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'07" E, 77.47 feet to a point on the East line of Lot 8 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeasterly on a 100.00 foot radius curve to the left, 73.26 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeasterly line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 8.24 acres, more less (south and west of the intersection of 42 Street and 54 Avenue) and at said time and place you may appear and be heard.

In addition, you are hereby notified that at the same time and place, the Planning Commission will hold a separate public hearing as to whether the portions of said Addition as above described not previously included within the corporate limits of the City of Columbus, should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

The City of **Columbus**

MEMORANDUM

DATE: August 6, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge 8th Addition - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Meadow-Ridge 8th Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on July 13, 2020, and City Council on July 20, 2020.

DISCUSSION:

The addition includes the replat and extension of 11 residential lots to west. The additions being replated are:

- Lots 9 and 10 of Meadow Ridge Addition
- Lots 2, 3 and 4 of Meadow Ridge Third Addition
- Lots 7, 8, 9, and 10 of Meadow Ridge Fourth Addition
- Meadow Ridge Addition Administrative Replat which includes:
 - Lot 8 of Meadow Ridge Addition
 - Lot 11 of Meadow Ridge Fourth Addition

Parts of the addition are outside the corporate limits and will be voluntarily annexed.

A 30-foot drainage easement must allow above and underground flow of stormwater runoff. No structures shall such as sheds, garages, or outlot buildings may be built in this easement. Any potential stormwater runoff blockage, such as, from a driveway, cart path, landscaping, and so forth must allow the passage of the stormwater volume and rate required from any and all adjacent and upstream subdivisions.

FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

MAJOR SUBDIVISION/ADDITION APPLICATION
FINAL

DATE: July 16, 2020

NAME OF SUBDIVISION: Meadow Ridge Eighth Addition

NAME OF APPLICANT: Meadow Ridge Properties, LLC

ADDRESS OF APPLICANT: 4811 37th Street

Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: Lots 9 & 10, Meadow Ridge Addition; Lots 2, 3, & 4, Meadow Ridge Third Addition; Lots 7, 8, 9, & 10, Meadow Ridge Fourth Addition; Administrative Replat of Lot 8, Meadow Ridge Addition & Lot 11, Meadow Ridge Fourth Addition, City of Columbus; AND Part of the SW ¼, SE ¼, Section 11, T17N, R1W and Part of the NW ¼, NE ¼, Section 14, T17N, R1W, Platte County, Nebraska

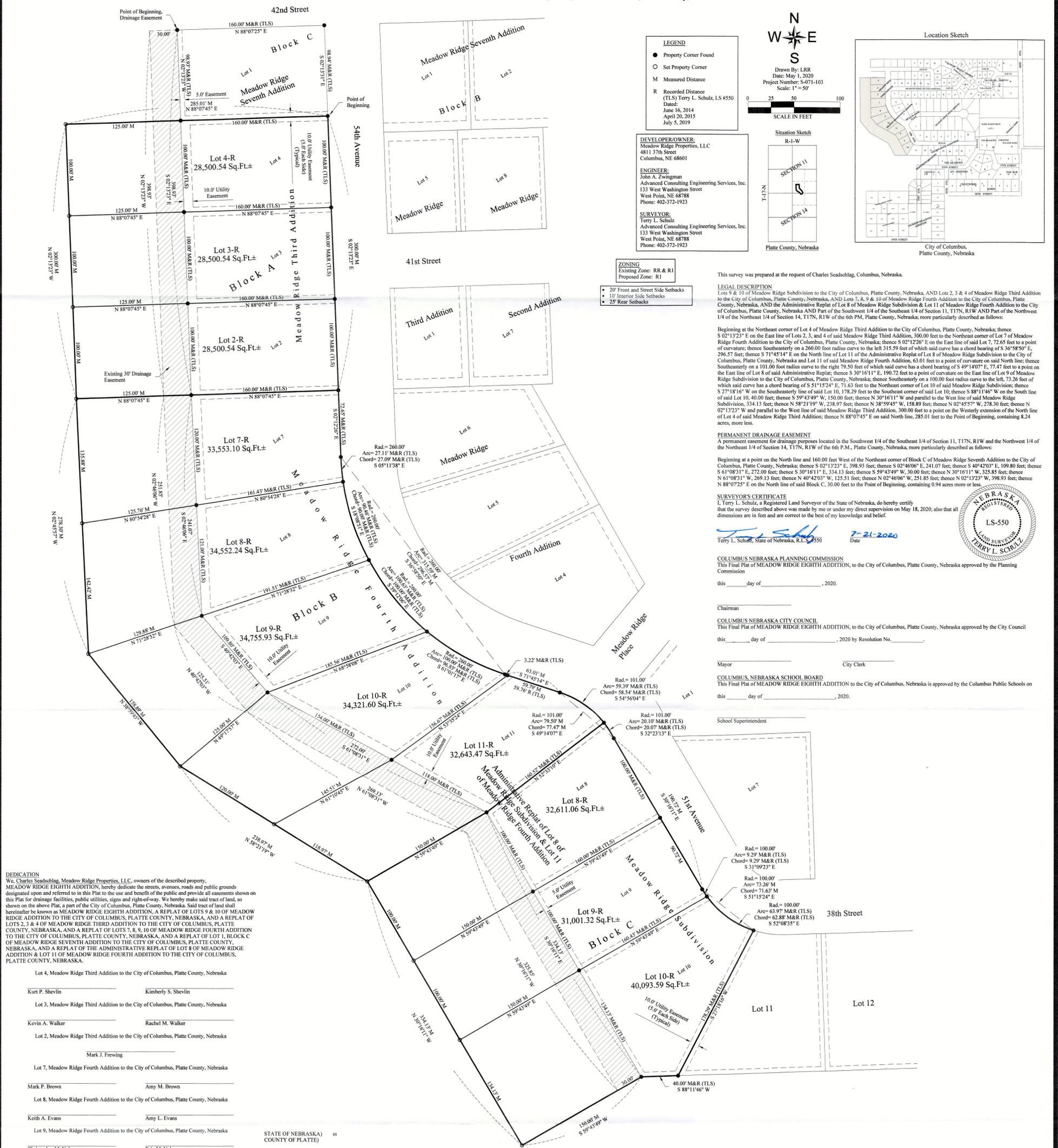
I hereby apply for a major subdivision and have paid the \$125 application fee, \$100 review fee, and \$10 per lot review fee.

Leanne R. Ritter

Owner or Owner's Representative

Final Plat
Meadow Ridge Eighth Addition

A Replat of Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND
A Replat of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND
Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska



DEDICATION
We, Charles Seadschlag, Meadow Ridge Properties, LLC, owners of the described property, MEADOW RIDGE EIGHTH ADDITION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as MEADOW RIDGE EIGHTH ADDITION, A REPLAT OF LOTS 9 & 10 OF MEADOW RIDGE ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOTS 2, 3 & 4 OF MEADOW RIDGE THIRD ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOTS 7, 8, 9, 10 OF MEADOW RIDGE FOURTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF LOT 1, BLOCK C OF MEADOW RIDGE SEVENTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF LOT 8 OF MEADOW RIDGE ADDITION & LOT 11 OF MEADOW RIDGE FOURTH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA.

Lot 4, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Kurt P. Shevlin Kimberly S. Shevlin
Lot 3, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Kevin A. Walker Rachel M. Walker
Lot 2, Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska
Mark J. Frewing
Lot 7, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Mark P. Brown Amy M. Brown
Lot 8, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Keith A. Evans Amy L. Evans
Lot 9, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Christopher M. Nahomy Erin M. Nahomy
Lot 10, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Sam J. Larsen Kryn Larsen
Lot 11, Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska
Lucas Tucker Sarah Kay Tucker
Lot 8, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Brandon P. Tucker Lynette A. Tucker
Lot 9, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Michael J. Walker
Lot 10, Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska
Daniel B. Walker

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Mark J. Frewing, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Mark P. Brown and Amy M. Brown, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Lucas Tucker and Sarah Kay Tucker, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Daniel B. Walker, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Kevin A. Walker and Rachel M. Walker, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Christopher M. Nahomy and Erin M. Nahomy, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Sam J. Larsen and Kryn Larsen, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Brandon P. Tucker and Lynette A. Tucker, husband and wife, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)
On this _____ day of _____, 2020, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared _____, to be personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.
Witness my hand and official seal on the date last written.
My Commission expires: _____
Notary Public

LEGEND
● Property Corner Found
○ Set Property Corner
M Measured Distance
R Recorded Distance (TLS) Terry L. Schulz, LS #550
Date: June 16, 2014
April 20, 2015
July 5, 2019

DEVELOPER/OWNER:
Meadow Ridge Properties, LLC
4811 37th Street
Columbus, NE 68601

ENGINEER:
John A. Zwingman
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

ZONING
Existing Zone: RR & R1
Proposed Zone: R1

- 20' Front and Street Side Setbacks
- 10' Interior Side Setbacks
- 25' Rear Setbacks

SCALE IN FEET
0 25 50 100
Scale: 1" = 50'

Situation Sketch
R-1-W
SECTION 11
SECTION 14
Platte County, Nebraska



This survey was prepared at the request of Charles Seadschlag, Columbus, Nebraska.

LEGAL DESCRIPTION
Lots 9 & 10 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, AND Lots 2, 3 & 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, AND Lots 7, 8, 9 & 10 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, AND the Administrative Replat of Lot 8 of Meadow Ridge Subdivision & Lot 11 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska AND Part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W AND Part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th PM, Platte County, Nebraska, more particularly described as follows:
Beginning at the Northeast corner of Lot 4 of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the East line of Lots 2, 3, and 4 of said Meadow Ridge Third Addition, 300.00 feet to the Northeast corner of Lot 7 of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska; thence S 02°12'26" E on the East line of said Lot 7, 72.65 feet to a point of curvature; thence Southeastery on a 260.00 foot radius curve to the left 315.59 feet of which said curve has a chord bearing of S 36°58'50" E, 296.57 feet; thence S 71°45'14" E on the North line of Lot 11 of the Administrative Replat of Lot 8 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska and Lot 11 of said Meadow Ridge Fourth Addition, 63.01 feet to a point of curvature on said North line; thence Southeastery on a 101.00 foot radius curve to the right 79.50 feet of which said curve has a chord bearing of S 49°14'07" E, 77.47 feet to a point on the East line of Lot 4 of said Administrative Replat; thence S 30°16'11" E, 190.72 feet to a point of curvature on the East line of Lot 9 of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska; thence Southeastery on a 100.00 foot radius curve to the left, 73.36 feet of which said curve has a chord bearing of S 51°15'24" E, 71.63 feet to the Northeast corner of Lot 10 of said Meadow Ridge Subdivision; thence S 27°18'16" W on the Southeastly line of said Lot 10, 178.29 feet to the Southeast corner of said Lot 10; thence S 88°11'46" W on the South line of said Lot 10, 40.00 feet; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the West line of said Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to the West line of said Meadow Ridge Third Addition, 300.00 feet to a point on the Westerly extension of the North line of Lot 4 of said Meadow Ridge Third Addition; thence N 88°07'45" E on said North line, 285.01 feet to the Point of Beginning, containing 5.24 acres, more or less.

PERMANENT DRAINAGE EASEMENT
A permanent easement for drainage purposes located in the Southwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W and the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
Beginning at a point on the North line and 160.00 feet West of the Northeast corner of Block C of Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E, 398.93 feet; thence S 02°46'06" E, 241.07 feet; thence S 40°42'03" E, 109.80 feet; thence S 61°08'31" E, 272.00 feet; thence S 30°16'11" E, 334.13 feet; thence S 59°43'49" W, 30.00 feet; thence N 30°16'11" W, 325.85 feet; thence N 61°08'31" W, 269.13 feet; thence N 40°42'03" W, 125.51 feet; thence N 02°46'06" W, 251.85 feet; thence N 02°13'23" E, 398.93 feet; thence N 88°07'25" E on the North line of said Block C, 30.00 feet to the Point of Beginning, containing 0.94 acres more or less.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 18, 2020; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date: 7-21-2020



COLUMBUS NEBRASKA PLANNING COMMISSION
This Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission
this _____ day of _____, 2020.

COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW RIDGE EIGHTH ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council
this _____ day of _____, 2020 by Resolution No. _____

COLUMBUS NEBRASKA SCHOOL BOARD
This Final Plat of MEADOW RIDGE EIGHTH ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on
this _____ day of _____, 2020.

Chairman _____
City Clerk _____
School Superintendent _____

4. **Public hearing - Application of Meadow Ridge Properties, LLC to rezone property located in vicinity of 38 Street to 42 Street along the west property lines of 54 Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 10, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone a tract of land located in the SW1/4SE1/4 of Section 11, Township 17 North, Range 1 West and in the NW1/4NE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; more particularly described as follows: beginning at the Southwest corner of Lot 1, Block C, Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the West line of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, 300.00 feet to the Southwest corner of Lot 2 of said Meadow Ridge Third Addition; thence S 02°46'06" E on the West line of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, 241.07 feet to the Southwest corner of Lot 8 of said Meadow Ridge Fourth Addition; thence S 40°42'03" E on the West line of said Meadow Ridge Fourth Addition, 109.80 feet to the Southwest corner of Lot 9 of said Meadow Ridge Fourth Addition; thence S 61°08'31" E on the West line of said Meadow Ridge Fourth Addition, 272.00 feet to the Southwest corner of Lot 11 of said Meadow Ridge Fourth Addition; thence S 30°16'11" E on the West line of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, 334.13 feet to the Southwest corner of Lot 10 of said Meadow Ridge Subdivision; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the said West line of Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to said West line of Meadow Ridge Third Addition, 300.00 feet; thence N 88°07'45" E, 125.00 feet to the Point of Beginning, containing 3.86 acres, more or less (in vicinity of 38 Street to 42 Street along the west property lines of 54 Avenue) from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and at said time and place you may appear and be heard.

Dated this 30 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 07:30:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: August 5, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning from RR to R-1

RECOMMENDATION:

I recommend approval of rezoning from RR to R-1. R-1 zoning is consistent with the Future Land Use map and is compatible with the area.

DISCUSSION:

We have received an application to rezone property from 38th Street to 42nd street starting at 51st Ave from RR to R-1 for construction of single-family dwellings.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the rezoning

SIGNATURE:

By: _____



Approved By: _____



FILED

JUL 10 2020

**RE-ZONING APPLICATION
(Meadow Ridge Eighth Addition)**

**CITY CLERK
COLUMBUS, NEBR.**

The following Application needs to be completed fully and submitted to the City Clerk at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered.

1. *Applicant's Name:* Meadow Ridge Properties, LLC

Applicant's Address: 4811 37 Street
Columbus NE 68601

2. *Property Owner:* Meadow Ridge Properties, LLC

Address of Property: Rural – Columbus, NE

Legal Description of Property:

A tract of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 17 North, Range 1 West and in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 17 North, Range 1 West of the 6th PM, Platte County, Nebraska; more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block C, Meadow Ridge Seventh Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'23" E on the West line of Meadow Ridge Third Addition to the City of Columbus, Platte County, Nebraska, 300.00 feet to the Southwest corner of Lot 2 of said Meadow Ridge Third Addition; thence S 02°46'06" E on the West line of Meadow Ridge Fourth Addition to the City of Columbus, Platte County, Nebraska, 241.07 feet to the Southwest corner of Lot 8 of said Meadow Ridge Fourth Addition; thence S 40°42'03" E on the West line of said Meadow Ridge Fourth Addition, 109.80 feet to the Southwest corner of Lot 9 of said Meadow Ridge Fourth Addition; thence S 61°08'31" E on the West line of said Meadow Ridge Fourth Addition, 272.00 feet to the Southwest corner of Lot 11 of said Meadow Ridge Fourth Addition; thence S 30°16'11" E on the West line of Meadow Ridge Subdivision to the City of Columbus, Platte County, Nebraska, 334.13 feet to the Southwest corner of Lot 10 of said Meadow Ridge Subdivision; thence S 59°43'49" W, 150.00 feet; thence N 30°16'11" W and parallel to the said West line of Meadow Ridge Subdivision, 334.13 feet; thence N 58°21'19" W, 238.97 feet; thence N 38°59'45" W, 158.89 feet; thence N 02°45'57" W, 278.30 feet; thence N 02°13'23" W and parallel to said West line of Meadow Ridge Third Addition, 300.00 feet; thence N 88°07'45" E, 125.00 feet to the Point of Beginning, containing 3.86 acres, more or less ("Property").

Present Zoning Classification: RR

Requested Zoning Classification: R-1

3. *Set forth a description of the reason for the re-zoning application:*

To allow Applicant to use the Property for single-family residential unit purposes.

Set forth the nature and operating characteristics of the proposed use:

To allow Applicant to use the Property for single-family residential unit purposes by eventually subdividing the Property and offering the same for sale to others for purposes of building single-family residential units.

4. *Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.*

See attached Exhibit "A" for a copy of the Preliminary Plat.

I, the undersigned, am the Property owner of the Property described in this Application.

Dated: 7-10; 2020.



Charles B. Seadschlag, Authorized Member,
Meadow Ridge Properties, LLC

Prepared by:
Thomas M. Fehring, #21713
Fehring & Mielak, LLP
P. O. Box 400
Columbus, NE 68602-0400
402.563.9617 (PH)
402.563.9618 (Fax)

5. **Public hearing - Application of Growth Properties, LLC to rezone property located at 4213 38 Street from "R-3" (Multiple-Family Residential District) to "B-2" (General Commercial District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 10, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 2, Highland Park Church Addition, a minor subdivision located in the NE1/4NW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska (4213 38 Street) from "R-3" (Multiple-Family Residential District) to "B-2" (General Commercial District) and at said time and place you may appear and be heard.

Dated this 30 day of July, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 07:30:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: August 5, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Lot 2, Highland Park Church Addition from R-3 to B-2

RECOMMENDATION:

I recommend approval of rezoning to B-2, the Future Land Use map shows this area as heavy commercial and the property to the west and north are already zoned B-2. In addition, the proposed project is compatible with the area and I believe is a good use of the property.

DISCUSSION:

We have received an application to rezone Lot 2, Highland Park Addition from R-3 to B-2 to allow for construction of an office and rental suites.

FISCAL IMPACT:

None

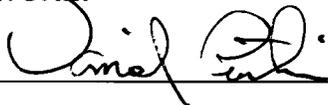
ALTERNATIVE:

Deny the rezoning

SIGNATURE:

By: _____

Approved By: _____



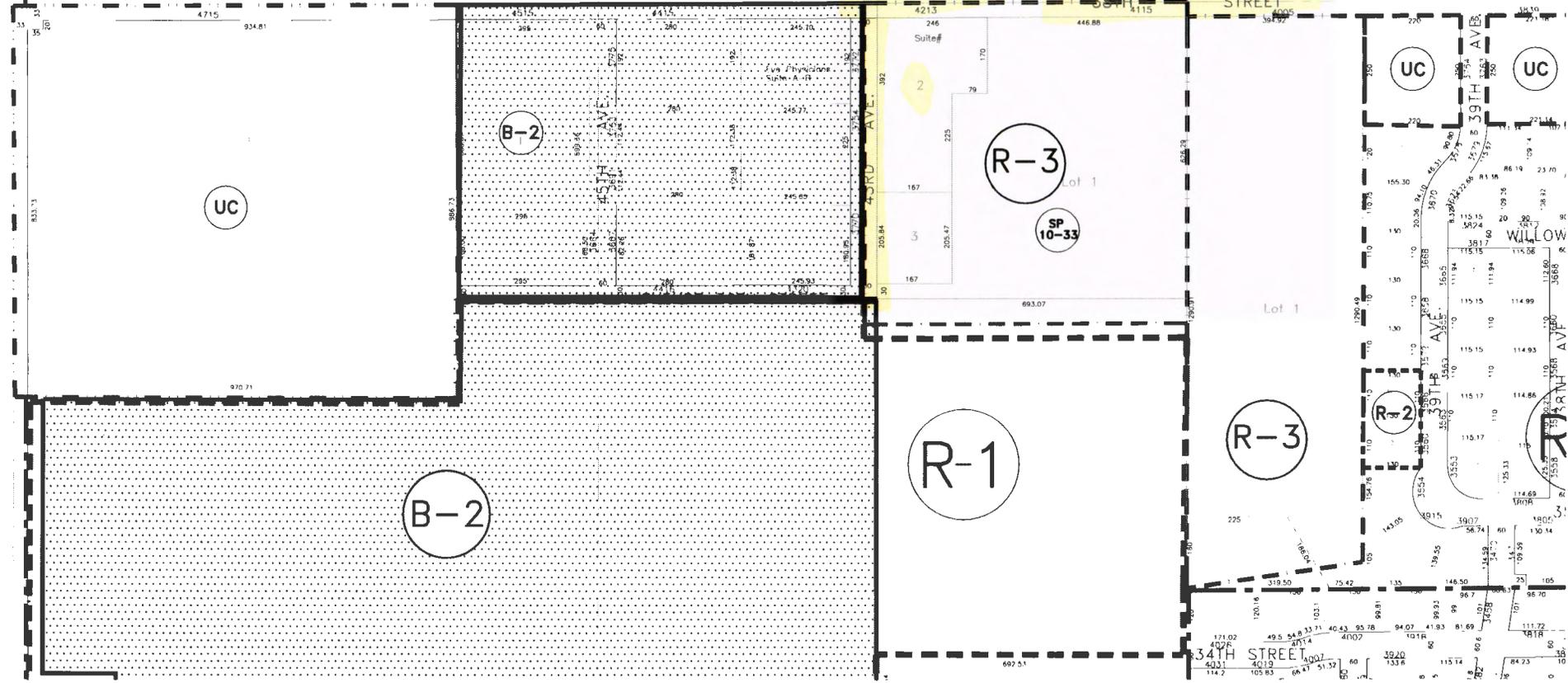
48T

DRIVE

UC

UC

B-2
SP-99-42



UC

B-2

R-3
of 1

SP
10-33

UC

UC

B-2

R-1

R-3

R-2

34TH STREET

WILLOW

RE-ZONING APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered.

FILED

JUL 01 2020

**CITY CLERK
COLUMBUS, NEBR.**

- 1. *Applicant's Name:* Growth Properties, L.L.C.
Applicant's Address: 3120 36 Street
Columbus NE 68601
- 2. *Property Owner:* Growth Properties, L.L.C.
Address of Property: Lot 2, Highland Park Church Addition –
Columbus, NE

Legal Description of Property:

Lot 2, Highland Park Church Addition, a minor subdivision located in the NE¼NW¼ of Section 13, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska ("Property").

Present Zoning Classification: R-3

Requested Zoning Classification: B-2

- 3. *Set forth a description of the reason for the re-zoning application:*

To allow Applicant to build an office on the Property for general commercial purposes.

Set forth the nature and operating characteristics of the proposed use:

To allow Applicant to build an office on the Property for general commercial purposes.

- 4. *Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.*

See the attached site plan for the office building.

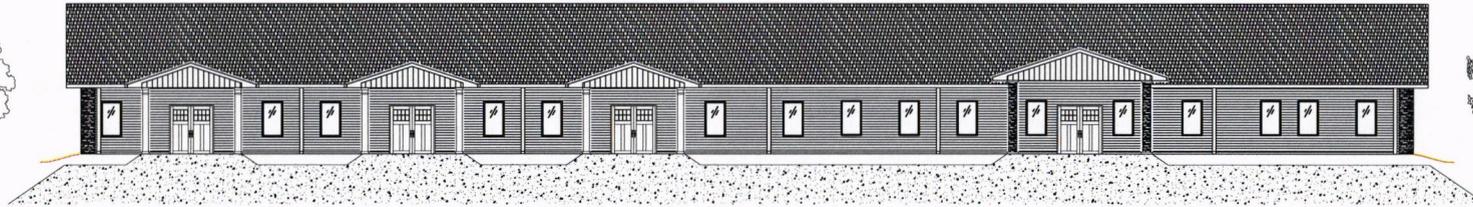
I, the undersigned, am the Property owner of the Property described in this Application.

Dated: 6/30, 2020.


Robert F. Cruise, Authorized Member, Growth Properties, L.L.C.

Prepared by:
Thomas M. Fehring, #21713
Fehring & Mielak, LLP
P. O. Box 400
Columbus, NE 68602-0400

Anchor Plaza Columbus, Nebraska



DEVELOPMENT SUMMARY

SCOPE OF WORK: CONSTRUCT A NEW COMMERCIAL BUILDING.
 PERMIT REQUESTED: BUILDING PERMIT
 GOVERNING AGENCY: CITY OF COLUMBUS, NE
 ZONING: COMMERCIAL
 GOVERNING CODES: ICC 2012 EDITION, NFPA 101, 2000 EDITION
 TITLE 156 & 28 CFR 36.104
 OCCUPANCY GROUP: B, M, E, S-2
 BUILDING AREA: GROSS AREA: 11,776 SF
 M 4,048 SF
 E 1,545 SF
 S-2 479 SF
 B 5,704 SF
 CONSTRUCTION TYPE: TYPE V, B NON-SPRINKLED
 LAND AREA: 78,844.00 1.81 ACRES
 COVERAGE: 15% Allowable 70%
 IMPERVIOUS COVERAGE 17% Allowable 90%
 FLOOR AREA RATIO: 11,776 SF BUILDING/78,844 SF
 LAND = 0.15 Allowable 1.0
 LANDSCAPING:
 PARKING PROVIDED: 39 SPACES 2 ADA VAN ACCESSIBLE
 SPACES AND 37 REGULAR SPACES.

PROJECT TEAM

ARCHITECT: JAMES J HOLMBERG, III
 1911 N 132ND AVE CIR
 OMAHA, NE 68154
 402-910-0798
 jholmberg4@cox.net
 CIVIL/STRUCTURAL ENGINEER
 MECHANICAL ENGINEER
 CONTRACTOR: JAROSZ CONSTRUCTION, INC.
 23985 355 ST
 PLATTE CENTER, NE 68653

LEGAL DESCRIPTION

LOT 2 HIGHLAND PARK CHURCH ADDITION COLUMBUS

PARCEL ID: 710164328
 MAP NO.: HIG-PAR-CH-00020

PROPERTY ADDRESS: 38th STREET
 COLUMBUS, NE 68601

OWNER

GROWTH PROPERTIES LLC 3120 36 ST
 COLUMBUS, NE 68601

NEBRASKA ENERGY CODE COMPLIANCE

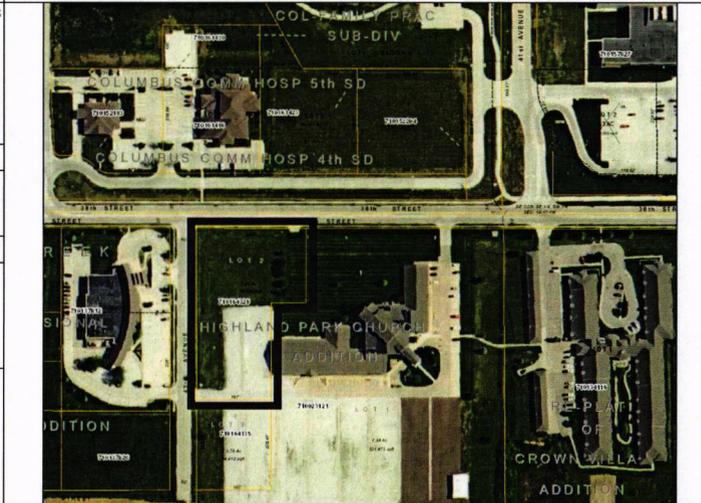
CLIMATE ZONE: 5 NON-MARINE
 ENVELOPE REQUIREMENTS: TABLE 502.2(1)
 WALLS: R 19 INSULATION, MAX U=0.069
 BELOW GRADE WALL: R 10 FOR 24" MIN.
 ROOF: R 30 INSULATION, MAX U=0.055
 WINDOWS: SHGC: PF< 0.25 ? V FACTOR 0.40
 DOORS: SWINGING, MAX U=0.70

AREA AND OCCUPANCY CALCULATIONS

RM. NO.	Actual Sq. Ft.	Allowable per IBC 2012		Area increase per CBC	Areas %		Area's w/ increase %		occupancy separation ICC	
		Type VA	Type VB		Type VA	Type VB	Type VA	Type VB		
		RETAIL SPACE 1	M		2,024.00	14,000.00	9,000.00	0.51		0.14
RETAIL SPACE 2	M	2,024.00	14,000.00	9,000.00	0.51	0.14	0.63	0.10	0.15	N
TRAINING CENTER	A-2	1,545.00	11,500.00	6,000.00	0.51	0.18	0.34	0.12	0.17	N
OFFICES	B	5,704.00	18,000.00	9,000.00	0.51	0.09	0.17	0.21	0.42	
ALT TRAINING CTR	E	1,545.00	18,500.00	9,500.00	0.51	0.08	0.16	0.06	0.11	
OFFICE STORAGE	S-2	479.00	21,000.00	13,500.00	0.51	0.07	0.11	0.05	0.02	
TOTALS		11,776.00				0.62	1.43	0.57	0.91	
TOTALS		11,776.00				0.53	1.25	0.51	0.85	

NOTE: TRAINING CENTER IS ANALYSED AS EITHER AN ASSEMBLY USE OR EDUCATIONAL USE

VICINITY MAP



EXITING CALCULATIONS

ROOM	SF	s/100	occ	exit width 1005.3.2
101 LOBBY	1071	7	153.1	30.61
17 CONFERENCE	478.5	15	31.9	6.38
OFFICES	798	100	7.7	1.54
	336	100	3.4	0.67
	288	100	2.9	0.58
	600	100	6.0	
	443.4	100	4.4	
MECHANICAL	95.82	300	0.3	
SERVER	96	100	1.0	
STORAGE	384	300	1.3	
TRAINING ROOM	1545	15	103.0	
			314.9	62.97

NO. OF EXITS 4 EXIT WIDTH 738"

RETAIL SPACE 1	2024	30	67.5
RETAIL SPACE 1	2024	30	67.5

NO. OF EXITS 4 EXIT WIDTH 738" each space has 2 exits 108" width

TOILET CALCULATIONS

use	total	men	women	men no of 10/100	women no of toilet
office	211.00	28.50	28.50	2	2
assembly	103.00	52	52	1	1

SHEET INDEX

T-1 TITLE SHEET & DEVELOPMENT SUMMARY
 A-1 BUILDING LAYOUT ON SITE
 A-2 FOUNDATION PLAN & FOUNDATION DETAILS
 A-3 FLOOR PLAN & NOTES
 A-4 ENLARGED RESTROOM & WATER COOLER PLAN
 A-5 NORTH & SOUTH ELEVATIONS
 A-6 EAST & WEST ELEVATION
 S-1 SITE PLAN & DRAINAGE
 S-2 S.W.E.T. PLAN & NOTES
 M-1 MECHANICAL PLAN & SCHEDULES
 P-1 PLUMBING PLAN & SCHEDULES
 E-1 POWER PLAN
 E-2 SPECIAL SYSTEMS
 E-3 LUMINARY PLAN / SCHEDULES
 E-4 CALCULATION SUMMARY
 E-5 LUMINARY SITE PLAN



TITLE SHEET
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

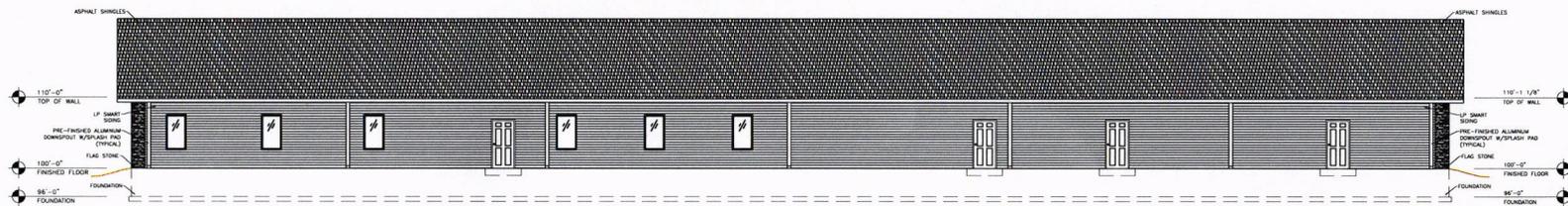
DOOR HEADER ELEV. = 106'-10"

WINDOW HEADER ELEV. = 107'-6"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PAGE: A-5

Date: JUNE 28, 2020

Name: ANCHOR-PLAZA, INC

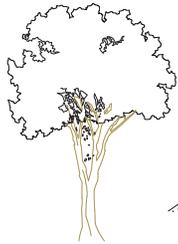
JAROSZ CONSTRUCTION INC.
PLATTE CENTER
NEBRASKA

ANCHOR PLAZA
COLUMBUS, NEBRASKA

Builder's Approval - Sign: _____ Date: _____

CARL JAROSZ
JAROSZ CONSTRUCTION INC.
23985 355TH STREET
PLATTE CENTER, NE 68653

Anchor Plaza Columbus, Nebraska



DEVELOPMENT SUMMARY	PROJECT TEAM	AREA AND OCCUPANCY CALCULATIONS	EXITING CALCULATIONS																																																																																																																																																																																			
<p>SCOPE OF WORK: CONSTRUCT A NEW COMMERCIAL BUILDING.</p> <p>PERMIT REQUESTED: BUILDING PERMIT</p> <p>GOVERNING AGENCY: CITY OF COLUMBUS, NE</p> <p>ZONING: COMMERCIAL</p> <p>GOVERNING CODES: ICC 2012 EDITION, NFPA 101, 2000 EDITION TITLE 156 & 28 CFR 36.104</p> <p>OCCUPANCY GROUP: B, M, E, S-2</p> <p>BUILDING AREA: GROSS AREA: 11,776 SF M 4,048 SF E 1,545 SF S-2 479 SF B 5,704 SF</p> <p>CONSTRUCTION TYPE: TYPE V, B NON-SPRINKLED</p> <p>LAND AREA: 78,844.00 1.81 ACRES</p> <p>COVERAGE: 15% Allowable 70% IMPERVIOUS COVERAGE 17% Allowable 90%</p> <p>FLOOR AREA RATIO: 11,776 SF BUILING/78,844 SF LAND = 0.15 Allowable 1.0</p> <p>LANDSCAPING:</p> <p>PARKING PROVIDED: 39 SPACES 2 ADA VAN ACCESSIBLE SPACES AND 37 REGULAR SPACES.</p>	<p>ARCHITECT: JAMES J HOLMBERG, III 1911 N 132ND AVE CIR OMAHA, NE 68154 402-910-0798 jholmberg4@cox.net</p> <p>CIVIL/STRUCTURAL ENGINEER</p> <p>MECHANICAL ENGINEER</p> <p>CONTRACTOR: JAROSZ CONSTRUCTION, INC. 23985 355 ST PLATTE CENTER, NE 68653</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3">RM. 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Ft.</th> <th colspan="2">Allowable per IBC 2012</th> <th rowspan="3">Area increase per CBC</th> <th colspan="2">Areas %</th> <th colspan="2">Area's w/ increase %</th> <th rowspan="3">occupancy separation ICC</th> </tr> <tr> <th>Type V A</th> <th>Type V B</th> <th>Type V A</th> <th>Type V B</th> <th>Type V A</th> <th>Type V B</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>RETAIL SPACE 1</td> <td>M 2,024.00</td> <td>14,000.00</td> <td>9,000.00</td> <td>0.51</td> <td>0.14</td> <td>0.17</td> <td>0.10</td> <td>0.15</td> <td>N</td> </tr> <tr> <td>RETAIL SPACE 2</td> <td>M 2,024.00</td> <td>14,000.00</td> <td>9,000.00</td> <td>0.51</td> <td>0.14</td> <td>0.63</td> <td>0.10</td> <td>0.15</td> <td></td> </tr> <tr> <td>TRAINING CENTER</td> <td>A-2 1,545.00</td> <td>11,500.00</td> <td>6,000.00</td> <td>0.51</td> <td>0.18</td> <td>0.34</td> <td>0.12</td> <td>0.17</td> <td>N</td> </tr> <tr> <td>OFFICES</td> <td>B 5,704.00</td> <td>18,000.00</td> <td>9,000.00</td> <td>0.51</td> <td>0.09</td> <td>0.17</td> <td>0.21</td> <td>0.42</td> <td></td> </tr> <tr> <td>ALT TRAINING CTR</td> <td>E 1,545.00</td> <td>18,500.00</td> <td>9,500.00</td> <td>0.51</td> <td>0.08</td> <td>0.16</td> <td>0.06</td> <td>0.11</td> <td></td> </tr> <tr> <td>OFFICE STORAGE</td> <td>S-2 479.00</td> <td>21,000.00</td> <td>13,500.00</td> <td>0.51</td> <td>0.07</td> <td>0.11</td> <td>0.05</td> <td>0.02</td> <td></td> </tr> <tr> <td>TOTALS</td> <td>11,776.00</td> <td></td> <td></td> <td></td> <td>0.62</td> <td>1.43</td> <td>0.57</td> <td>0.91</td> <td></td> </tr> <tr> <td>TOTALS</td> <td>11,776.00</td> <td></td> <td></td> <td></td> <td>0.53</td> <td>1.25</td> <td>0.51</td> <td>0.85</td> <td></td> </tr> </tbody> </table> <p>NOTE: TRAINING CENTER IS ANALYSED AS EITHER AN ASSEMBLY USE OR EDUCATIONAL USE</p>	RM. 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<p>LEGAL DESCRIPTION</p> <p>LOT 2 HIGHLAND PARK CHURCH ADDITION COLUMBUS</p> <p>PARCEL ID: 710164328 MAP NO.: HIG-PAR-CH-00020</p> <p>PROPERTY ADDRESS: _____ 38th STREET COLUMBUS, NE 68601</p>	<p>VICINITY MAP</p>	<p>TOILET CALCULATIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>use</th> <th>total</th> <th>men</th> <th>women</th> <th>men no of 11/murinal</th> <th>women no of toilet</th> </tr> </thead> <tbody> <tr> <td>office</td> <td>211.00</td> <td>28.52</td> <td>28.52</td> <td>2</td> <td>2</td> </tr> <tr> <td>assembly</td> <td>103.00</td> <td>52</td> <td>52</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	use	total	men	women	men no of 11/murinal	women no of toilet	office	211.00	28.52	28.52	2	2	assembly	103.00	52	52	1	1																																																																																																																																																																		
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<p>SHEET INDEX</p> <p>T-1 TITLE SHEET & DEVELOPMENT SUMMARY A-1 BUILDING LAYOUT ON SITE A-2 FOUNDATION PLAN & FOUNDATION DETAILS A-3 FLOOR PLAN & NOTES A-4 ENLARGED RESTROOM & WATER COOLER PLAN A-5 FRONT & BACK ELEVATIONS A-6 LEFT & RIGHT ELEVATION S-1 SITE PLAN & DRAINAGE S-2 S.W.E.T. PLAN & NOTES M-1 MECHANICAL PLAN & SCHEDULES P-1 PLUMBING PLAN & SCHEDULES E-1 POWER PLAN E-2 SPECIAL SYSTEMS E-3 LUMINARY PLAN / SCHEDULES E-4 CALCULATION SUMMARY E-5 LUMINARY SITE PLAN</p>	<p>OWNER</p> <p>GROWTH PROPERTIES LLC 3120 36 ST COLUMBUS, NE 68601</p> <p>NEBRASKA ENERGY CODE COMPLIANCE</p> <p>CLIMATE ZONE: 5 NON-MARINE ENVELOPE REQUIREMENTS: TABLE 502.2(1) WALLS: R 19 INSULATION, MAX U-0.069 BELOW GRADE WALL: R 10 FOR 24" MIN. ROOF: R 30 INSULATION, MAX. U-0.055 WINDOWS: SHGC: PF< 0.25 ? V FACTOR 0.40 DOORS: SWINGING, MAX U-0.70</p>																																																																																																																																																																																					



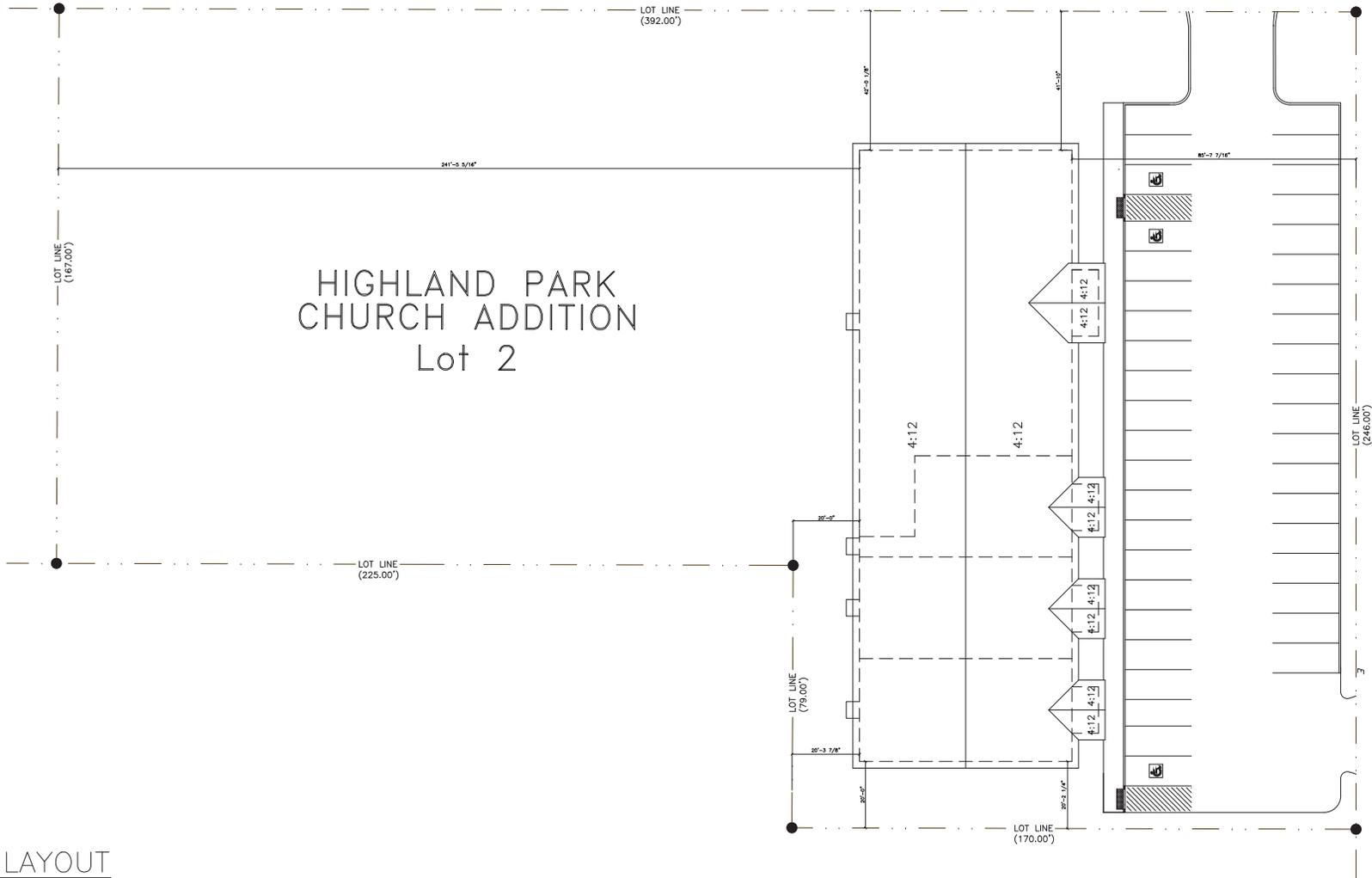
GENERAL NOTES:

FINAL ROOF LINES (TO BE DETERMINED BY OWNER AND CONTRACTOR)

FINAL ROOF SLOPES (TO BE DETERMINED BY OWNER AND CONTRACTOR)

ALL OVERHANGS SHOWN 2'-0"

43RD AVE.



HIGHLAND PARK
CHURCH ADDITION
Lot 2

38TH STREET

SITE LAYOUT

SCALE: 1/16" = 1'-0"



CARL JAROSZ
 JAROSZ CONSTRUCTION INC.
 23985 355TH STREET
 PLATTE CENTER, NE 68653

ANCHOR PLAZA
 COLUMBUS, NEBRASKA

JAROSZ CONSTRUCTION INC.
 PLATTE CENTER
 NEBRASKA

PAGE: A-1
 Date: JUNE 27, 2020
 Name: ANCHOR-PLAZA.DWG

Builder's Approval - Sign: _____ Date: _____

GENERAL NOTES:

ALL INTERIOR WALLS ARE SHOWN
3 1/2" THICK (2X4 STUD WALL WITH
NO DRYWALL ON EITHER SIDE) UNLESS NOTED.

ALL FOUNDATION WALLS ARE SHOWN 6" THICK
WITH 16" WIDE FOOTINGS UNDER THE WALLS
(UNLESS NOTED).

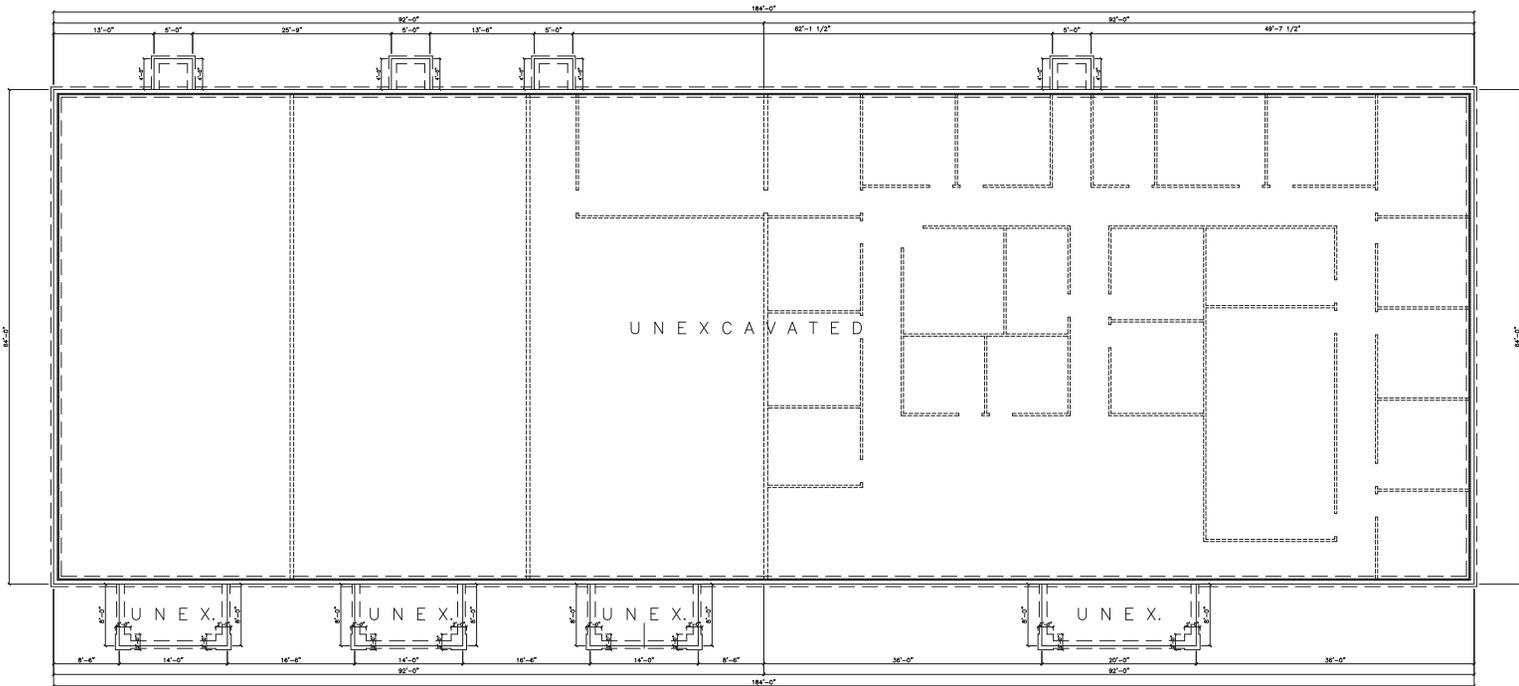
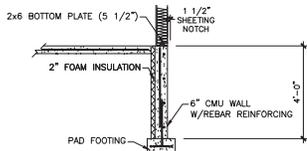
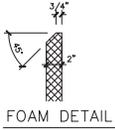
HATCHED WALLS ARE FROST LINE FOOTINGS
AND WALLS (NOT FULL HEIGHT FOUNDATION WALLS.)
2" FOAM BOARD INSULATION SHOWN ON INSIDE OF
FOUNDATION WALLS.

INTERIOR FOOTINGS ARE SHOW 12" WIDE UNDER LOAD
BEARING WALLS. (ACTUAL SIZES TO BE DETERMINED
BY CONTRACTOR).

FINAL LOAD BEARING FOOTINGS, BEAM SIZES
AND LOCATIONS TO BE DETERMINED BY OWNER
AND CONTRACTOR

THE CONCRETE CONTRACTOR SHALL
BE RESPONSIBLE FOR DETERMINING CONC.
MIX, FOOTING & WALL SIZE, AMOUNT AND
LOCATION OF REBAR AND OVERALL QUALITY
AND WORKMANSHIP.

THE CONTRACTOR SHALL VERIFY W/CUSTOMER
FLOOR DRAINS & WATER HEATER LOCATIONS
AS WELL AS ANY ADDITIONAL PLUMBING THAT
MAY NEED TO BE ROUGHED IN FOR FUTURE
INSTALLATIONS.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



Reproduction of plan without permission will be prosecuted.
 Prepared by: STRETE BUILDING SOLUTIONS, INC.
 310 South 4th Street, Columbus, Ne. 68601 402-279-1420 Fax: 402-865-3839
 NOTE: Builder must review and approve the plan and all dimensions, sign and
 return to Stretle Building Solutions INC. before final design and components are
 released for manufacturing.

ANCHOR PLAZA
 COLUMBUS, NEBRASKA
 Builders Approval - Sign: _____ Date: _____

PAGE: A-2
 Date: JUNE 27, 2020
 Name: ANCHOR-PLAZA.DWG

GENERAL NOTES:

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL EXTERIOR WALLS ARE SHOWN 6" THICK. (2"x6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

10'-0" CEILINGS THROUGH OUT FIRST FLOOR. (UNLESS NOTED)

WINDOW HEADER HEIGHT = 90" FROM FINISH FLOOR.

2 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING DECK.

1 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING.

HT = HANDICAP TOILET

⊗ INDICATES EXIST SIGN W/EMERGENCY LIGHTING. (BATTERY BACK UP) 5 LOCATIONS TYPICAL.

DOOR SCHEDULE						
MAT.	FIN.	DETAILS		FIRE LABEL	HDWR	REMARKS
		HEAD	JAMB			
ALUM	ANODIZED				1	
HM	PT			45 MIN	2	
HM	PT				3	
HM	PT				4	
HM	PT				4 or 5	H 15occ/st 4if 7 occ/st 5 hardware set and door swings out of room

HARDWARE SETS:

Set 1:
Lever Handles
1 1/2 pr Butt Hinges
Door Closer
Weatherstripping
Threshold
Lockset Per Owner

Set 2:
Lever Handles
1 1/2 pr Butt Hinges
Door Closer
Weatherstripping
Threshold
Lockset Per Owner

Set 3:
Men/Women Baths
Push-Pull Plates
Deadbolt - key lock both sides
1 1/2 pr Butt Hinges
Door Closer

Set 4:
Non-Rated Doors
Lever Handles
1 1/2 pr Butt Hinges
Lockset per owner

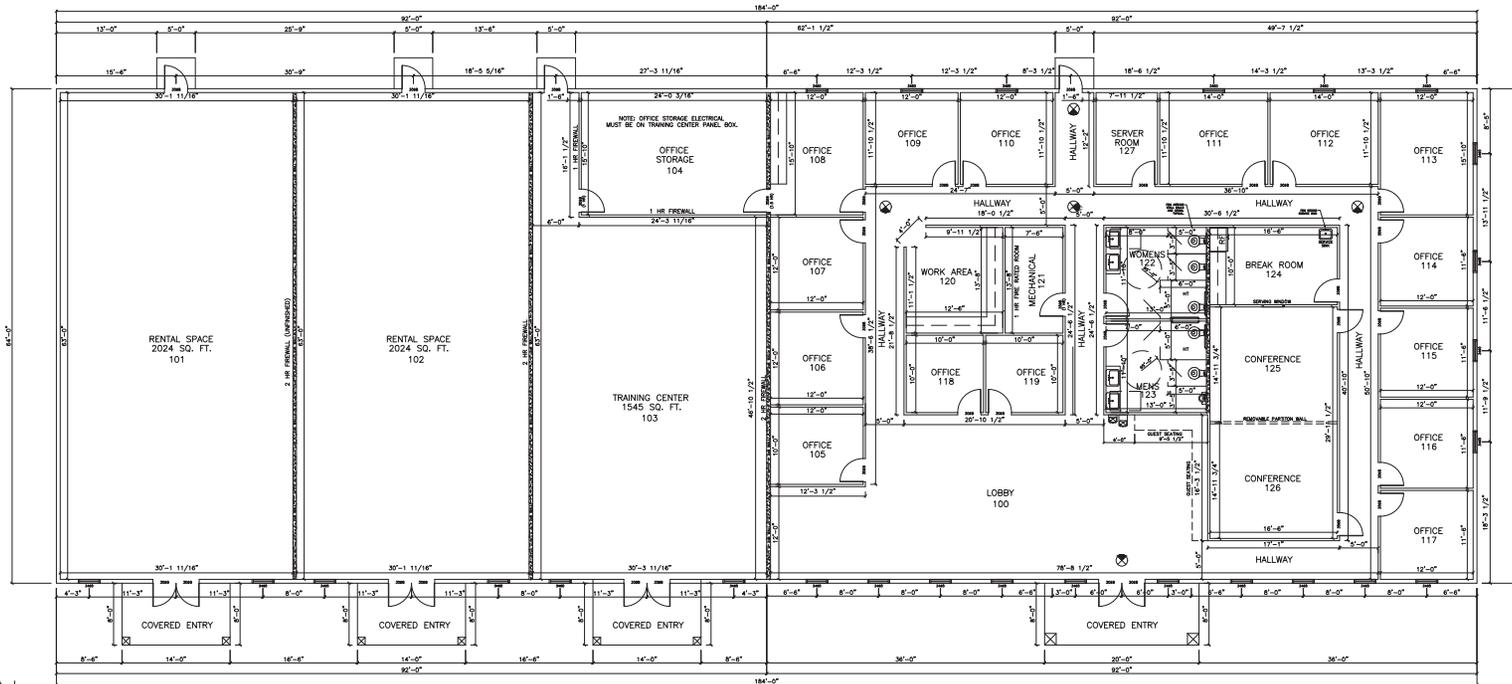
Fire Rated Doors:
Rated Locksets
Lever Handles
1 1/2 pr Butt Hinges
Door Closer
Weatherstripping
Lockset Per Owner

Exit Devices
3 pr Butt Hinges
Door Closers
2 Kickplates
Door Closer
Door Coordinator
Weatherstripping
Lockset Per Owner

ROOM FINISH SCHEDULE											
NO.	NAME	FLOOR	WALL				CEILING	HGT	MAT.	BASE	REMARKS
			NORTH	EAST	SOUTH	WEST					
101	RETAIL SPACE 1	CONC	GWB	GWB	GWB	GWB	VARIES	EXP INSUL		TAPED AND SEALED GWB, FUTURE TENANT FINISHING	
102	RETAIL SPACE 2	CONC	GWB	GWB	GWB	GWB	VARIES	EXP INSUL		EXPOSED INSULATION WITH PROTECTIVE FILM	
103	TRAINING CENTER	VINYL	GWB	GWB	GWB	GWB	8'	ACT	VINYL	EXPOSED INSULATION WITH PROTECTIVE FILM	
105-119	OFFICES	CARPET	GWB	GWB	GWB	GWB	8'	ACT	VINYL	FRP PANEL BEHIND AND ADJACENT TO TOILET	
127	SERVER	VINYL	GWB	GWB	GWB	GWB	8'	GWB	VINYL		
123	MEN	SH VINYL	GWB	GWB	GWB	GWB	9'	GWB	COVE	FRP PANEL BEHIND AND ADJACENT TO TOILET	
122	WOMEN	SH VINYL	GWB	GWB	GWB	GWB	9'	GWB	COVE	FRP PANEL BEHIND AND ADJACENT TO TOILET	
100	LOBBY	CARPET	GWB	GWB	GWB	GWB	8'	ACT	VINYL		
125/126	CONFERENCE	CARPET	GWB	GWB	GWB	GWB	8'	ACT	VINYL		
X	CORRIDORS	VINYL	GWB	GWB	GWB	GWB	8'	ACT	VINYL		

All finishes shall be Class A, B or see as required. Contractor and Owner shall provide and maintain certification of Class of finishes.

WINDOW SCHEDULE						
MARK	QTY.	SIZE		TYPE	MATERIAL	NOTES
		WIDTH	HEIGHT			
3460	26	2'-8"	5'-0"	CASEMENT	WOOD	MULTI WINDOW



FLOOR PLAN

SCALE: 1/8" = 1'-0"

OFFICE SQ. FT. = 6292.00



CARL JAROSZ
JAROSZ CONSTRUCTION INC.
23985 355TH STREET
PLATTE CENTER, NE 68653

ANCHOR PLAZA
COLUMBUS, NEBRASKA

Builders Approval - Sign:

Date:

JAROSZ CONSTRUCTION INC.
PLATTE CENTER
NEBRASKA

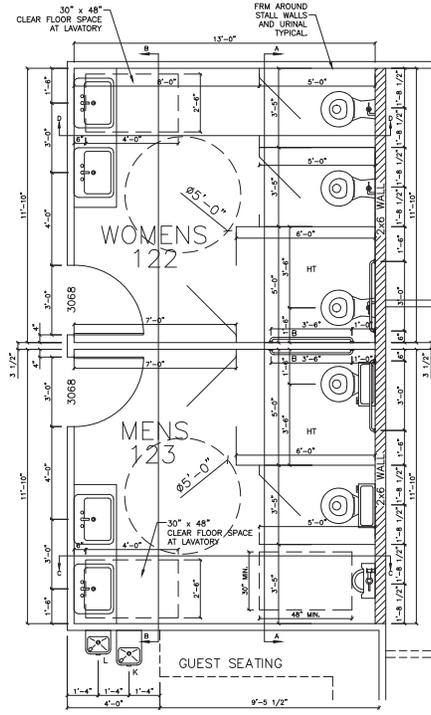
PAGE: A-3

Date: JUNE 27, 2020
Name: ANCHOR-PLAZA.DWG

GENERAL NOTES:

FINAL RESTROOM LAYOUT TO BE DETERMINED BY OWNER & CONTRACTOR.

RESTROOM MUST FOLLOW APPLICABLE CODES...



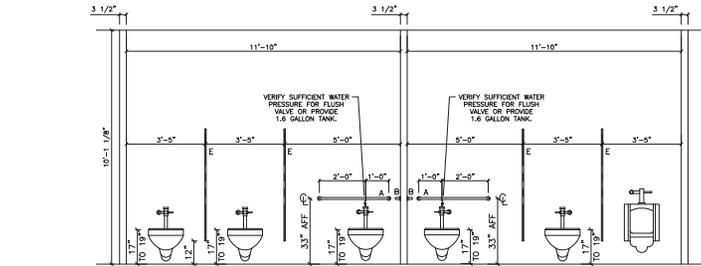
ENLARGED RESTROOMS
3/8" = 1'-0"

LEGEND

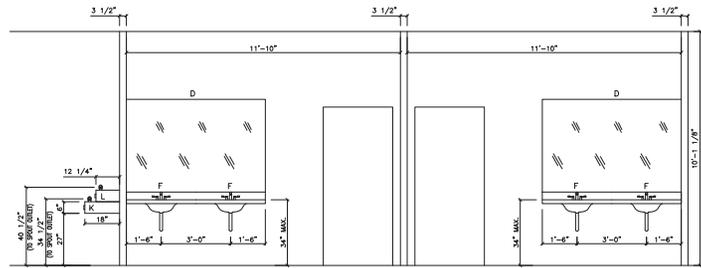
- A 36" HORIZONTAL GRAB BAR
- B 42" HORIZONTAL GRAB BAR
- C SURFACE-MOUNTED TOILET TISSUE DISPENSER
- D WALL MIRROR
- E COMPOSITE TOILET COMPARTMENT
- F ADA SINK
- G ADA TOILET
- H 30" X 40" CLEAR SPACE
- J 5" DIA. TURNING RADIUS
- K ADA DRINKING FOUNTAIN
- L STANDARD DRINKING FOUNTAIN
- HT HANDICAP TOILET

RESTROOM PLAN & SECTIONS

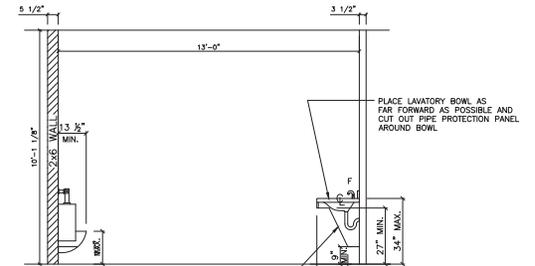
SCALE: 3/8" = 1'-0"



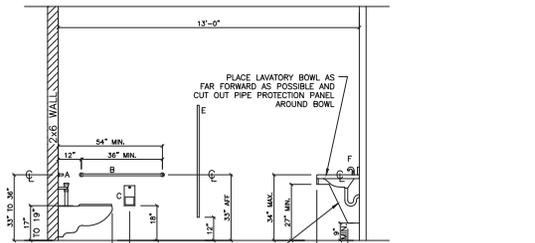
SECTION A-A
3/8" = 1'-0"



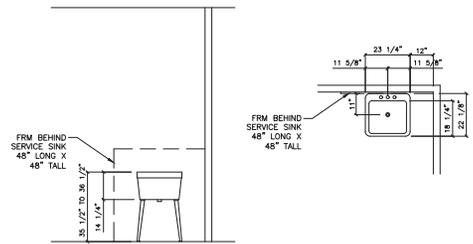
SECTION B-B
3/8" = 1'-0"



SECTION C-C
3/8" = 1'-0"



SECTION D-D
3/8" = 1'-0"



SERVICE SINK
3/8" = 1'-0"

PAGE: **A-4**

JAROSZ CONSTRUCTION INC.
PLATTE CENTER
NEBRASKA

ANCHOR PLAZA
COLUMBUS, NEBRASKA

DATE: JUNE 27, 2020
NAME: ANCHOR-PLAZA.DWG

DATE: _____
SIGN: _____

Builder Approval - Sign: _____

CARL JAROSZ
JAROSZ CONSTRUCTION INC.
23985 355TH STREET
PLATTE CENTER, NE 68653



GENERAL NOTES:

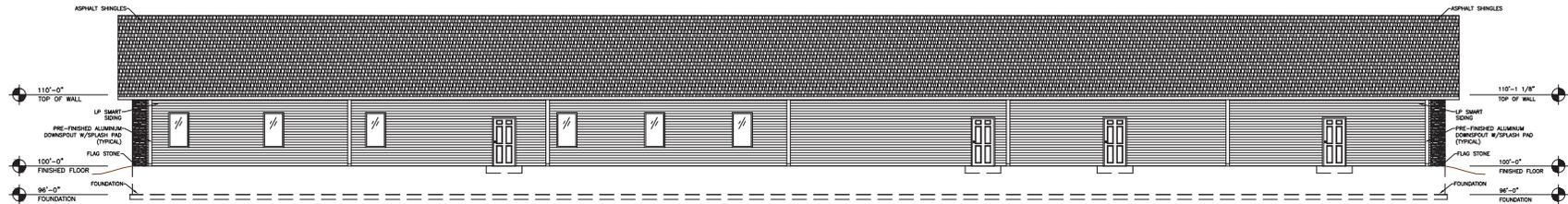
DOOR HEADER ELEV. = 106'-10"

WINDOW HEADER ELEV. = 107'-6"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BACK ELEVATION

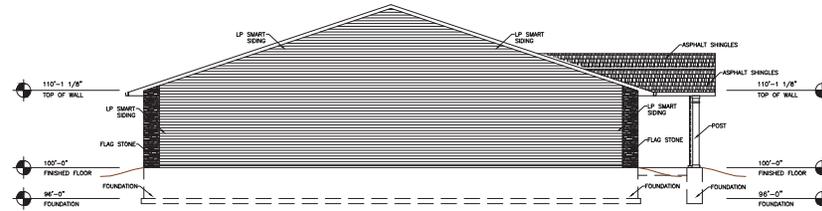
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

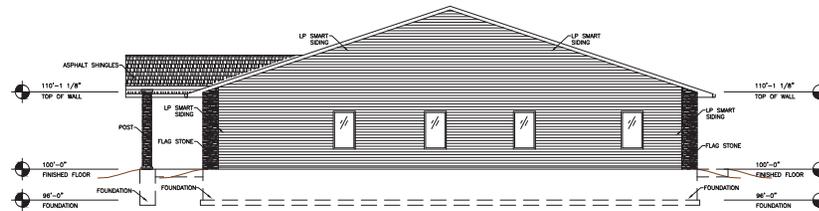
DOOR HEADER ELEV. = 106'-10"

WINDOW HEADER ELEV. = 107'-6"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



GENERAL NOTES:

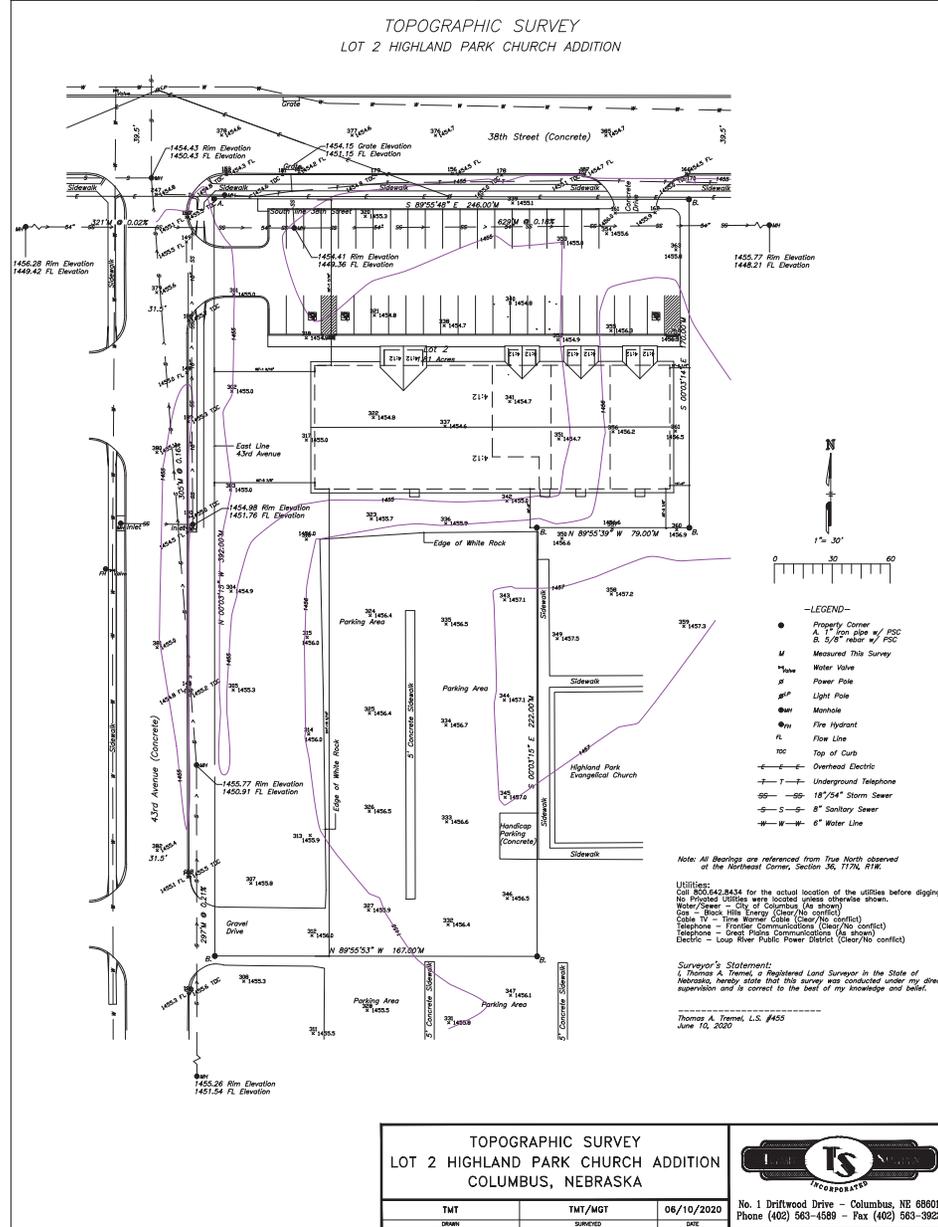
FINAL ROOF LINES (TO BE DETERMINED BY OWNER AND CONTRACTOR)

FINAL ROOF SLOPES (TO BE DETERMINED BY OWNER AND CONTRACTOR)

ALL OVERHANGS SHOWN 2'-0"

SITE PLAN

SCALE: 1/32" = 1'-0"



GENERAL NOTES:

DUCTWORK WRAPPED WITH FOIL FACED INSULATION PER CODE.

3 PROGRAMMABLE THERMOSTATS (MODEL TCONT302AS42DA)

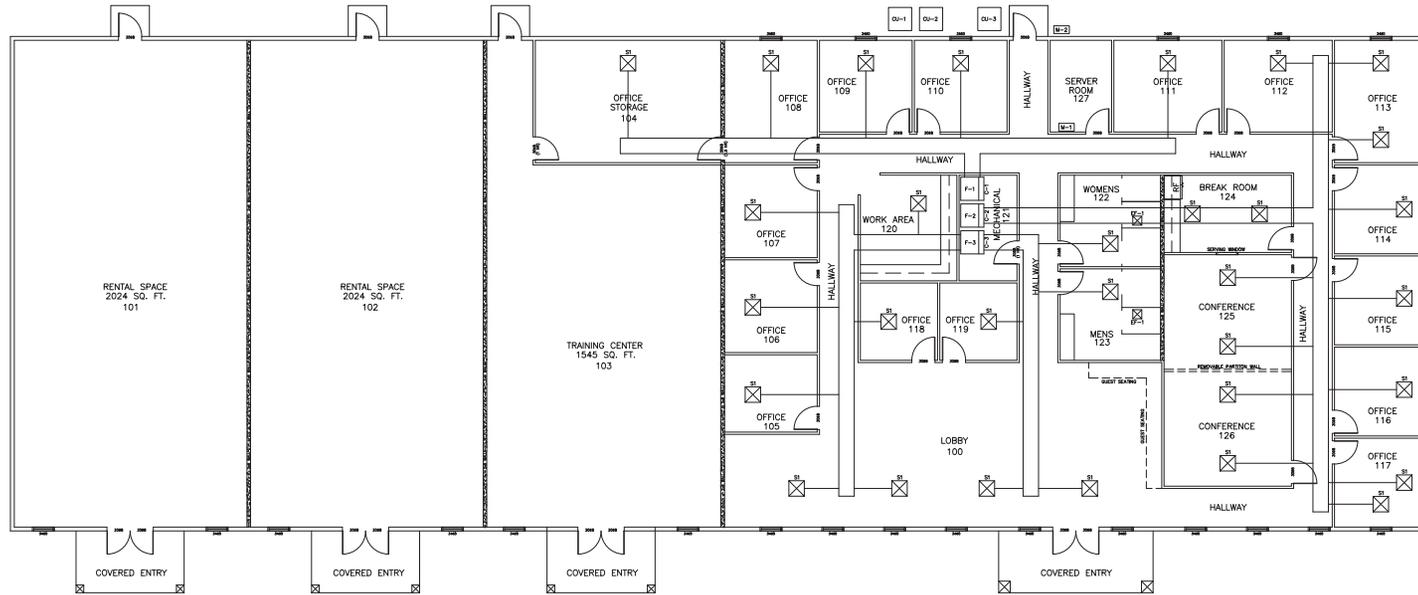
6" MOTORIZED OUTSIDE AIR DAMPER TO EACH FURNACE WITH TIME CLOCK CONTROL, PVC FLUE PIPES OUT ROOF WITH COMBUSTION AIR.

DUCT SIZES NOT TO EXCEED 0.5 STATIC PRESSURE.

		HVAC EQUIPMENT SCHEDULE															
SIZE	MARK	MANUFACTURER AND MODEL NUMBER	DESCRIPTION	EVAPORATOR FAN					COOLING			GAS HEATING		ELECTRICAL			
				CFM	HP	ESP (IN)	SEER	TEMP. (F)		NOMINAL CAPACITY MBH TOT.	INPUT MBH	OUTPUT MBH	VOLTAGE	MCA	MOP	WEIGHT	
				SA	OA	DB	WB	ENT. AIR	O.D. AMB								
	CU-1	TRANE - 4TTR406L100B	A/C UNIT 60,000 BTU				14										
	CU-2	TRANE - 4TTR406L100B	A/C UNIT 60,000 BTU				14										
	CU-3	TRANE - 4TTR406L100B	A/C UNIT 60,000 BTU				14										
STON	P-1	TRANE - 59B1C100JSP5AA	92% EFFICIENT GAS FURNACE (100,000 BTU)														
	P-2	TRANE - 59B1C100JSP5AA	92% EFFICIENT GAS FURNACE (100,000 BTU)														
	P-3	TRANE - 59B1C100JSP5AA	92% EFFICIENT GAS FURNACE (100,000 BTU)														
	C-1	TRANE - 4TXCC007	COOLING CASED COILS														
	C-2	TRANE - 4TXCC007	COOLING CASED COILS														
	C-3	TRANE - 4TXCC007	COOLING CASED COILS														
M-1	MITSUBISHI - PKA-A12HA7	12,000 BTU, INDOOR WALL UNIT															
M-2	MITSUBISHI - PUY-A12HA7	OUTDOOR, "COOLING ONLY" UNIT															

AIR DEVICE SCHEDULE					
MARK	DEVICE TYPE	NECK SIZE	LISTED DIMENSION	MFG	MODEL NUMBER
S1	SUPPLY DIFFUSER		24" X 24"	KRUEGGER	LAY-IN #1400

VENTILATION SCHEDULE							
MARK	QTY.	CFM	SP IN W.G	FAN RPM	VOLT	ACCESSORIES	MANUFACTURER AND MODEL NUMBER
EF-1	2	200		740	120	BED BIRD SCREEN	BROAD L200



MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



GENERAL NOTES:

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL EXTERIOR WALLS ARE SHOWN 6" THICK. (2"x6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

10'-0" CEILINGS THROUGH OUT FIRST FLOOR. (UNLESS NOTED)

WINDOW HEADER HEIGHT = 90" FROM FINISH FLOOR.

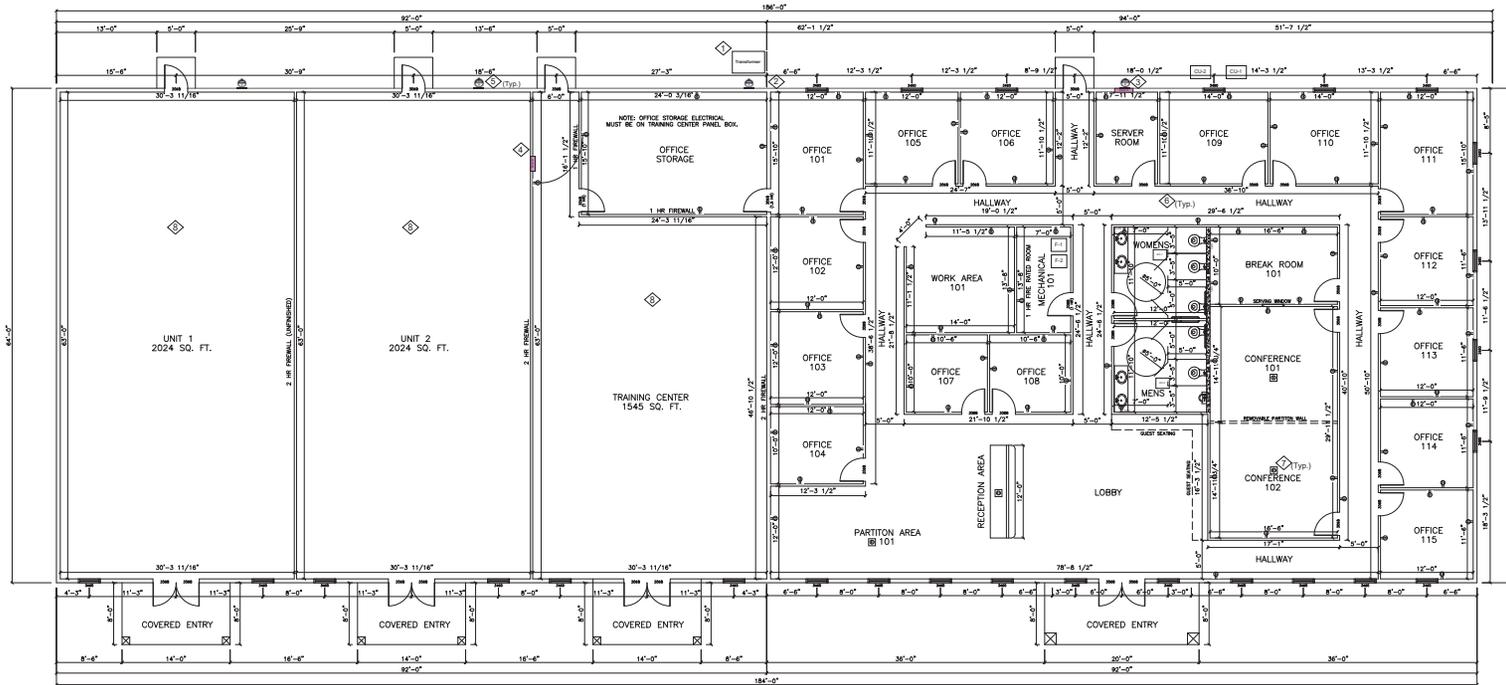
2 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING DECK.

1 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING.

⬡ INDICATES EXIST SIGN W/EMERGENCY LIGHTING. (BATTERY BACK UP) 5 LOCATIONS TYPICAL.

KEY NOTES:

1. Transformer and Primary Conductors Provided by Utility Company
2. E.C. to provide four new 208V 3 Phase 200A services with meter enclosures. One for each section of the building.
3. 200A 208V Main Breaker 42 space panelboard "P1".
4. 60A 208V main breaker panelboard "P2".
5. E.C. to provide 200A Meter Enclosure
6. Two rooms were calculated for each home run circuit. A separate circuit for the break room, conference room, and hallway convenience outlets.
7. 4 port floor box.
8. No Electrical work to be done in this area.



FLOOR PLAN (Power Plan)

SCALE: 1/8" = 1'-0"

OFFICE SQ. FT. = 6292.00



Electrical provided by
Commonwealth Electric Company
E.C. # 16845

Garrett L. Bircham

GENERAL NOTES:

ALL INTERIOR WALLS ARE SHOWN 3 1/2" (2X4 STUD WALL WITH NO DRYWALL ON EITHER SIDE).

ALL EXTERIOR WALLS ARE SHOWN 6" THICK, (2"x6" STUD FRAMING WITH 1/2" EXTERIOR SHEETING).

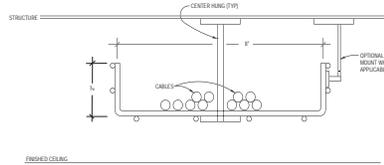
10'-0" CEILINGS THROUGH OUT FIRST FLOOR. (UNLESS NOTED)

WINDOW HEADER HEIGHT = 90" FROM FINISH FLOOR.

2 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING DECK.

1 HR FIRE RATED WALLS ARE FROM FLOOR TO CEILING.

⬡ INDICATES EXIST SIGN W/EMERGENCY LIGHTING. (BATTERY BACK UP) 5 LOCATIONS TYPICAL.

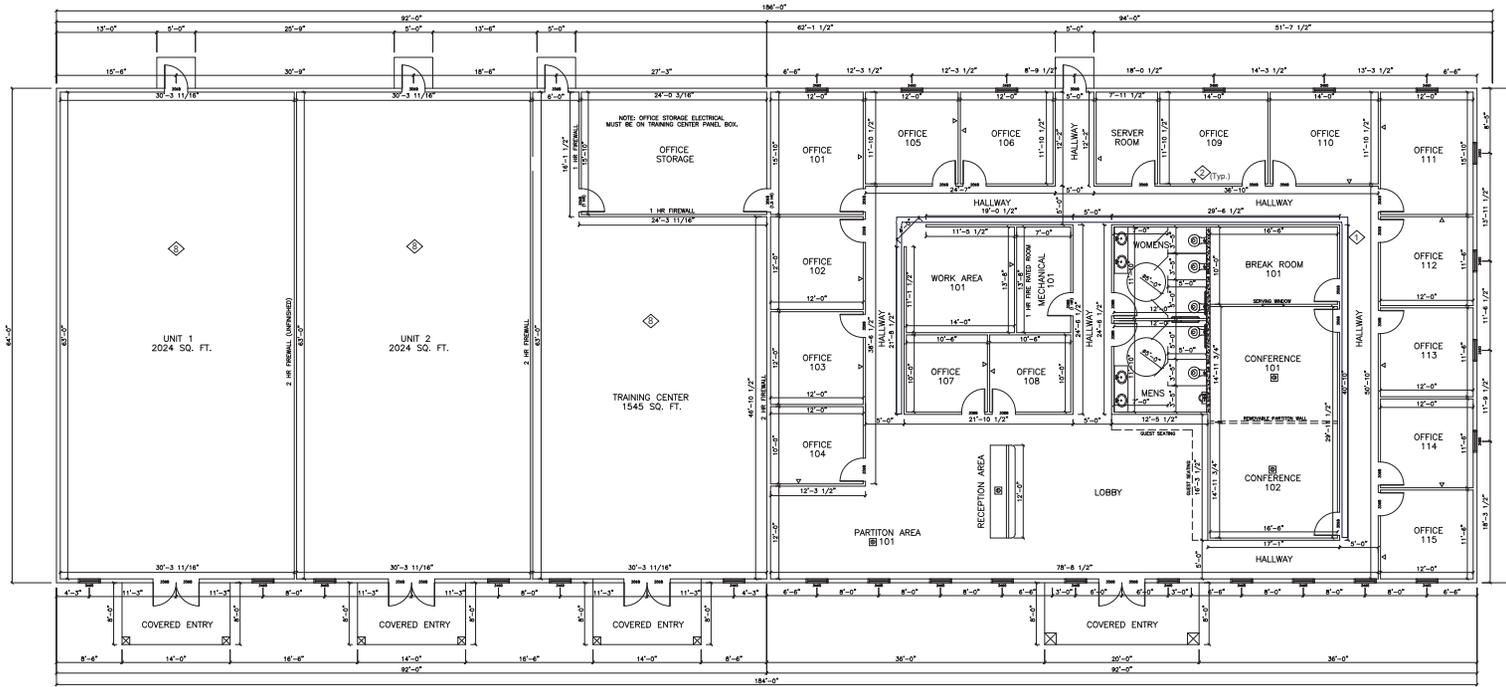


ABOVE CEILING WIRE MESH CABLE TRAY SUPPORT DETAIL

NO SCALE

KEY NOTES:

- 8" x 2" Basket Tray provided by E.C. See detail for more information.
- 3/4" EMT stub up with a 4 square box, 5/8" 1G Mud Ring, and 3/4" bushing.
- No Electrical work to be done in this area.



FLOOR PLAN (Special Systems)

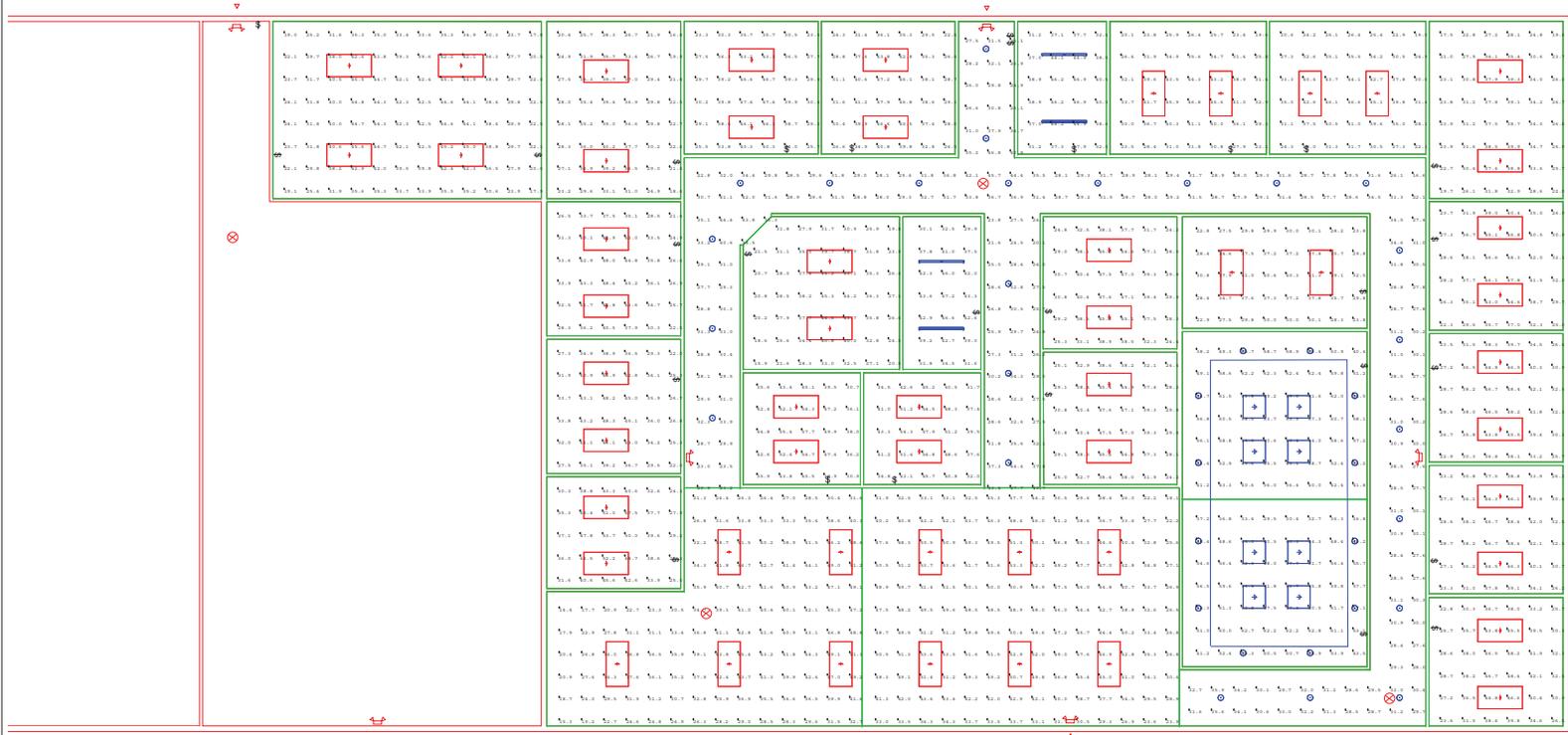
SCALE: 1/8" = 1'-0"

OFFER SQ. FT. = 6292.00



Electrical provided by
Commonwealth Electric Company
E.C. # 16845

Garrett L. Bircham



Notes: 2'x2' calc grid @ 2.5' AFF
10' mount height

Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	53	24CZ2-50-UNV-L840-CD1-U	0.900	24CZ2-50-UNV-L840-CD1-U
	36	HC620D010-HM612840-61MDH	0.900	HC620D010-HM612840-61MDH
	8	22CZ2-20-UNV-L840-CD1-U	0.900	22CZ2-20-UNV-L840-CD1-U
	4	4SLSTP4040DD-UNV	0.900	4SLSTP4040DD-UNV
	80'	Cove Light		
	4	Exit Sign		
	6	Emergency Light		
	4	Emergency Auxiliary Light		

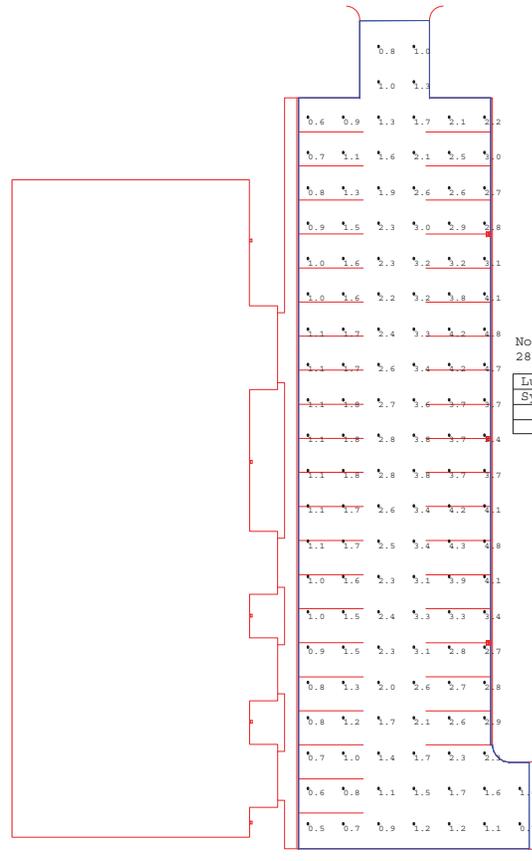


Date	#	Revisions

Drawn By: CH
Checked By:
Date: 4/30/2020
Scale: NONE

Columbus Cruise
Proposal 1

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Break Room 101 Workplane	Fc	32.61	41.3	22.8	1.43	1.81
Conference 101 Workplane	Fc	53.06	62.4	36.0	1.47	1.73
Conference 102 Workplane	Fc	51.53	62.8	29.5	1.75	2.13
Hallway Workplane	Fc	30.65	47.7	16.6	1.85	2.87
Lobby Workplane	Fc	42.17	53.7	18.1	2.33	2.97
Mechanical 101 Workplane	Fc	39.24	47.2	29.9	1.31	1.58
Mens Workplane	Fc	36.04	47.6	24.2	1.49	1.97
Office 101 Workplane	Fc	29.79	40.2	16.8	1.77	2.39
Office 102 Workplane	Fc	35.71	48.4	21.4	1.67	2.26
Office 103 Workplane	Fc	35.76	48.3	22.0	1.63	2.20
Office 104 Workplane	Fc	39.39	53.7	24.3	1.62	2.21
Office 105 Workplane	Fc	35.76	47.4	23.3	1.53	2.03
Office 106 Workplane	Fc	35.79	47.9	22.6	1.58	2.12
Office 107 Workplane	Fc	44.06	57.7	30.7	1.44	1.88
Office 108 Workplane	Fc	44.12	57.9	31.7	1.39	1.83
Office 109 Workplane	Fc	33.24	46.8	19.6	1.70	2.39
Office 110 Workplane	Fc	33.15	46.6	19.0	1.74	2.45
Office 111 Workplane	Fc	29.87	39.9	17.5	1.71	2.28
Office 112 Workplane	Fc	35.91	48.3	22.3	1.61	2.17
Office 113 Workplane	Fc	36.13	48.4	22.9	1.58	2.11
Office 114 Workplane	Fc	36.22	48.4	23.2	1.56	2.09
Office 115 Workplane	Fc	36.14	48.4	22.8	1.59	2.12
Office Storage Workplane	Fc	35.00	45.6	17.8	1.97	2.56
Partiton Area 101 Workplane	Fc	35.34	51.3	14.4	2.45	3.56
Server Room Workplane	Fc	39.65	46.9	31.2	1.27	1.50
Women's Workplane	Fc	36.04	47.6	24.2	1.49	1.97
Work Area 101 Workplane	Fc	31.20	45.3	15.9	1.96	2.85



Notes: 10'x10' calc grid @ grade
28' mount height, 25' pole and 3' base

Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
☐	3	PRV-C40-D-UNV-T3-BZ	0.900	PRV-C40-D-UNV-T3-BZ
☐	5	Wall Pack		

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot_Top	Fc	2.21	4.8	0.5	4.42	9.60

Electrical provided by
Commonwealth Electric Company
E.C. # 16845

Commonwealth Electric Company
of the Midwest
100% Employee Owned

Garrett L. Blackburn

Date	#

Revisions

Drawn By: CH
Checked By:
Date: 4/30/2020

Scale: NONE

**Columbus Cruise Site
Proposal 1**

6. Proposed updates to Articles Four, Five, and Six of the Land Development Ordinance.

ZONING DISTRICT REGULATIONS

4 ARTICLE FOUR

ZONING DISTRICT REGULATIONS

4-1 Purpose

Article Four presents the Zoning District Regulations. Zoning Districts are established in the Zoning Ordinance to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

4-2 Establishment of Districts

The following base districts and overlay districts are hereby established. Table 4-1 displays the purposes of these districts.

BASE DISTRICTS

Map Code	District Name
AG	Agricultural District
RR	Rural Residential District
R-1	Single-Family Residential District
R-2	Urban Two-Family Residential District
R-3	Multiple-Family Residential District
RM <u>HNTR</u>	Non-Traditional Mobile Home Residential District
O	Office District
LC	Limited Commercial District
UC	Urban Commercial District
B-1	Central Business District
B-2	General Commercial District
ML/C-1	Limited Industrial District
MH	General Industrial District

OVERLAY DISTRICTS

Map Code	District Name
FP/FW	Flood Plain/ Floodway Overlay District
PUD	Planned Unit Development Overlay District
HD	Historic District
ED	Environmental Resources District
A	Agricultural Overlay District

4-3 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

The Flood Plain/Floodway, Planned Unit Development, Historic, and Environmental Resources Overlay Districts may be applied to any lot or site or any portion thereof, in addition to a base

ZONING DISTRICT REGULATIONS

district designation. The Agricultural Overlay District may be utilized only in combination with the RR or R-1 zoning districts.

4-4 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4-2, and shall represent a progression from the AG Agricultural District as the least intensive to the MH General Industrial District as the most intensive. The Overlay Districts shall not be included in this reference.

4-5 Development Regulations

The Development Regulations for each zoning district are set forth in Tables 4-2 and 4-3. Table 4-2 presents the uses permitted in each zoning district. Table 4-3 presents the Site Development Regulations for each zoning district.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Table 4-2.

4-6 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Ordinance shall be shown on the Zoning Map maintained by the City Engineer. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with this Ordinance.

b. Changes to the Zoning Map

The Zoning Map may be changed from time to time by ordinance, following the procedure set forth by Article Twelve. Such changes shall be reflected on the Zoning Map. The City Clerk and Engineer shall keep a complete record of all changes to the Zoning Map.

4-7 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, or other identifiable rights-of-way, the centerline of such rights-of-way shall be considered the district boundary.
- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map if no legal description is available from the zoning action.
- d. The City Council shall determine any other uncertainty regarding district boundaries not covered in this section.

4-8 Vacation of Streets and Alleys

ZONING DISTRICT REGULATIONS

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

Table 4-1: Purposes of Zoning Districts

Symbol	Title	Purpose
AG	Agricultural District	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. The district is designed to maintain complete agricultural uses within the Columbus extraterritorial jurisdiction.
RR	Rural Residential	This district provides for very low density residential environments, accommodating developments that merge urban living with rural life and institutions which require a residential environment. It permits limited agricultural uses within these settings. The district's regulations assure that density is consistent with the carrying capacity of infrastructure.
R-1	Single-Family Residential	This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Urban Two-Family Residential	This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings and duplexes <u>and two unit townhomes</u> on small to moderately-sized lots with supporting community facilities. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Multiple-Family Residential	This district is intended to provide locations for a variety of housing types, including multiple-family housing, with supporting and appropriate community facilities. The district integrates some appropriate non-residential uses by special use permit in order to develop fully urban, mixed use neighborhoods.
NTR RMH	Non-Traditional Mobile Home Residential	This district recognizes that mobile home <u>non-traditional residential</u> development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home, <u>tiny home and similar</u> developments within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

ZONING DISTRICT REGULATIONS

Table 4-1: Purposes of Zoning Districts

Symbol	Title	Purpose
O	Office District	This district reserves appropriately located area for office development and distinguishes office uses from other, more intensive commercial activities and to provide suitable office environments in the city. The office district is also designed to permit a mixture of uses that are compatible with office development and to facilitate planning for traffic generation.
LC	Limited Commercial	This district provides for neighborhood shopping facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are generally compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
UC	Urban Commercial	This district is intended to address the special needs of mixed use neighborhoods that combine residential areas with nearby or adjacent office and commercial development. It permits uses that are mutually compatible. These districts are generally adjacent to major community arterials and, in some cases, include the use of residential properties for office and commercial purposes. The district's regulations recognize the urban and pedestrian character of these environments.
B-1	Central Business District	This district is intended to provide appropriate development regulations for Downtown Columbus. Mixed uses are encouraged within the B-1 District. The grouping of uses is designed to strengthen Downtown's role as a center for trade, service, and civic life.
B-2	General Commercial	This district provides for a variety of commercial, office, and service uses and is adapted to Columbus' largest commercial districts outside of Downtown. Uses and developments in the B-2 District may develop substantial traffic, creating potential land use conflict with adjacent residential neighborhoods. This district is most appropriate along arterials or in areas that can be well buffered from residential districts.
ML/C-1	Light Industrial District	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
MH	General Industrial District	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

ZONING DISTRICT REGULATIONS

Table 4-2: Permitted Uses by Zoning District

P = Uses permitted by Right S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	RMH NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
Agricultural Uses														
Horticulture	P	P												6-2(a)
Crop Production	P	P												6-2(a)
Animal Production	P	S												6-8(a) (6)
Commercial Feedlots	S													6-2(b)
Livestock Sales	P												S	
Residential Uses														
Single-Family Detached	P	P	P	P	P	P	S	S	P	S	S			6-3(a)
<u>Duplex</u>				<u>P</u>	<u>P</u>		<u>P</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>			
<u>Single-Family Attached</u>			<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>			6-3(b) [VTH]
<u>Duplex</u>				<u>P</u>	<u>P</u>		<u>P</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>			
Two Family			<u>S</u>	P	P		P	S	P	S	S			6-3(ad)
Townhouse				<u>P*</u>	P		P	S	P	S	S			6-3(be)
<u>Mixed-Use Residential</u>							<u>P</u>	<u>S</u>	<u>P</u>	<u>P*</u>	<u>P*</u>			
Multiple-Family					P		P	S	P	P	P			6-3(e)
Group Residential					S		P	P	P	P				6-3(e)
<u>Non-Traditional Residential</u>						<u>P</u>								
<u>Manufactured Home Residential</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>					
Retirement Residential				S	P		P	S	P	P	S			
* For two-unit townhouse structures only.														
* Only above street level														

ZONING DISTRICT REGULATIONS

Table 4-2: Permitted Uses by Zoning District

P = Uses permitted by Right S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	RMH NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
Civic Uses														
Administration		S					P	P	P	P	P	P	P	
Cemetery	P	P	S		S									
Clubs	S	S	S	S	S	S	P	P	P	P	P			6-4(a)
College / University		S	S	S	P	S	S	P	P		P			
Convalescent Services					P		P	P	P					
Cultural Services		P	P	P	P	P	P	P	P	P	P	P		
Day Care (Limited)	<u>P</u>	P	P	P	P	P	P	P	P	P	P	S		
Day Care (General)		S/P*	S/P*	S/P*	P	S/P	P	P	P	P	P	S	S	6-4(b)
Detention Facilities	S									S	S	S		
Emergency Residential	P	P	P	P	P	P	P	P	P	P	S	S		
Group Care Facility	S	S	S	S	S	S	P	P	P	P	P	S		6-4(c)
Group Home	P	P	P	P	P	P	P	P	P	P	P			6-4(c)
Guidance Services					P		P	P	P	P	P	P	P	6-8(b)
Hospitals					S		P	S	S	S	<u>PS</u>			
Health Care	S				P		P	P	P	P	P	P	P	6-8(b)
Maintenance Facilities	S	S									P	P	P	
Non-commercial Shelters										S	S		S	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities					S		P	P	P	P	P	P	P	
Primary Education		P	P	P	P	P	S	P	P	P	S			
Public Assembly							<u>SP</u>	S	S	P	P			
Religious Assembly	P	P	P	P	P	P	P	P	P	<u>PS</u>	P	<u>SP</u>	S	
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Education		S	S	S	P	S	S	S	S	S	S			
<u>Stormwater Treatment Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Utilities	P	P	P	P	P	P	<u>PS</u>	P	P	P	P	P	P	

ZONING DISTRICT REGULATIONS

S/P* - P* is hereby defined as permitted if in compliance with Neb. Rev. Stat. § 43-2616. Neb. Rev. Stat. § 43-2616 provides that any family child care home licensed by the Department of Health and Human Services pursuant to Neb. Rev. Stat. § 71-1911 or by the City or County pursuant to Neb. Rev. Stat. § 71-1914(2) may be established and operated in any residential zone within the exercised zoning jurisdiction.

Table 4-2: Permitted Uses by Zoning District

P = Uses permitted by Right S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	RMH	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
Office Uses														
General Offices					S		P	P	P	P	P	P	P	
Medical Offices							P	S	P	P	P	P		
Commercial Uses														
Agricultural Sales/Service	S										P	P	P	
Automotive Rental/Sales										P	P	S		
Auto Services								S	S	P	P	P	P	6-5(a), 6-5(b)
Body Repair											S	P	P	6-5(a)
Crematory											S	S	P	6-5(f)
Equipment Rental/Sales										S	P	P	P	
Equipment Repair											P	P	P	6-5(a)
Vehicle Storage											S	P	P	
Bed & Breakfast			S	S	P		P	P	P	P	P			6-5(c)
Business Support Services							P	P	P	P	P	P	P	
Business/Trade Schools							S			P	P	P		
Camp Ground	P	S									S			6-5(d)
Cocktail Lounge										P	P	S		
Commercial Recreation	S								S	P	P	P		
Communication Services							S	P	P	P	P	P	P	
Construction Sales and Service										P	P	P	P	
Consumer Services							S	P	P	P	P	P		
Convenience Storage	S	S									S	P	P	6-5(e)
Food Sales (Limited)					S			P	P	P	P	S		
Food Sales (General)								S	P	P	P	S		
Funeral Services							P	P	P	P	P			
General Retail Services							S	P	P	P	P	S		
Kennels	P	S									S	P		

ZONING DISTRICT REGULATIONS

Laundry Services										S	P	P	P	
Liquor Sales		S								P	P	S		
Lodging					S		S	S	P	P	P			
Personal Improvement							P	P	P	P	P	P		

Table 4-2: Permitted Uses by Zoning District

P = Uses permitted by Right S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	RMH	O	LC	UC	B-1	B-2	ML/C-1	MH	Supplementary Regulation
Commercial Uses														
Personal Services					S		P	P	P	P	P	P		
Pet Services								P	P	P	P	P		
Research Services	S							P	P	P	P	P		
Restaurants (Drive-In)									S		P	S		
Restaurants (General)							P	P	P	P	P	S		
Sexually Oriented Business												S		6-5(g)
Stables	P	S												
Surplus Sales										P	P	P	P	
Veterinary Services	S	S									P	P		
Gaming Facility										P	P			
Parking Uses														
Off-Street Parking			*S	*S	*S		S	S	S	P	P	P	P	Article 9
Parking Structure							S			P	P	P		

*Off-Street Parking in the R-1, R-2 and R-3 Zoning Districts must be in conjunction with Use Types permitted by right and/or in conjunction with Non-Parking Use Types that have been approved by a Special Use Permit.

ZONING DISTRICT REGULATIONS

ZONING DISTRICT REGULATIONS

Table 4-2: Permitted Uses by Zoning District

P = Uses permitted by Right S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	RMH	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
Industrial Uses														
Custom Manufacturing									P	P	P	P	P	
Light Industry										<u>PS</u>	S	P	P	
General Industry												P	P	
Heavy Industry													P	
Resource Extraction	S	S											P	6-6(a)
Salvage Services													P	6-6(b)
Warehousing										<u>S</u>		P	P	
Construction Yards												P	P	
Recycling Collection											P	P	P	
Recycling Processing												P	P	
Transportation Uses														
Aviation	P												P	
Railroad Facilities										S	S	P	P	
Truck Terminal												P		
Transportation Terminal	S									P	P	P	P	
Miscellaneous Uses														
Broadcasting Tower	*S	*S	*S	*S	*S	*S		*S	*S		*S	*S	*S	
Construction Batch Plant	<u>**S</u>	<u>**S</u>										<u>P**</u> <u>S</u>	P	
WECS (Wind Energy Conservation System)	P	P	<u>S</u>	<u>S</u>	S	<u>S</u>		S	S		S	P	P	
Landfill (Non-Putrescible)	S	<u>S</u>											S	
Landfill (Putrescible)	S												S	
<u>Major Alternative Energy Production Devices</u>	P	P	S	S	S	S		S	S		S	P	P	
<u>Minor Alternative Energy Production Devices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

* See Chapter 13 of the Zoning Code. Towers permitted under Section 5 of Chapter 13 or towers that are eligible for administrative approval under Section 6 of Chapter 13 are exempt from the Special Use Permit requirement. For all other towers, Special Use

ZONING DISTRICT REGULATIONS

Permits shall be governed by Chapter 13 of the Zoning Code and, particularly, the procedures and criteria set forth in Section 7 thereof.

**** Temporary Construction Batch Plants Only.**

- **Table 4-3(a): Site Development Regulations**

Regulator	AG	RR	R-1	R-2	R-3
Minimum Lot Area (square feet)	10 acres	1 acre	5,500	4,840 5,500/ 7,480 8,500 [VT12](5)	5,500
Minimum Lot Width (feet)	300	100	54 60	44 50(2)	50(2)
Minimum Site Area per Housing Unit (square feet)	10 acres	1 acre	5,500	4,840 5,500 (1 Family) 3,740 4,250 (other)	1,500 2,000(3)
Minimum Yards (feet)					
Front Yard	50	50	20	20	20
Street Side Yard	25	25	20	20	20
Interior Side Yard	25	25	7 10(1)	7 10(1)	7 10- 30(1,4)
Rear Yard	35	35	25	25	20
Maximum Height (feet)	100	36	36(4,6)	36(4,6)	36(4,6)
Maximum Building Coverage	NA	NA	35 % [VT13]	35 %[VT14] (7)	50 %[VT15]
Maximum Impervious Coverage	NA	NA	50%	55% (8)	65%
Floor Area Ratio	NA	NA	NA	NA	1.00

Note 1:

~~See Section 6 for supplemental regulations governing single-family attached and townhouse residential use types. See Section 6 for supplemental regulations governing townhouse residential use types.~~

Note 2:

See Section 6- for supplemental regulations regarding modifications of lot width for townhouse residential use type.

Note 3:

Density of multi-family residential may exceed this maximum, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

Note 4:

Dwellings may exceed the height limit by up to ten feet if the side yard is increased by the same amount as the added height.

Note 5:

5,500 square feet for single-family lots; 8,500 square feet for duplex or other residential lots.

Note 6:

Accessory buildings cannot be over 17.5 feet in height.

Note 7:

Maximum building coverage may be increased to 50%, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

Note 8:

ZONING DISTRICT REGULATIONS

Maximum impervious coverage may be increased to 65%, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

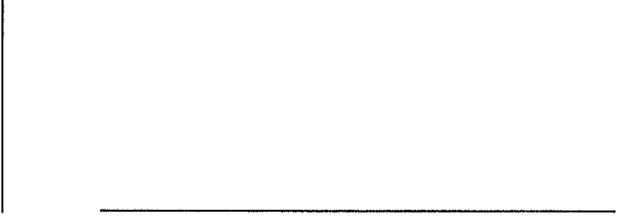
ZONING DISTRICT REGULATIONS

Table 4-3(b): Site Development Regulations

<u>Regulator</u>	<u>NTR Park</u>	<u>NTR Subdivision</u>
<u>Minimum Area to be Developed</u>	<u>2 acres</u>	<u>2 acres</u>
<u>Minimum Lot Area (square feet)</u>	<u>1,000</u>	<u>2,000</u>
<u>Minimum Lot Width (feet)</u>	<u>20</u>	<u>24</u>
<u>Minimum Yards (feet)</u>		
<u>Front Yard</u>	<u>10</u>	<u>20</u>
<u>Street Side Yard</u>	<u>10</u>	<u>10</u>
<u>Interior Side Yard</u>	<u>5</u>	<u>5</u>
<u>Rear Yard</u>	<u>10</u>	<u>15</u>
<u>Maximum Height (feet)</u>	<u>14'8"</u>	<u>36</u>
<u>Maximum Building Coverage</u>	<u>50%</u>	<u>50%</u>
<u>Maximum Impervious Coverage</u>	<u>50%</u>	<u>65%</u>
<u>Floor Area Ratio</u>	<u>NA[VT16]</u>	<u>NA</u>
<u>Shared Parking</u>	<u>1 space per lot</u>	
<u>Minimum Common Open Space (1)</u>	<u>20%</u>	<u>15%</u>

Note 1: Stormwater treatment facilities may be included in Common Open Space. [In supplemental use it requires 250 sq ft of rec space per unit – should we require this within the open space??] Engineering to help mock up a subdivision to ensure this actually works.

ZONING DISTRICT REGULATIONS



ZONING DISTRICT REGULATIONS

Table 4-3(a): Site Development Regulations

Regulator	O*	LC*	UC*	B-1	B-2*
Minimum Lot Area (square feet)	5,000	5,000	5,000	NONE	5,500
Minimum Lot Width (feet)	50	50	50	NONE	50
Site Area per Housing Unit (square feet)	2,000(3)	2,000(3)	2,000(3)	500	2,000(3)
Minimum Yards (feet)					
Front Yard	20	20	15	0	10
Street Side Yard	20	20	10	0	10
Interior Side Yard	10	10	10	0	0
Rear Yard	20	20	20	0	20
Maximum Height (feet)	48	36	36	NO LIMIT	60
Maximum Building Coverage	50%	50%	50%	100%	70%
Maximum Impervious Coverage	70%	70%	80%	100%	90%
Floor Area Ratio	0.50	0.50	0.50	5.0	1.0

*Uses in the O, LC, UC, B-2, ML/C-1, and MH Districts are subject to landscape and screening provisions contained in Article 8.

Note 3:

Density of multi-family residential may exceed this maximum, subject to approval of a Special Use Permit by the City Council with the recommendation of the Planning Commission.

ZONING DISTRICT REGULATIONS

Table 4-3(b): Site Development Regulations

Regulator	ML/C-1*	MH*
Minimum Lot Area (square feet)	5,000	5,000
Minimum Lot Width (feet)	50	50
Site Area per Housing Unit (square feet)	NA	NA
Minimum Yards (feet)		
Front Yard	15	0
Street Side Yard	10	0
Interior Side Yard	0	0
Rear Yard	10	10
Maximum Height (feet)	72	NONE
Maximum Building Coverage	70%	85%
Maximum Impervious Coverage	90%	100%
Floor Area Ratio	1.0	2.0

SPECIAL AND OVERLAY DISTRICTS

5 ARTICLE FIVE

OVERLAY DISTRICTS

5-1 General Purpose

Overlay Districts are used in combination with base districts to modify or expand base district regulations. Overlay Districts are adapted to special needs of different parts of the City of Columbus.

The Overlay Districts are designed to achieve the following objectives:

- a. To recognize special conditions in specific parts of the City which require specific regulation;
- b. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.

PUD: PLANNED UNIT DEVELOPMENT DISTRICT

5-2 Purpose

The PUD Planned Unit Development Overlay District is intended to provide flexibility in the design of planned projects; to permit innovation in project design that incorporates open space and other amenities; and to insure compatibility of developments with the surrounding urban environment. The PUD District may be used in combination with any base district specified in this Ordinance. The PUD District, which is adopted by the City Council with the recommendation of the Planning Commission, assures specific development standards for each designated project.

5-3 Permitted Uses

- a. Uses permitted in a PUD Overlay District are those permitted in the underlying base district.

5-4 Site Development Regulations

Site Development Regulations are developed individually for each Planned Unit Development District but must comply with minimum or maximum standards established for the base district, with the following exceptions:

- a. Lot area and lot width are not restricted, provided that the maximum density allowed for each base district is not exceeded;
- b. Maximum building coverage shall be the smaller of the allowed building coverage in the base district, or 60 percent.

5-5 Access to Public Streets

Each PUD District must abut a public street for at least 50 feet and gain access from that street.

SPECIAL AND OVERLAY DISTRICTS

5-6 Application Process

a. Development Plan

The application for a Planned Unit Development District shall include a Development Plan containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations; and a key map;
2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements;
3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans;
4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities;
5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design;
6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.

5-7 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each Planned Unit Development application. The City may impose reasonable conditions, as deemed necessary to ensure that a PUD shall be compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning Commission may recommend amendments to PUD district applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing a PUD Planned Unit Development Overlay District. Proper notice shall mean the same notice established for any other zoning amendment.
- f. Upon approval by the City Council, the Development Plan shall become a part of the Ordinance creating or amending the PUD District. All approved plans shall be filed with the City Clerk.

5-8 Amendment Procedure

- a. Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 5-7.

SPECIAL AND OVERLAY DISTRICTS

5-9 Building Permits

The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within a PUD District unless it is in compliance with the approved Development Plan or any approved amendments.

5-10 Termination of PUD District

If no substantial development has taken place in a Planned Unit Development District for three years following approval of the District, the Planning Board shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

ED: ENVIRONMENTAL RESOURCES DISTRICT

5-11 Purpose

The ED Environmental Resources Overlay District enables the adoption of special performance standards in combination with site development regulations of a base district for areas of special environmental significance or sensitivity. These areas include hill environments; wetlands; forested areas; areas with unique soil or drainage characteristics; lake, river, or creek districts; and other areas with special environmental characteristics.

5-12 Procedure for Adoption

a. Proposal

The creation of an ED Environmental Resources Overlay District may be initiated by the Planning Commission or the City Council.

b. Requirements for Application

An application for the creation of an ED Overlay District must include:

1. A statement describing the proposed district's special environmental characteristics and stating the reasons for proposal of the district;
2. A map indicating the boundaries of the proposed ED Overlay District, specifying the base district(s) included within these boundaries;
3. Supplemental site development regulations and performance standards that apply to the proposed district.

5-13 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each ED Overlay District application.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning Commission may recommend amendments to ED District applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.

SPECIAL AND OVERLAY DISTRICTS

- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing an ED Environmental Resources Overlay District.
- f. The Ordinance adopting the ED District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- g. Upon approval by the City Council, each ED Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.
- h. Any protest against an ED Overlay District shall be made and filed as provided by Section 14-405, Revised Statutes of Nebraska, 1943, and amendments thereto.

5-14 Building Permits

Building or other development permits issued by the City in an ED District shall be consistent with the adopted ED District Ordinance.

HD: HISTORIC DISTRICT

5-15 Purpose

The HD Historic Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas of special historical or architectural significance within the City of Columbus. The District recognizes the importance of historically and architecturally significant districts to the character of Columbus and provides for their conservation.

5-16 Procedure for Adoption

a. Proposal

The creation of an HD Historic Overlay District may be initiated by the Planning Commission; the City Council; or by petition of the owner or owners of 51% of the property area within the proposed district.

b. Requirements for Application

An application for the creation of an HD Overlay District must include:

1. A statement describing the proposed district's special historical or architectural characteristics and stating the reasons for proposal of the district;
2. A map indicating the boundaries of the proposed HD Overlay District, specifying the base district(s) included within these boundaries;
3. An inventory of the buildings or historically important sites located within the boundaries of the proposed district;
4. Supplemental site development regulations, design criteria, and performance standards that apply to the proposed district.

SPECIAL AND OVERLAY DISTRICTS

5-17 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each HD Overlay District application.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning Commission may recommend amendments to HD District applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing an HD Historic Overlay District.
- f. The Ordinance adopting the HD District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- g. Upon approval by the City Council, each HD Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.
- h. Any protest against an HD Overlay District shall be made and filed as provided by Section 14-405, Revised Statutes of Nebraska, 1943, and amendments thereto.

5-18 Building Permits

Building or other development permits issued by the City in an HD District shall follow procedures for review and approval established within the City's Landmarks Preservation Ordinance.

5-22 STATUTORY AUTHORIZATION, FINDING OF FACT AND PURPOSES

a. STATUTORY AUTHORIZATION

The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety, general welfare, and property of the people of the state. The Legislature, in *Nebraska Revised Statutes* Sections 31-1001 to 31-1023 (as amended), has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the county, city, or village with zoning jurisdiction over the floodprone area. Therefore the City Council of Columbus, Nebraska ordains as follows:

b. FINDINGS OF FACT

1. Flood Losses Resulting from Periodic Inundation

The flood hazard areas of Columbus, Nebraska are subject to inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

2. General Causes of the Flood Losses

These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities as well as the occupancy of flood hazard areas by

SPECIAL AND OVERLAY DISTRICTS

uses vulnerable to floods or hazardous to others that are inadequately elevated or otherwise unprotected from flood damages.

c. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare and to minimize those losses described in Section 1.2 by applying the provisions of this ordinance to:

1. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
2. Require that uses vulnerable to floods, including public facilities that service such uses, be provided with flood protection at the time of initial construction.
3. Reduce financial burdens from flood damage borne by the community, its governmental units, its residents, and its businesses by preventing excessive and unsafe development in areas subject to flooding.
4. Assure that eligibility is maintained for property owners in the community to purchase flood insurance from the National Flood Insurance Program.

d. ADHERENCE TO REGULATIONS

The regulations of this ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the Nebraska Minimum Standards for Floodplain Management Programs as published in the Nebraska Administrative Code Title 455, Chapter 1.

5-23 GENERAL PROVISIONS

a. LANDS TO WHICH ORDINANCE APPLIES

This ordinance shall apply to all lands within the jurisdictions of the City of Columbus, Nebraska, identified on the Flood Insurance Rate Map (FIRM) panels 3114C0310E, 3114C03020E, 3114C0330E, 3114C0335E, 3114C0340, and 3114C0345E dated April 19, 2010, as Zones A, A1-30, AE, AO, or AH and within the Zoning Districts FW and FF established in Section 3.0 of this ordinance. In all areas covered by this ordinance, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the governing body under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 4.0 and 5.0.

b. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

The boundaries of the floodway and the flood fringe overlay districts shall be determined by scaling distances on the official zoning map of the effective Flood Insurance Rate Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the zoning or other community map, the floodplain administrator shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustment will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the Board of Adjustment and to submit their own technical evidence, if so desired.

c. COMPLIANCE

Within identified floodplains of this community, no development shall be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SPECIAL AND OVERLAY DISTRICTS

d. ABROGATION AND GREATER RESTRICTIONS

This ordinance does not intend to repeal, abrogate, or impair any existent easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provision of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

e. INTERPRETATION

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

f. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur or the flood height may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This ordinance shall not create liability on the part of City of Columbus or any officer or employee thereof for any flood damages that may result from reliance on this ordinance or any administrative decision lawfully made thereunder.

g. SEVERABILITY

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

5-24 ESTABLISHMENT OF ZONING DISTRICTS

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: a floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study dated April 19, 2010, and on accompanying FIRM panels as established in Section 2.1. The flood fringe overlay district shall correspond to flood zones A, AE, A1-30, AH, AO, AR, A99, and floodway areas in Zone AE that are identified on FIRM panels. The floodway overlay district shall correspond to the floodway areas in Zone AE that are identified on the FIRM panels. Within these districts, all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

5-25 FLOODPLAIN MANAGEMENT ADMINISTRATION

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified by the Flood Insurance Study [and accompany map(s)]. The floodway overlay district (FW) is identified by the flood insurance rate map dated April 19, 2010. Within these districts, all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

a. DESIGNATION OF FLOODPLAIN ADMINISTRATOR

The City Engineer of the community is hereby designated as the community's local floodplain administrator. The floodplain administrator is authorized and directed to administer, implement, and enforce all provisions of this ordinance. If the local floodplain administrator position is unfilled, the

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community CEO shall assume the duties and responsibilities herein.

b. PERMITS REQUIRED

A floodplain development permit shall be required before any development, construction, or substantial improvement is undertaken. No person, firm, corporation, government agency, or other entity shall initiate any floodplain development without first obtaining a floodplain development permit.

c. DUTIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the City Engineer shall include, but not be limited to the following:

- i. Review, approve, or deny all applications for floodplain development permits.
- ii. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.
- iii. Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state, or local government agencies from which prior approval is required.
- iv. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
- v. Notify adjacent communities and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
- vi. Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished.
- vii. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures in the floodplain.
- viii. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) to which all new or substantially improved structures have been floodproofed.
- ix. Verify, record, and maintain record of all improved or damaged structures to ensure compliance with standards in applicable sections. Track value of improvements and market value with permits. Also, ensure consistent market value estimations to evaluate against damaged or improved values.
- x. Ensure comprehensive development plan as amended is consistent with this ordinance.
- xi. In the event the floodplain administrator discovers work done that does not comply with applicable laws or ordinances, the floodplain administrator shall revoke the permit and work to correct any possible violation in accordance with this ordinance.

d. APPLICATION FOR PERMIT AND DEMONSTRATION OF COMPLIANCE

1. To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:
 - (a) Identify and describe the proposed development and estimated cost to be covered by the floodplain development permit.
 - (b) Describe the land on which the proposed development is to be done by lot, block, tract, and house and streets address, or similar description that will readily identify and definitely locate the proposed building or development.
 - (c) Indicate the use or occupancy for which the proposed development is intended.
 - (d) Be accompanied by plans and specifications for proposed construction.
 - (e) Be signed by the permittee and authorized agent who may be required to submit evidence to indicate such authority.
2. If any proposed development is located entirely or partially within a floodplain, applicants shall provide all information in sufficient detail and clarity to enable the floodplain administrator to determine that:

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- (a) All such proposals are consistent with the need to minimize flood damage;
 - (b) All utilities and facilities such as sewer, gas, water, electrical, and other systems are located and constructed to minimize or eliminate flood damage;
 - (c) Structures will be anchored to prevent flotation, collapse, or lateral movement;
 - (d) Construction materials are flood resistant;
 - (e) Appropriate practices to minimize flood damage have been utilized; and
 - (f) Electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters.
3. For all new and substantially improved structures, an elevation certificate based upon the finished construction certifying the elevation of the lowest floor, including basement, and other relevant building components shall be provided to the floodplain administrator and be completed by a licensed surveyor, engineer, or architect.
 4. When floodproofing is utilized for an applicable structure, a floodproofing certificate shall be provided to the floodplain administrator and be completed by a licensed professional engineer or architect.
 5. For all development proposed in the floodway, no-rise certification shall be provided to the floodplain administrator and be completed by a licensed professional engineer.
 6. Any other such information as reasonably may be required by the City Engineer shall be provided.
 7. Letters of Map Revision: Federal regulations in Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.5 and 65.6 allow for changes to the special flood hazard area through a Letter of Map Revision (LOMR) or a Letter of Map Revision Based on Fill (LOMR-F), provided the community determines that the land and any existing or proposed structures that would be removed from the floodplain are "reasonably safe from flooding." The community acknowledgement form asserting this is required for LOMR and LOMR-F applications and must be signed by the floodplain administrator. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:
 - (a) Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F.
 - (b) Applicant shall demonstrate that the property and any existing or proposed structures will be "reasonably safe from flooding," according to the minimum design standards in FEMA Technical Bulletin 10-01.
 - (c) All requirements listed in the Simplified Approach in FEMA Technical Bulletin 10-01 shall be met and documentation from a registered professional engineer shall be provided. If all of these requirements are not met, applicant must provide documentation in line with the Engineered Approach outlined in FEMA Technical Bulletin 10-01.]

e. FLOOD DATA REQUIRED

1. All Zone A areas on the FIRM are subject to inundation of the base flood; however, the base flood elevations are not provided. Zone A areas shall be subject to all development provisions of this ordinance. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from federal, state, or other sources, including from a study commissioned by the applicant pursuant to best technical practices.
2. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations.

f. VARIANCES AND APPEALS

1. Variance and Appeals Procedures
 - (a) The Board of Adjustment as established by City of Columbus shall hear and decide appeals and requests for variances from the requirements of this ordinance.

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- (b) The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the City Engineer in the enforcement or administration of this ordinance.
- (c) Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in *Nebraska Revised Statutes* Section 23-168 (for counties) and *Nebraska Revised Statutes* Section 19-192 (for municipalities).
- (d) In evaluating such appeals and requests, the Board of Adjustment shall consider technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:
 - i. The danger to life and property due to flooding or erosion damage;
 - ii. The danger that materials may be swept onto other lands to the injury of others;
 - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner, future owners, and neighboring properties;
 - iv. The importance of the services provided by the proposed facility to the community;
 - v. The necessity of the facility to have a waterfront location, where applicable;
 - vi. The availability of alternative locations that are not subject to flooding or erosion damage for the proposed use;
 - vii. The compatibility of the proposed use with existing and anticipated development;
 - viii. The relationship of the proposed use to the comprehensive plan and the floodplain management program for that area;
 - ix. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - x. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - xi. The costs of providing government services during and after flood conditions including emergency management services and maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, streets, and bridges.

2. Conditions for Variances

- (a) Variances shall only be issued upon a showing of good and sufficient cause and also upon a determination that failure to grant the variance would result in an exceptional hardship to the applicant.
- (b) Variances shall only be issued based upon a determination that the granting of a variance will not result in increased flood heights.
- (c) Variances shall only be issued based upon a determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (d) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items E-I below have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- (e) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure on the National Register of Historic Places and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (f) Variances shall not be issued within any designated floodway if any increase in water surface elevations along the floodway profile during the base flood discharge would result.
- (g) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (h) The applicant shall be given a written notice over the signature of a community that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and also that such construction below the base flood elevation increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.
- (i) All requests for variances and associated actions and documents, including justification for their issuance, shall be maintained by the community.

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g. ENFORCEMENT

1. Violations

Failure to obtain a floodplain development permit or the failure of a structure or other development to be fully compliant with the provisions of this ordinance shall constitute a violation. A structure or other development without a floodplain development permit, elevation certificate, certification by a licensed professional engineer of compliance with these regulations, or other evidence of compliance is presumed to be in violation until such time as documentation is provided.

2. Notices

When the floodplain administrator or other authorized community representative determines, based on reasonable grounds, that there has been a violation of the provisions of this ordinance, the floodplain administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

- (a) Be in writing;
- (b) Include an explanation of the alleged violation;
- (c) Allow a reasonable time for the performance of any remedial act required;
- (d) Be served upon the property owner or their agent as the case may require; and
- (e) Contain an outline of remedial actions that, if taken, will bring the development into compliance with the provisions of this ordinance.

3. Penalties

- (a) Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person, firm, corporate, or other entity that violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100.00 , and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.
- (b) The imposition of such fines or penalties for any violation or non-compliance with this ordinance shall not excuse the violation or non-compliance or allow it to continue. All such violations or non-compliant actions shall be remedied within an established and reasonable time.
- (c) Nothing herein contained shall prevent the City of Columbus or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

5-26 STANDARDS FOR FLOODPLAIN DEVELOPMENT

a. GENERAL PROVISIONS

1. Alteration or Relocation of a Watercourse

- (a) A watercourse or drainway shall not be altered or relocated in any way that in the event of a base flood or more frequent flood will alter the flood carrying characteristics of the watercourse or drainway to the detriment of upstream, downstream, or adjacent locations.
- (b) No alteration or relocation shall be made until all adjacent communities that may be affected by such action and the Nebraska Department of Natural Resources have been notified and all applicable permits obtained. Evidence of such notification shall be submitted to the Federal Emergency Management Agency.

2. Encroachments

- (a) When proposing to permit any of the following encroachments, the standards in Section

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- 5.1 (B) (ii) shall apply:
- i. Any development that will cause a rise in the base flood elevations within the floodway; or
 - ii. Any development in Zones A, A1-30, and Zone AE without a designated floodway that will cause a rise of more than one foot in the base flood elevation; or
 - iii. Alteration or relocation of a stream; then
- (b) The applicant shall:
- i. Apply to FEMA for conditional approval of such action via the Conditional Letter of Map Revision process (as per Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.12) prior to the permit for the encroachments; and
 - ii. Supply the fully approved package to the floodplain administrator including any required notifications to potentially affected property owners.
3. Floodway Overlay District
- (a) Standards for the Floodway Overlay District
 - i. New structures for human habitation are prohibited.
 - ii. All encroachments, including fill, new construction, substantial improvements, and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during the occurrence of the base flood discharge. These developments are also subject to all the standards of Section 5.
 - iii. In Zone A areas, obtain, review, and reasonably utilize any flood elevation and floodway data available through federal, state, or other sources, including studies done under Section 5.3 (H) "Subdivisions", in meeting the standards of this section.
 - (b) Only uses having a low flood-damage potential and not obstructing flood flows shall be allowed within the Floodway Overlay District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway Overlay District:
 - i. Agricultural uses such as general farming, pasture, nurseries, and forestry
 - ii. Residential uses such as lawns, gardens, parking, and play areas
 - iii. Nonresidential uses such as loading areas, parking, and airport landing strips
 - iv. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, and wildlife and nature preserves.

b. ELEVATION AND FLOODPROOFING REQUIREMENTS

1. Residential Structures
 - (a) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation.
 - (b) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
 - (c) In the floodway, new structures for human habitation are prohibited.
2. Nonresidential Structures
 - (a) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, floodproofed so that below one (1) foot above the base flood elevation:
 - i. The structure is watertight with walls substantially impermeable to the passage of water and
 - ii. The structure has structural components with the capability of resisting

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hydrostatic and hydrodynamic loads and effects of buoyancy.

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 4.

- (b) In Zone AO, all new construction and substantial improvements shall have the lowest floor elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet; or, together with attendant utility and sanitary facilities, floodproofed so that below one (1) foot above the base flood elevation:
 - i. The structure is watertight with walls substantially impermeable to the passage of water and
 - ii. The structure has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 4.

3. Space Below Lowest Floor

- (a) Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be used solely for the parking of vehicles, building access, or limited storage of readily removable items.
- (b) Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - i. A minimum of two openings having a net total area of not less than one (1) square inch for every one (1) square foot of enclosed space,
 - ii. The bottom of all openings shall not be higher than one (1) foot above grade, and
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

4. Appurtenant Structures

- (a) Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:
 - i. The structure shall not be used for human habitation.
 - ii. The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.
 - iii. The floor area shall not exceed 400 square feet.
 - iv. The structure shall have a low damage potential.
 - v. The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.
 - vi. The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1. A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
 - 2. The bottom of all openings shall not be higher than one (1) foot above grade, and
 - 3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
 - vii. No utilities shall be installed in the structure, except electrical fixtures which must

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be elevated or floodproofed to one (1) foot above base flood elevation.

viii. The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

ix. If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

5. Manufactured Homes

(a) Require that all manufactured homes to be placed or substantially improved within floodplains on sites:

i. Outside of a manufactured home park or subdivision,

ii. In a new manufactured home park or subdivision,

iii. In an expansion to an existing manufactured home park or subdivision, or

iv. In an existing manufactured home park or subdivision on which a manufactured home as incurred substantial damage as the result of a flood,

Be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Section.

(b) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas that are not subject to the provisions of Section 5.2 (D) (b) be elevated so that either;

i. The lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation, or

ii. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 5.2 (F) (iv).

(c) New manufactured home parks of five (5) acres or fifty (50) lots, whichever is less, shall follow the standards of Section 5.3 (H) "Subdivisions".

(d) All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

i. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;

ii. Frame ties be provided at each corner of the manufactured home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;

iii. Any additions to the manufactured home be similarly anchored.

6. Existing Structures

(a) The provisions of this ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to a structure in the floodplain, a floodplain development permit is required and the provisions of 5.2 (G) (ii-iv) shall apply.

(b) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure where the costs of which would equal or exceed fifty (50) percent of the pre-improvement market value shall constitute a substantial improvement and shall fully comply with the

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provisions of this ordinance.

- (c) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure in the floodway shall comply with the provisions of 5.1 (C).
- (d) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure that will change the compliance requirements of the building shall require applicable documentation including an elevation certificate, floodproofing certificate, or no rise certification.

c. DESIGN AND CONSTRUCTION STANDARDS

1. Anchoring

All buildings or structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. Building Materials and Utilities

- (a) All buildings or structures shall be constructed with materials and utility equipment resistant to flood damage. All buildings or structures shall also be constructed by methods and practices that minimize flood and flood-related damages.
- (b) All buildings or structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Drainage

- (a) Within Zones AO and AH, adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

4. Water Supply and Sanitary Sewer Systems

- (a) All new or replacement water supply and sanitary sewer systems shall be located, designed, and constructed to minimize or eliminate flood damages to such systems and the infiltration of floodwaters into the systems.
- (b) All new or replacement sanitary sewage systems shall be designed to minimize or eliminate discharge from the system into floodwaters.
- (c) On-site waste disposal systems shall be located and designed to avoid impairment to them or contamination from them during flooding.

5. Other Utilities

All other utilities such as gas lines, electrical, telephone, and other utilities shall be located and constructed to minimize or eliminate flood damage to such utilities and facilities.

6. Storage of Materials

- (a) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
- (b) The storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

7. Recreational Vehicles

Within any floodway, recreational vehicles and recreational vehicle parks shall be prohibited.

Recreational vehicles to be placed on sites within the floodplain shall:

- (a) Be on site for fewer than 180 consecutive days;
- (b) Be fully licensed and ready for highway use, which shall mean it is on

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- its wheels or jacking system, is attached to the site by only quick-disconnect type utilities and security devices, and no permanently attached additions; or
- (c) Meet the permit requirements and the elevation and anchoring requirements for manufactured homes of this ordinance.

8. Subdivisions

Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall require assurance that:

- (a) All such proposals are consistent with the need to minimize flood damage;
- (b) All public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage;
- (c) Adequate drainage is provided so as to reduce exposure to flood hazards; and
- (d) Proposals for development (including proposals for manufactured home parks and subdivisions) of five (5) acres or fifty (50) lots, whichever is less, where base flood elevation data are not available, shall be supported by hydrologic and hydraulic analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for Conditional Letters of Map Revision and a Letters of Map Revision.

5-27 NONCONFORMING USE

a. A structure or use of a structure or premises that was lawful before the passage or amendment of this ordinance, but that is not in conformity with the provisions of this ordinance may be continued subject to the following conditions:

(a) If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this ordinance. The Utility Department shall notify the City Engineer in writing of instances of nonconforming uses where utility services have been discontinued for a period of six (6) months.

(b) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, or safety code or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

5-28 AMENDMENTS

a. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed to reflect any and all changes in federal, state, or local regulations provided, however, that no such action may be taken until after a public hearing in relation thereto, at which citizens and parties in interest shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Columbus. At least 15 days shall elapse between the date of this publication and the public hearing.

b. A copy of such amendments will be provided to the Nebraska Department of Natural Resources and the Federal Emergency Management Agency for review and approval before being adopted.

5-29 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

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0.2% Annual Chance Floodplain means the floodplain that would be inundated by the 0.2% annual chance flood and delineated on the Flood Insurance Rate Maps.

Appurtenant Structure shall mean a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as "accessory structure."

Area of Shallow Flooding means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base Flood means the flood having one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation means the elevation to which floodwaters are expected to rise during the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building means "structure." See definition for "structure."

Development means any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion or alteration of buildings or other structures; the placement of manufactured homes; streets and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; or obstructions.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas.

Flood Fringe is that area of the floodplain, outside of the floodway, that has a one percent chance of flood occurrence in any one year.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Flood Insurance Study has delineated the special flood hazard area boundaries and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Insurance Rate Map and the water surface elevation of the base flood.

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. Floodplain and special flood hazard area are the same for use by this ordinance.

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Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

Floodway or Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built or modified so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New Construction for floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Obstruction means any wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation (including the alteration or relocation of a watercourse or drainway), channel rectification, bridge, conduit, culvert, building, stored equipment or material, wire, fence, rock, gravel, refuse, fill, or other analogous structure or matter which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry such structure or matter downstream to the damage or detriment of either life or property. Dams

SPECIAL AND OVERLAY DISTRICTS

designed to store or divert water are not obstructions if permission for the construction thereof is obtained from the Department of Natural Resources pursuant to the Safety of Dams and Reservoirs Act (*Nebraska Revised Statutes* 46-1601 to 46-1670 as amended).

Overlay District is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Post-FIRM Structure means a building that was constructed or substantially improved after December 31, 1974 or on or after the community's initial Flood Insurance Rate Map dated April 19, 2010, whichever is later.

Pre-FIRM Structure means a building that was constructed or substantially improved on or before December 31, 1974 or before the community's initial Flood Insurance Rate Map dated April 19, 2010, whichever is later.

Principally Above Ground means that at least 51 percent of the actual cash value of the structure is above ground.

Recreational Vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Flood Elevation means the base flood elevation (BFE) plus a freeboard factor as specified in this ordinance.

Special Flood Hazard Area (SFHA) is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

Start of Construction means the date the floodplain development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. "Start of construction" also includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

Structure means a walled and roofed building that is principally above ground, as well as a manufactured home and a gas or liquid storage tank that is principally above ground.

Subdivision means the division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development.

Substantial Damage means damage of any origin sustained by a structure whereby the cumulative cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

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Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance is a grant of relief to an applicant from the requirements of this ordinance that allows construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Violation means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means any depression two feet or more below the surrounding land that serves to give direction to a current of water at least nine months of the year and that has a bed and well-defined banks.

5-30 to 5-33 RESERVED FOR FUTURE USE

SPECIAL AND OVERLAY DISTRICTS

5-36 A: AGRICULTURAL OVERLAY DISTRICT

5-37 Purpose

This district is intended to permit the use of limited agricultural activities in combination with residential land uses. It recognizes the existence in Columbus of specific neighborhoods that, while developed to urban densities, also include certain farm uses, including the raising of both crops and animals. It further recognizes that such uses should be strictly controlled in order to minimize effects on neighboring properties.

5-38 Application of District

This district may be used only in combination with the RR, R-1, or R-2 zoning districts.

5-39 Permitted Uses

In addition to those uses permitted by the base district, the following additional uses are permitted in the Agricultural Overlay District:

- a. Horticulture
- b. Crop Production
- c. Animal Production, subject to the following additional conditions:
 1. Any new animal shelter, confinement facility, or animal unit shall require approval by the City Council through the special use permit procedure;
 2. Any accessory facilities or shelters must be located at least 50 feet from any residences other than the principal residence on the property where such facilities or shelters located; and at least 50 feet from any lot line of a property under different ownership.

5-40 Pre-Existing Zoning

Any property zoned R-2b on the effective date of this Ordinance shall be considered to be zoned R-2 with an Agricultural Overlay District.

5-41 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each A Overlay District application.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning Commission may recommend amendments to A District applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing an A Agricultural Overlay District.

SPECIAL AND OVERLAY DISTRICTS

- f. The Ordinance adopting the A District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.

SUPPLEMENTAL USE REGULATIONS

6 ARTICLE SIX

SUPPLEMENTAL USE REGULATIONS

6-1 Purpose

The Supplemental Use Regulations set forth additional standards for certain uses located within the various zoning districts. These regulations recognize that certain use types have characteristics that require additional controls in order to protect public health, safety, and welfare. These regulations complement the use regulations contained in Article Four of this Ordinance.

6-2 Supplemental Use Regulations: Agricultural Uses

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

a. Horticulture and Crop Production: Retail Sales

Retail operation of garden centers or roadside stands associated with a primary agricultural use may be permitted in the AG District, subject to the following requirements:

1. Garden Centers

(a) A garden center is a building or premises used for the retail sale of plant materials or items useful in the growing or display of lawns, gardens, and plants.

(b) Garden centers must conform to all site development regulations for the zoning district.

(c) Any garden center adjacent to a residential district must maintain a 20-foot landscaped bufferyard, consistent with the standards established in Sections 8-4 and 8-5.

2. Roadside Stands

(a) A roadside stand is a facility used on a temporary or seasonal basis for the retail sale of produce grown largely on adjacent or surrounding agricultural lands.

(b) A roadside stand may be located within a required front yard but no closer than 40 feet to the edge of a traveled roadway.

(c) A roadside stand may operate for a maximum of 180 days in any one year.

b. Commercial Feedlots

1. No new commercial feedlots shall be established within the zoning jurisdiction of the City of Columbus.

SUPPLEMENTAL USE REGULATIONS

6-3 Supplemental Use Regulations: Residential Uses

a. Zero-Lot-Line Single-Family Detached Residential

~~Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:~~

- ~~1. The side yard opposite to the zero yard must equal at least twice the normal required side yard;~~
- ~~2. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use;~~
- ~~3. An easement for maintenance of the zero lot line facade is filed with the Platte County Register of Deeds and the City Clerk at the time of application for a building permit.[VT17]~~

b. Single-Family Attached

~~When permitted, the minimum side yard opposite the common wall shall be equal to twice the normal required side yard.[VT18]~~

ac. Townhouse Residential

Where permitted, townhouse residential is subject to the following regulations:

1. The site area per unit must be 4,250 square feet in the R-2 District and 3,000 square feet in all other districts where permitted;
2. The minimum width for any townhouse lot sold individually shall be 25 feet, except within an approved creative subdivision;
3. Coverage percentages are computed for the site of the entire townhouse common development.

bd. Two Single-Family Residential

- ~~1. The two single family units shall be separated by a minimum of 14 feet. second dwelling unit shall be located to the rear of the site and shall be separated from the front dwelling unit by a minimum of 25 feet.~~
2. The second dwelling unit shall be served by a driveway at least ten feet in width, leading from a public street adjacent to the lot.

e. Multi-Family and Group Residential in B-1 District

Multi-family and Group Residential uses are permitted in the B-1 District only on levels above street level except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the City Council with the recommendation of the Planning Commission.

f. Mobile Home Parks in the RMH District Non Traditional Residential Parks in NTR District

SUPPLEMENTAL USE REGULATIONS

In the ~~RMH Mobile Home~~NTR Residential District, which permits mobile home, tiny home and other non traditional residential use, such use may be configured in a Mobile Home Non Traditional Park or Park or Mobile Home Non Traditional Residential Subdivision. A Mobile Home Non Traditional Residential Park or Subdivision may be approved administratively once all the following regulations are met: ~~is subject to approval of a Special Use permit and compliance with the following regulations:~~

1. Property is properly zoned, Non Traditional Residential.

2. Certification Completed Development Agreement

~~A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection, and any other applicable requirements shall be required of all Mobile Home Parks.~~

~~2. Minimum and Maximum Area~~

~~The contiguous area of a Mobile Home Park shall be not less than two acres.~~

3. Density Requirements as defined in Table 4-3(b)

~~(a) The minimum gross site area per dwelling unit shall be 5,500 square feet.~~

~~(b) The minimum size of an individual mobile home space shall be 3,000 square feet.~~

~~(c) Each mobile home space shall be at least 40 feet wide and 75 feet in length.~~

[VT19]

4. Site Development Minimum Standards.

(a) Setbacks: Each Mobile Home Park Non Traditional Residential Park and Subdivision shall have a minimum perimeter setback of 35 feet from adjacent non-residential uses and 50 feet from adjacent residential uses. No space for a dwelling unit or any other structure shall be permitted in the required setback.

(b) Setback Landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Section 8 of this Ordinance. Screening shall be provided in conformance with Section 8-5 for any common property line with another non-residential use.

~~(c) Impervious Coverage: Impervious coverage for a Mobile Home Park shall not exceed 50 percent of the total site area.~~

~~(e)~~ ~~(d) Open Space Requirements, table 4-3(b):~~ Each Non-Traditional Residential Park shall provide a minimum of 250 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians.

~~(f) Parking Minimum Requirements, table 9-1.~~

~~(e) Separation Between Mobile Home Units: The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be 20 feet.~~

~~(g)~~ ~~(f) Separation and Setbacks for Accessory Buildings: An accessory building on a mobile home space maintain a minimum rear and side yard setback of five feet. A~~

SUPPLEMENTAL USE REGULATIONS

~~—minimum distance of ten feet shall be provided between any mobile home and an _____ unattached accessory building. Parking: Park requires common parking. Subdivision requires on-site parking.~~

5. Street Access and Circulation Requirements

(a) Access to Public Street: Each ~~Mobile Home Park~~NTR Park and Subdivision must abut and have access to a dedicated public street with a right-of-way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.

~~(b)~~ (b) Vehicular Circulation: The ~~Mobile Home~~NTR Parks and Subdivisions must provide interior vehicular circulation on a private internal street system.

i. One side on Street Parking Minimum interior street width shall be a minimum of 27 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length without a variance.

ii. No on street parking. Minimum interior street width shall be a minimum of 24 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length without a variance.

~~(c) Separation between Units and Circulation Areas: The minimum distance between a mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.~~

(d) Sidewalks or Path: Each ~~Mobile Home~~NTR Park and Subdivision shall provide a sidewalk or path system to connect each ~~mobile home space~~lot to common buildings or ~~community facilities~~open space constructed for the use of its residents; and to the fronting public right-of-way. Sidewalk and path width shall be at least four feet. Public sidewalk connectivity must be provided.

(e) Street and Sidewalk Standards: All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

~~(f) Parking Requirements: Each Mobile Home Park must provide at least one off-street parking stall for each mobile home space.~~

6. Utilities: All ~~Mobile Home Parks~~living units shall ~~be provide individual units and common facilities~~ _____ with an adequate, have piped supply of hot and cold water for both drinking and domestic _____ purposes; domestic sewer service; and standard electrical service, providing at least one 120-volt and one 240-volt electrical service outlet to each ~~mobile home space~~living unit.

7. Financial Responsibility: Each application for a ~~Mobile Home~~NTR Park and Subdivision shall include a _____ demonstration by the developer of financial capability to complete the project; and a _____ construction schedule.

SUPPLEMENTAL USE REGULATIONS

8. Completion Schedule: Construction must ~~be~~ begin on any approved ~~Mobile Home~~Non Traditional Parks and Subdivisions within one year of the date of approval. Such construction shall be completed within two years of approval, unless otherwise extended by the ~~Commission~~Administrator.

~~9. All other uses and provisions of the Columbus Mobile Home Park regulations are incorporated herein by reference.~~

g. Mobile Home Subdivisions in the RMH District

~~Mobile Home Subdivisions shall be developed in accordance with all standards and requirements set forth in the Subdivision Chapter of the Land Development Ordinance of Columbus. Site development regulations shall be the same as those required in the R-2 Zoning District.~~

6-4 Supplemental Use Regulations: Civic Uses

a. Clubs

Clubs located adjacent to residential uses shall maintain a bufferyard of not less than ~~fifteen~~seven feet along the common boundary with such residential use.

b. Day Care

Day care facilities are permitted by Special Use permit in the MH General Industrial Zoning District only if incidental to a permitted primary use.

c. Group Care Facilities and Group Homes

1. Each group care facility or group home must be validly licensed by either the State of Nebraska or the appropriate governmental subdivision.
2. Group homes are permitted in the B-1 District only on levels above street level except that a facility specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the City Council with the recommendation of the Planning Commission.

6-5 Supplemental Use Regulations: Commercial Uses

a. Auto Repair, Equipment Repair, and Body Repair

1. Where permitted in commercial districts, all repair activities must take place within a completely enclosed building.
2. Any spray painting must take place within structures designed for that purpose and approved by the Building Official.

b. Auto Washing Facilities

SUPPLEMENTAL USE REGULATIONS

1. Each conveyor operated auto washing facility shall provide 100 feet of stacking capacity per washing lane on the approach side of the washing structure and stacking space for two vehicles on the exit side.
2. Each self-service auto washing facility shall provide stacking space for three automobiles per bay on the approach side and one space per bay on the exit side of the building.

c. Bed and Breakfasts

Bed and Breakfasts permitted in the B-1 District must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by ~~handicapped people with physical disabilities~~ ~~people~~ may be located on the street level.

d. Campgrounds

1. Minimum Size: Each campground ~~established after the effective date of this title~~ shall have a minimum size of one acre.
2. Setbacks: All campgrounds shall maintain a 50-foot front yard setback and a 25-foot bufferyard from all other property lines.
3. Each campground must maintain water supply, sewage disposal, and water and toilet facilities in compliance with all City ordinances, state and federal regulations; or, alternatively, be limited to use by self-contained campers, providing their own on-board water and disposal systems.

e. Convenience Storage

When permitted in the AG, RR, and B-2 Districts, convenience storage facilities shall be subject to the following additional requirements:

1. The minimum size of a convenience storage facility shall be 8,712 square feet of lot area;
3. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.

f. Crematory

When permitted in the MH Zoning District or for a Special Use Permit in a B2 or ML/C-1 Zoning District, a crematory shall be subject to the following additional requirements:

1. Shall only be allowed if licensed by the State of Nebraska and in compliance with any applicable regulatory agency(ies).
2. A plan of operation shall be submitted to the City building department and is required to meeting all environmental requirements and accompanied by a site plan showing all existing and future or planned facilities on the site. The plan of operation shall address hours of operation, number of licensed persons on site trained to operate the crematory unit, procedures to be followed in processing the remains, including required permits and authorizations to be obtained from doctors and county coroner as the case may require. Said plan of operation is subject to periodic review which will address all life safety codes.

SUPPLEMENTAL USE REGULATIONS

3. The following setback shall be complied with: a 20 foot setback unless a greater setback is otherwise required under this Code. Landscaping and buffer yards as required under this Code.
4. All services and activities associated with said crematory must take place within a completely enclosed building, including the unloading of human remains from the transporting vehicle and must maintain the integrity of the surrounding area.
5. All driveway approaches at least 20 feet outward from the crematory toward the City street must be paved with either concrete or asphalt.

g. Sexually Oriented Business

When permitted in an ML/C-1 Zoning District with a Special Use Permit, a sexually oriented business shall be subject to the following additional requirement:

1. Shall not be operated within 300 feet of:
 - (a) A church;
 - (b) A public or private elementary or secondary school;
 - (c) A boundary of a residential or historic district;
 - (d) A park or recreational trail;
 - (e) A property line of a lot devoted to a residential use;
 - (f) A hospital; or
 - (g) A fairgrounds.

6-6 Supplemental Use Regulations: Industrial Uses

a. Resource Extraction

Resource extraction, where permitted, is subject to the following additional requirements:

1. Erosion Control: A resource extraction use may not increase the amount of storm runoff onto adjacent properties. Erosion control facilities, including retention or detention and sediment basins, are required of each facility if necessary to meet this standard.
2. ~~Surface Drainage Ponding of Water: The surface of the use may not result in the collection or ponding of water, unless specifically permitted by the City Council. The site may be used as a lake or body of water, subject to approval by the City Council with the recommendation of the Planning Commission and the Lower Loup Natural Resources District.~~
3. Storage of Topsoil: Topsoil shall be collected and stored for redistribution at the site where mining took place following the end of the operation, except where ponding is approved.
4. Elimination of Hazards: Excavation shall not result in a hazard to any person or property. The following measures are required:
 - (a) Restoration of slopes to a gradient not exceeding 33% as soon as possible;

SUPPLEMENTAL USE REGULATIONS

(b) Installation of perimeter safety ~~screening~~fencing of at least 6 feet in height; when located within 300 feet of any residential or public use district. Acceptable fencing types include chain link, wood, metal or vinyl with no opening which would allow a 4 inch sphere to pass through.

(c) Installation of visual screening adjacent to any property within a residential or public use district. If fencing required in above (b) is solid, it may be used to fulfill this requirement.

~~5. Restoration of Landscape: The topography and soil of the resource extraction site shall be restored and stabilized within nine months of completion of the operation. The site shall be seeded, planted, and contoured in a way that prevents erosion. Alternatively, the site may be used as a lake or body of water, subject to approval by the City Council with the recommendation of the City Council and the Lower Loup Natural Resources District.~~

6. Topographic & Site Plan: Submittal must include a proposed topographic plan and, if applicable, a subdivision layout of the completed project.

b. Salvage Services

1. Screening:

(a) The perimeter of each new facility shall be fully enclosed by opaque, free-standing fencing, or screen walls. Minimum height of this enclosure shall be ten feet. Any such enclosure shall be constructed behind required landscaped bufferyards.

(b) Each existing salvage services facility shall be screened as provided above within one year of the effective date of this Ordinance.

2. Storage of materials within any salvage services facility may not be higher than the height of the surrounding screen fence or wall.

3. No Salvage Services use may be established within 300 feet of the nearest property line of a residential or public use zoning district.

c. Development within County Designated Industrial Areas

1. All applications for Industrial Areas proposed for designation by Platte County under Sections 19-2501 through 19-2511 shall be referred by the City of Columbus to the Planning Commission for review and recommendations. Following Planning Commission action, the City Council shall act on the request.

2. Any agreement between Columbus and Platte County involving approval of such a designation may include, but not be limited to, the following conditions:

(a) The proposed Industrial Area designation is consistent with the principles and objectives of the Comprehensive ~~Development~~ Plan;

(b) The City reserves the right to request and receive an annual report from any owner or renter of property within the designated Industrial Area, accurately indicating the current and proposed use of any land, buildings, or facilities within the area. The annual report may be requested in January 4 of each year is due

SUPPLEMENTAL USE REGULATIONS

annual and on or before ~~February-March~~ 1 of that year. Failure to submit an acceptable report within this schedule shall result in revocation of occupancy permits and zoning privileges granted by the City;

(c) Any newly created Industrial Area shall be designated for a period not to exceed 10 years. The City Council, after recommendation by the Planning Commission, may extend this term in two-year increments, up to a maximum term of twenty years;[VT20]

(d) These provisions do not apply to Industrial Areas designated before December 5, 1983. However, the City may request the Platte County Board to review existing Industrial Areas within the city's jurisdiction from time to time.

6-7 Home-Based Businesses[VT21]

The intent of this section is to allow residents the opportunity to use their residence as a place to produce or supplement their personal and family income, while protecting residential areas from adverse effects associated with a home-based business and to achieve and maintain an attractive and efficiently functioning community. Home-based businesses are permitted in residential units subject to the conditions set forth in this section.

a. Violations

1. A home-based business shall comply with all City Codes.
2. If a violation of the City Code exists, the zoning administrative officer or his/her designee shall, in writing, note the specific area of noncompliance and the home-based business shall have a ten (10) day period in which to achieve compliance. Failure to comply with City Codes shall constitute an offense.

b. Building Use

The home-based business shall be incidental to the residential use of the property where it is operated. No more than ~~20~~30% of the total first floor area of the primary residential structure all buildings on the premises shall be used for the operation of home-based businesses. To be considered a home-based business, at least one owner of such business must live on the premises.

c. External Activities

Any outdoor activities carried out in conjunction with the home-based business must be in keeping with, and maintain the integrity of, the surrounding residential area.

1. The growing, in an unobtrusive manner, of plants, flowers, vegetables, fruit, and similar materials utilized in the operation of the home-based business need not be screened.
2. Other activities not consistent with the character of the surrounding residential area must be screened from view.

d. External Effects

The home-based business shall not constitute a hazard or nuisance to neighboring properties.

SUPPLEMENTAL USE REGULATIONS

1. Outdoor storage of any equipment, machinery, parts, goods, materials, or other appurtenances of the business shall not be permitted, ~~other than motor vehicles used by the owner to conduct business.~~
2. The home-based business shall not involve the parking or storage of tractor-trailers, semi-trucks, or heavy equipment, such as construction equipment, used in a business.
3. Welding, vehicle body repair, vehicle painting, mechanical repair, rebuilding or dismantling of vehicles, or other like businesses are not allowed as home-based businesses.
4. Businesses which involve the production, storage, distribution, or collection of hazardous chemicals, toxic materials, fireworks, or similar materials, or other like businesses, are not allowed as home-based businesses.
5. The home-based business shall not cause glare, noise, odors, or electronic interference to the residents of surrounding properties.
6. The home-based business shall not require additional on- or off-street parking; ~~nor shall it generate, on a consistent basis, more vehicular traffic than the area was designed to accommodate.~~

e. Employees

A home-based business may employ individuals under the following conditions:

1. At any given time, a home-based business may employ no more than ~~a total of six (6) individuals, including family members and owner(s) and no more than two (2) full-time, part-time, temporary, or contract labor employees;~~ two (2) individuals that are not a resident of the primary home.
2. If more than one home-based business is operated from the same residential property, the maximum number of employees applies to all businesses taken together, not to each business separately.

f. Signage

Signage designating a home-based business shall be limited to one non-illuminated and non-reflective sign.

1. Signage may include at most the name of the home-based business, a logo symbol, ~~phone number~~ contact information, address, and indication of the appropriate public entrance. The sign may contain less information. The sign may not exceed four square feet and must be attached to the building.

~~4.2~~ The presence or design of the sign shall not detract from the property or the surrounding residential area; neither shall its size constitute a visual hazard. Signage must be contained entirely on the property and must maintain appropriate distances from the boundaries of neighboring properties.

6-8 Supplemental Use Regulations: Accessory Uses

a. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot.

SUPPLEMENTAL USE REGULATIONS

1. Private garages ~~and accessory buildings and parking~~ for the residential use shall not be allowed on more than 50% of the allowable lot coverage and no single detached accessory building shall exceed 35% of the allowable lot coverage.
2. Recreational activities and uses by residents.
3. Home occupations, subject to Section 6-7 of these regulations.
4. ~~4. Residential convenience services [VT22] for multi-family uses~~ and Non Traditional Residential mobile home parks.
5. Garage sales, provided that the frequency of such sales at any one location shall not exceed one during a continuous two month period or four sales during any twelve month period.
6. Within the RR Rural Residential District only, any lot of two acres and over may maintain one horse, llama, other hooved animal, or large bipedal bird. Such a lot may have one additional animal for each additional full acre of lot area over two acres, up to a maximum total of five animals. The animal or animals provided for in this paragraph shall be subject to the approval of a Special Use Permit.[VT23]

Animal production as defined in 3-3(c) shall be subject to a special use permit within the RR Rural Residential District.

b. Permitted Accessory Uses: Civic Use Types

Guidance Services and Health Care use types are permitted in the MH General Industrial zoning districts only as accessory uses to a primary industrial use.

c. Permitted Accessory Uses: Other Use Types

~~Other use types may include the following accessory uses, activities, and structures on the same lot:~~

- ~~1. Parking for the principal use.~~
- ~~2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided that such manufacturing is totally contained within the structure housing the principal use.~~
- ~~3. Services operated for the sole benefit of employees of the principal use.~~

d. Permitted Accessory Uses: Agricultural Use Types

1. Garden centers and roadside stands, subject to the regulations set forth in Section 6-2(a)(2).
2. Other uses and activities necessarily and customarily associated with the purpose and functions of agricultural uses.

6-9 Supplemental Use Regulations: Outdoor Storage

SUPPLEMENTAL USE REGULATIONS

Outdoor storage is prohibited in all zoning districts except the MH General Industrial zoning district, except as provided in this section.

a. Agricultural Use Types

Outdoor storage is permitted where incidental to agricultural uses.

b. Civic Use Types

Outdoor storage is permitted where incidental to Maintenance Facilities.

c. Commercial Use Types

1. Outdoor storage is permitted where incidental to Agricultural Sales and Service; Auto Rentals and Sales; Construction Sales; Equipment Sales and Service; Stables and Kennels; and Surplus Sales.
2. Outdoor storage is permitted where incidental to Body Repair, provided that such storage is completely screened at property lines by an opaque barrier, as set forth in Section 8-5. This provision shall apply to any Body Repair use established after the effective date of this Ordinance.

d. Industrial and Miscellaneous Use Types

1. Light Industry within the B-1 Central Business District zoning district may not include outdoor storage.
2. Outdoor storage is permitted where it is incidental to Light Industry outside of the B-1 Central Business District, ~~General Industry; Heavy Industry; Resource Extraction; Salvage Services; Warehousing; and Construction Yards~~. Any such outdoor storage within General Industry; Heavy Industry; Resource Extraction; Salvage Services; Warehousing; and Construction Yards is subject to screening requirements set forth in Section Eight.
3. Outdoor storage is permitted where incidental to landfills.

7. Building report for July.

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT July 2020

	Current Month 2020			Current Month 2019		
BUILDING PERMITS	COUNT	VALUE	FEES	COUNT	VALUE	FEES
Business/Industry						
Addition	0	0.00	0.00	2	140,782.00	775.16
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
New	1	50,500.00	302.18	4	7,607,717.00	16,339.46
Repairs/Remodel	1	30,000.00	200.00	0	0.00	0.00
Residence						
Addition	0	0.00	0.00	5	100,557.00	602.88
Alteration	1	2,000.00	25.00	0	0.00	0.00
Deck	10	96,080.00	693.44	5	39,100.00	272.80
Fence	21	44,713.00	536.58	19	94,665.00	475.00
Miscellaneous (Other)	1	2,000.00	25.00	0	0.00	0.00
* New Residence	9	2,914,816.84	7,609.83	3	830,000.00	2,507.80
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	5	89,300.00	533.75	2	6,000.00	67.50
Duplex/Townhouse (New)	0	0.00	0.00	3	655,496.00	2,151.59
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	0	0.00	0.00	1	6,240.00	46.20
New	7	150,300.00	857.14	3	76,100.00	453.60
Public Owned New	0	0.00	0.00	0	0.00	0.00
SPECIAL PERMITS						
Demolition	0	0.00	0.00	3	4,000.00	75.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	7	12,000.00	119.00	5	13,000.00	85.00
Move Building	0	0.00	0.00	0	0.00	0.00
Plumbing	8	73,300.00	464.00	37	1,635,333.00	3,840.00
Signs	0	0.00	0.00	0	0.00	0.00
MONTH TOTAL	71	3,465,009.84	11,365.92	92	11,208,990.00	27,691.99

	Year to Date 2020			Year to Date 2019		
BUILDING PERMITS	COUNT	VALUE	FEES	COUNT	VALUE	FEES
Business/Industry						
Addition	1	48,000.00	290.00	9	37,765,180.00	57679.41
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	2	6,750.00	50.00	0	0.00	0.00
Miscellaneous (Other)	3	56,000.00	406.25	2	56,000.00	368.75
New	6	2,401,125.00	5,001.43	12	33,638,600.00	68528.61
Repairs/Remodel	10	558,998.00	2,846.25	14	26,752,544.44	7806.99
Residence (*See "New" Residences Below)						
Addition	15	426,005.00	2,305.39	17	339,348.60	1987.81
Alteration	2	8,279.00	71.40	0	0.00	0.00
Deck	35	220,335.00	1,774.49	20	116,447.00	894.54
Fence	104	263,550.00	2,645.58	76	238,816.00	1900.00
Miscellaneous (Other)	7	74,610.00	501.01	2	40,500.00	245.00
* New Residence	30	9,650,752.84	27,159.49	32	8,147,039.00	25387.49
* New HUD Residence	0	0.00	0.00	1	130,760.00	524.17
Repairs/Remodel	23	468,670.00	2,638.65	27	516,880.00	2660.36
Duplex/Townhouse (New)	18	4,730,690.68	14,662.29	7	1,526,152.00	5013.24
Repairs/Remodel	1	15,000.00	99.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	2	22,000.00	150.50	1	6,240.00	46.20
New	16	627,775.00	2,804.92	16	301,508.00	1786.69
Public Owned	0	0.00	0.00	5	9,667,400.00	2265.00
SPECIAL PERMITS						
Demolition	6	16,000.00	175.00	21	100,600.00	525.00
Miscellaneous (Other)	1	3,920.00	38.06	0	0.00	0.00
Sprinklers	40	86,500.00	2,163.00	25	64,000.00	416.00
Move Building	2	8,000.00	56.00	2	5,000.00	53.80
Plumbing	118	2,369,700.00	12,372.00	141	15,090,628.00	12388.00
Signs	41	236,810.00	1,230.00	22	127,150.00	605.00
YEAR TOTAL	483	22,299,470.52	79,440.71	452	134,630,793.04	191,082.06

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
JULY 2020**

CURRENT MONTH 2020

CURRENT MONTH 2019

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	56
INSPECTIONS PERFORMED:	
FOOTINGS	19
FOUNDATION	4
FRAMING	49
MISCELLANEOUS	53
FINAL	49

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	15
INSPECTIONS PERFORMED:	
WATER AND SEWER	14
MISCELLANEOUS	9
ROUGH IN	42
FINAL	30

BUILDING ACTIVITY:

NEW PERMITS ISSUED	49
INSPECTIONS PERFORMED:	
FOOTINGS	33
FOUNDATION	11
FRAMING	32
MISCELLANEOUS	48
FINAL	27

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	15
INSPECTIONS PERFORMED:	
WATER AND SEWER	13
MISCELLANEOUS	8
ROUGH IN	53
FINAL	16

BUILDING ACTIVITY:

NEW PERMITS ISSUED	275
INSPECTIONS PERFORMED:	
FOOTINGS	92
FOUNDATION	31
FRAMING	314
MISCELLANEOUS	300
FINAL	226

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	158
INSPECTIONS PERFORMED:	
WATER AND SEWER	136
MISCELLANEOUS	82
ROUGH IN	311
FINAL	176

Respectfully Submitted,



Daniel Curtis
Community Development Director

8. Adjournment