

Planning Commission
Monday, September 14, 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 August 10, 2020, meeting.

PLANNING COMMISSION
August 10, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on August 10, 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, Colleen Bray, Bob Elsasser, Chad Kucera, Fernando Lopez, Jr., Josh Mueller, and Kristy Spawn. Members Kim Hoefer and Brent Ogle were absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, City Planner Trevor Harlow, and Assistant City Clerk Michaela Luckey. Also present was Mayor Bulkley.
2. **Minutes of July 13, 2020, meeting:** The minutes were approved with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Hoefer and Ogle were absent.
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):** Terry Schulz, Advanced Consulting Engineering Services and on behalf of the applicant, stated that the final plat is consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Mueller, and a second by Lopez. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Hoefer and Ogle were absent. A recommendation was made to the mayor and council to approve the final plat and development agreement of Meadow Ridge Eighth Addition with a motion by Kucera and a second by Bray as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Hoefer and Ogle were absent.
- 3.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:** Terry Schulz, on behalf of the applicant, stated that he was available to answer questions. No public testimony was heard. The public hearing closed with a motion by Mueller, and a second by Lopez. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted "Aye" and none voted "Nay". Hoefer and Ogle were absent. A recommendation was made to the mayor and council to include within the corporate city limits that portion not previously included

with a motion by Lopez and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent.

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):** Terry Schulz, on behalf of the applicant, stated that he was available to answer questions. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent. A recommendation was made to the mayor and council to approve the rezoning application of Meadow Ridge Properties, LLC with a motion by Lopez and a second by Bray as it is compatible with the area and consistent with the Future Land Use Map. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent.
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):** Robert Cruise, 3120 36 Street, stated that this rezoning would allow for the construction of an office complex adjacent to Highland Park Church. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent. A recommendation was made to the mayor and council to approve the rezoning request of Growth Properties, LLC with a motion by Lopez and a second by Bray as it is a good use of the property and compatible with the area. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent.
6. **Proposed updates to Articles Four, Five, and Six of the Land Development Ordinance:** Vasicek reviewed the proposed changes to Articles Four, Five, and Six of the Land Development Ordinance and stated that if any changes are made after being reviewed by the Planning Commission, those changes will be noted with the final version. Vasicek explained the difference between major and minor alternative energy production devices and what the minimum lot area is for an agricultural zoning.
7. **Building report for July 2020:** The building report was approved as presented with a motion by Kucera and a second by Lopez. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Ogle were absent.
8. **Adjournment:** The meeting adjourned at 7:20 p.m.

OFFICE OF THE CITY CLERK
: Michaela Luckey

- 3. Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1622 16 Street to 1615 2 Street.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move three houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 1615 2 Street; 1702 16 Street to 1621 2 Street; and 1604 16 Street to 1622 1 Street, all on September 28, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, east on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, southeast on Lost Creek Parkway to East 38 Street, east on East 38 Street to East 14 Avenue, south on East 14 Avenue to 8 Street, west on 8 Street to 12 Avenue, south on 12 Avenue to 2 Street, west on 2 Street to 16 Avenue.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 09:03:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: September 9, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: House Moving's and Garage

RECOMMENDATION:

The houses and garage have been inspected and found suitable for moving, if after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood the moving permits should be approved.

DISCUSSION:

We have received three applications to move houses from 1622 16th Street to 1615 2nd Street, from 1702 16th Street to 1621 2nd Street and from 1604 16th Street to 1622 1st Street. We also have an application to move a garage under 600 from 1604 16th Street to 1615 2nd Street, because the structure is under 600' the City Council is permitted to waive the Public Hearing and approve or deny the permit.

FISCAL IMPACT:

None

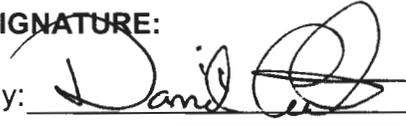
ALTERNATIVE:

Deny one or all of the permits.

SIGNATURE:

By: _____

Approved By: _____




FILED

CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

AUG 24 2020

**CITY CLERK
COLUMBUS, NEBR.**

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE. ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

BUILDING MOVER AND EQUIPMENT

NAME Bill Scribs - ~~David~~ Scribner
ADDRESS PO Box 2
CITY David City STATE NE ZIP 68632
TELEPHONE 402-277-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollies & beams

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Single family
CURRENT ADDRESS OF BUILDING: 1628 16th Str - Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 18 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 984

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: 1615 2nd Str - Columbus
LEGAL DESCRIPTION; LOT NO. 3 BLOCK NO. 208 ADDITION/SUBDIVISION Original City
LOT SIZE: 66 X 132 = 8,712 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Single family home

BUILDING OWNER

NAME Allsman Enterprises LLC - Matt & Katy Allsman
ADDRESS 4603 Louis Place
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-860-2588 402-270-1088

MOVING DATE

DATE: 9-28-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 22 FEET 6 INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building, The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (including any overhang or extension): 24 FEET _____ INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

- _____ 1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
- _____ 2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
- _____ 3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
- _____ 4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alterations are in accordance with the Zoning Regulations of the City.
- _____ 5. Verification that a building permit has been applied for and approved for the relocated building.
- _____ 6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

NOTICE OF MOVING ROUTE

- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted: I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY CODE REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25

DATE 8-24-2000

[Signature]
OWNER OF BUILDING (Signature Required)

FEES _____

[Signature]
BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Wehres And J Wood

CONDITION SATISFACTORY FOR MOVING: YES NO _____

[Signature]
BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

	NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE:	<u>Don French Frontier</u>	<u>8/14/20</u>
ELECTRICAL:	<u>Alain Gasper</u>	<u>8-18-20</u>
CABLE TV:	<u>Paul Miller</u>	<u>8-24-2020</u>
NATURAL GAS:	<u>David Miller</u>	<u>8-15-20</u>
POLICE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
STREET DEPARTMENT:	<u>Clayton Baker</u>	<u>8-17-20</u>
FIRE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	<u>Jane F Crombill</u>	<u>8-24-20</u>
<u>RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:</u>		
	<u>Bryan Strong Cornhusker PPD</u>	<u>8-19-20</u>
	<u>Mark J. Lane NPPD</u>	<u>8-24-20</u>
	<u>Anthony Trotta</u>	<u>8/24/20</u>
COUNTY SHERIFF DEPARTMENT	<u>[Signature]</u>	<u>8/24/20</u>

08/24/2020 07:08 PM CDT

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. **Posted Notice:** Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and in the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. **Notice of Publication:** At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. **Notice by Personal Service or Mail:** The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. **Affidavit of Compliance:** The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

5/13/2020

Platte County Assessor



Parcel Information	
Parcel ID:	710083468
Map Number	CHA-MBE-00-0005-00200
State Geo Code	2405-00-0-10330-005-0200
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE'S CHURCH OF COLUMBUS A NEBRASKA NON-PORFIT CORPORATION 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1622 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 18 BLK 5 CHAMBERS COLUMBUS
Lot Width:	52.00
Lot Depth:	132.00
Lot Size:	6864.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$65,680	\$18,875	\$0	\$46,805
2018	\$59,910	\$18,875	\$0	\$41,035

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,175.56	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History
No previous sales information is available (for the past 5 years).

5/13/2020

Platte County Assessor



Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

Residential Datasheet			
Zoning:	Single Family	Quality:	Average
Year Built:	1905	Style:	100% One Story
Exterior:	100% Frame, Siding	Bathrooms:	1.00
Bedrooms:	0	Heating/Cooling:	100% Warmed & Cooled Air
Plumbing Fixtures:	5	Min Finish:	0 sq. ft
Basement Size:	168 sq. ft	Part Finish:	0 sq. ft
Building Size:	984 sq. ft		

Dwelling Data			
Description	Units	Value	
Slab Porch with Roof	176	\$3,180	
Driveway 9 x 48	432	\$680	

Outbuilding Data			
Description	Units	Year Built	Cost
Tool Shed/Garage	360		\$905

Photo/Sketch	

Dan's Tree Service

*2667 East 14th Ave.
Columbus, NE 68601
402-910-8383*

To: City of Columbus
2424 14th Street
Columbus, NE 68601
Phone #402-562-4220

6/22/2020

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!



Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383



4. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1702 16 Street to 1621 2 Street.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move three houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 1615 2 Street; 1702 16 Street to 1621 2 Street; and 1604 16 Street to 1622 1 Street, all on September 28, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, east on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, southeast on Lost Creek Parkway to East 38 Street, east on East 38 Street to East 14 Avenue, south on East 14 Avenue to 8 Street, west on 8 Street to 12 Avenue, south on 12 Avenue to 2 Street, west on 2 Street to 16 Avenue.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 09:03:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: September 9, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: House Moving's and Garage

RECOMMENDATION:

The houses and garage have been inspected and found suitable for moving, if after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood the moving permits should be approved.

DISCUSSION:

We have received three applications to move houses from 1622 16th Street to 1615 2nd Street, from 1702 16th Street to 1621 2nd Street and from 1604 16th Street to 1622 1st Street. We also have an application to move a garage under 600 from 1604 16th Street to 1615 2nd Street, because the structure is under 600' the City Council is permitted to waive the Public Hearing and approve or deny the permit.

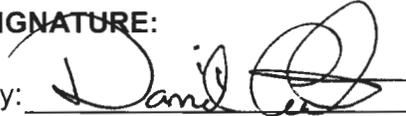
FISCAL IMPACT:

None

ALTERNATIVE:

Deny one or all of the permits.

SIGNATURE:

By:  _____

Approved By:  _____

CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE, ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

FILED

AUG 24 2020

BUILDING MOVER AND EQUIPMENT

NAME Scrubs - ~~David~~ Scribner
ADDRESS PO Box 2
CITY David City STATE NE ZIP 68632
TELEPHONE 402-367-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

**CITY CLERK
COLUMBUS, NEBR.**

TYPE OF EQUIPMENT TO BE USED IN MOVING: dollys & beams

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Single family
CURRENT ADDRESS OF BUILDING: 1702 16th Str - Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 17 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 9160

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: 1621 2nd Str - Columbus
LEGAL DESCRIPTION; LOT NO, 4 BLOCK NO, 268 ADDITION/SUBDIVISION Original City
LOT SIZE: 160 X 132 = 8,712 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1.5

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Single family home

BUILDING OWNER

NAME Allsman Enterprises LLC - Matt & Katy Allsman
ADDRESS 1603 Lewis Place
CITY Columbus STATE NE ZIP 68001
TELEPHONE 402-800-2588 402-270-1088

MOVING DATE

DATE: 9-28-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 22 FEET 6 INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building, The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (including any overhang or extension): 24 FEET _____ INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

- _____ 1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
- _____ 2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
- _____ 3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
- _____ 4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alterations are in accordance with the Zoning Regulations of the City.
- _____ 5. Verification that a building permit has been applied for and approved for the relocated building.
- _____ 6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

NOTICE OF MOVING ROUTE

- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted:

I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY CODE REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25

DATE 8-24-2000


OWNER OF BUILDING (Signature Required)

FEES _____


BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Wehres And J Wood

CONDITION SATISFACTORY FOR MOVING: YES NO


BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

	NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE:	<u>Don French Frontier</u>	<u>8/14/20</u>
ELECTRICAL:	<u>Alain Gasper</u>	<u>8-18-20</u>
CABLE TV:	<u>Paul Miller</u>	<u>8-24-2020</u>
NATURAL GAS:	<u>David Miller</u>	<u>8-15-20</u>
POLICE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
STREET DEPARTMENT:	<u>Clayton Baker</u>	<u>8-17-20</u>
FIRE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	<u>Jane F Crombill</u>	<u>8-24-20</u>
<u>RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:</u>		
	<u>Bryan Strong Cornhusker PPD</u>	<u>8-19-20</u>
	<u>Mark J. Lane NPPD</u>	<u>8-24-20</u>
	<u>Anthony Trotta</u>	<u>8/24/20</u>
COUNTY SHERIFF DEPARTMENT	<u>[Signature]</u>	<u>8/24/20</u>

08/24/2020 07:08 PM CDT

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. **Posted Notice:** Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and in the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. **Notice of Publication:** At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. **Notice by Personal Service or Mail:** The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. **Affidavit of Compliance:** The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

5/13/2020

Platte County Assessor



Parcel Information	
Parcel ID:	710083461
Map Number	CHA-MBE-00-0005-00190
State Geo Code	2405-00-0-10330-005-0190
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE CHURCH OF COLUMBUS NEBRASKA 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1702 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 17 BLK 5 CHAMBERS COLUMBUS
Lot Width:	52.00
Lot Depth:	132.00
Lot Size:	6864.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$86,545	\$18,875	\$0	\$67,670
2018	\$78,175	\$18,875	\$0	\$59,300

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,549.02	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History

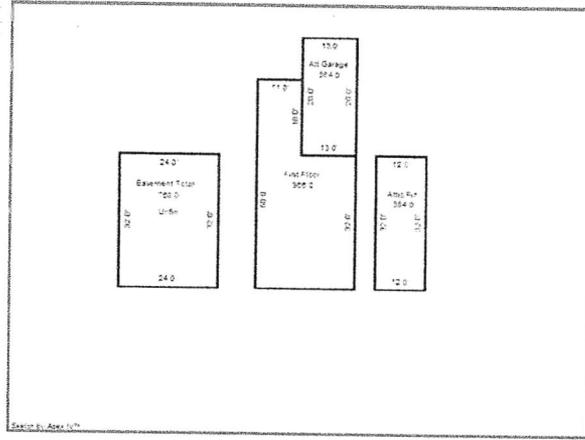
No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.

Residential Datasheet

Zoning:	Single Family	Style:	100% 1 1/2 Story Finished
Year Built:	1931	Bathrooms:	1.00
Exterior:	100% Frame, Siding, Metal	Heating/Cooling:	100% Warmed & Cooled Air
Bedrooms:	0	Min Finish:	0 sq. ft
Plumbing Fixtures:	5	Part Finish:	0 sq. ft
Basement Size:	768 sq. ft	Garage 1:	Attached Garage (SF)
Building Size:	1,350 sq. ft	Garage 1 Size:	364 sq. ft
Quality:	Average		

Photo/Sketch





Dan's Tree Service

2667 East 14th Ave.

Columbus, NE 68601

402-910-8383

To: City of Columbus

6/22/2020

2424 14th Street

Columbus, NE 68601

Phone #402-562-4220

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!

A handwritten signature in black ink that reads "Dan Eschliman". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

5. **Public hearing - Application of Scrib's House Moving, on behalf of Allsman Enterprises, LLC, to move a house from 1604 16 Street to 1622 1 Street.**

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

You are hereby notified that four public hearings before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the applications for permits to move three houses and at said time and place you may appear and be heard. The houses will be moved from: 1622 16 Street to 1615 2 Street; 1702 16 Street to 1621 2 Street; and 1604 16 Street to 1622 1 Street, all on September 28, 2020, at 9 a.m. Moving route is from 16 Street east to 16 Avenue, north on 16 Avenue to 23 Street, east on 23 Street to 18 Avenue, north on 18 Avenue to Lost Creek Parkway, southeast on Lost Creek Parkway to East 38 Street, east on East 38 Street to East 14 Avenue, south on East 14 Avenue to 8 Street, west on 8 Street to 12 Avenue, south on 12 Avenue to 2 Street, west on 2 Street to 16 Avenue.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 09:03:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: September 9, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: House Moving's and Garage

RECOMMENDATION:

The houses and garage have been inspected and found suitable for moving, if after the Public Hearing and discussion the Planning Commission and City Council believe these homes are a good fit for the neighborhood the moving permits should be approved.

DISCUSSION:

We have received three applications to move houses from 1622 16th Street to 1615 2nd Street, from 1702 16th Street to 1621 2nd Street and from 1604 16th Street to 1622 1st Street. We also have an application to move a garage under 600 from 1604 16th Street to 1615 2nd Street, because the structure is under 600' the City Council is permitted to waive the Public Hearing and approve or deny the permit.

FISCAL IMPACT:

None

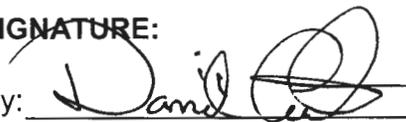
ALTERNATIVE:

Deny one or all of the permits.

SIGNATURE:

By: _____

Approved By: _____



CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE. ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

FILED

BUILDING MOVER AND EQUIPMENT

AUG 24 2020

NAME Scribs - ^{Bill} ~~David~~ Scribner
ADDRESS PO Box 2
CITY David City STATE NE ZIP 68632
TELEPHONE 402-367-2855
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

**CITY CLERK
COLUMBUS, NEBR.**

TYPE OF EQUIPMENT TO BE USED IN MOVING: dolly & beams

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Single family
CURRENT ADDRESS OF BUILDING: 1104 11th Str - Columbus
CURRENT LEGAL DESCRIPTION: LOT NO. 22 BLOCK NO. 5
ADDITION/SUBDIVISION Chambers
FLOOR AREA (Sq. Feet) 876

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: 1122 1st Str - Columbus
LEGAL DESCRIPTION; LOT NO. 5 BLOCK NO. 208 ADDITION/SUBDIVISION original city
LOT SIZE: 660 X 132 = 8,712 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1.5

PROPOSED USE OF THE BUILDING AT THE NEW SITE: Single family home

BUILDING OWNER

NAME Allsman Enterprises LLC - Matt & Katy Allsman
ADDRESS 1403 Lewis Place
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-810-2588 402-270-1088

MOVING DATE

DATE: 9-28-2020 TIME WHICH THE BUILDING WILL BE MOVED: 9am

LENGTH OF TIME REQUIRED FOR MOVING: 4 hours

ROUTE (Attach map):

HEIGHT & WIDTH

HEIGHT (When Loaded): 20 FEET _____ INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (including any overhang or extension): 20 FEET _____ INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

- _____ 1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
- _____ 2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
- _____ 3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
- _____ 4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alterations are in accordance with the Zoning Regulations of the City.
- _____ 5. Verification that a building permit has been applied for and approved for the relocated building.
- _____ 6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

NOTICE OF MOVING ROUTE

- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

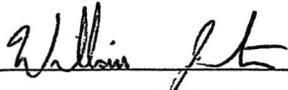
By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted: I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY CODE REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25

DATE 8-24-2000


OWNER OF BUILDING (Signature Required)

FEES _____


BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Andy Wehrer And J Wood

CONDITION SATISFACTORY FOR MOVING: YES NO


BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

	NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE:	<u>Don French Frontier</u>	<u>8/14/20</u>
ELECTRICAL:	<u>Alain Gasper</u>	<u>8-18-20</u>
CABLE TV:	<u>Paul Miller</u>	<u>8-24-2020</u>
NATURAL GAS:	<u>David Miller</u>	<u>8-15-20</u>
POLICE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
STREET DEPARTMENT:	<u>Clayton Baker</u>	<u>8-17-20</u>
FIRE DEPARTMENT:	<u>[Signature]</u>	<u>8/24/20</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:	<u>Jane F Crombill</u>	<u>8-24-20</u>
<u>RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:</u>		
	<u>Bryan Strong Cornhusker PPD</u>	<u>8-19-20</u>
	<u>Mark J. Lane NPPD</u>	<u>8-24-20</u>
	<u>Anthony Trotta</u>	<u>8/24/20</u>
COUNTY SHERIFF DEPARTMENT	<u>[Signature]</u>	<u>8/24/20</u>

08/24/2020 07:08 PM CDT

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. **Posted Notice:** Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and in the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. **Notice of Publication:** At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. **Notice by Personal Service or Mail:** The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. **Affidavit of Compliance:** The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

5/13/2020

Platte County Assessor



Parcel Information	
Parcel ID:	710083496
Map Number	CHA-MBE-00-0005-00240
State Geo Code	2405-00-0-10330-005-0240
Cadastral #	6-21
Images	Photo #1 Sketch #1
Current Owner:	ST BONAVENTURE'S CHURCH OF COLUMBUS 1565 18 AVE COLUMBUS, NE 68601
Situs Address:	1604 16 ST
Tax District:	1
School District:	COLUMBUS 1, 71-0001
Account Type:	Residential
Legal Description:	LOT 22 BLK 5 CHAMBERS COLUMBUS
Lot Width:	54.00
Lot Depth:	132.00
Lot Size:	7128.00 sq ft

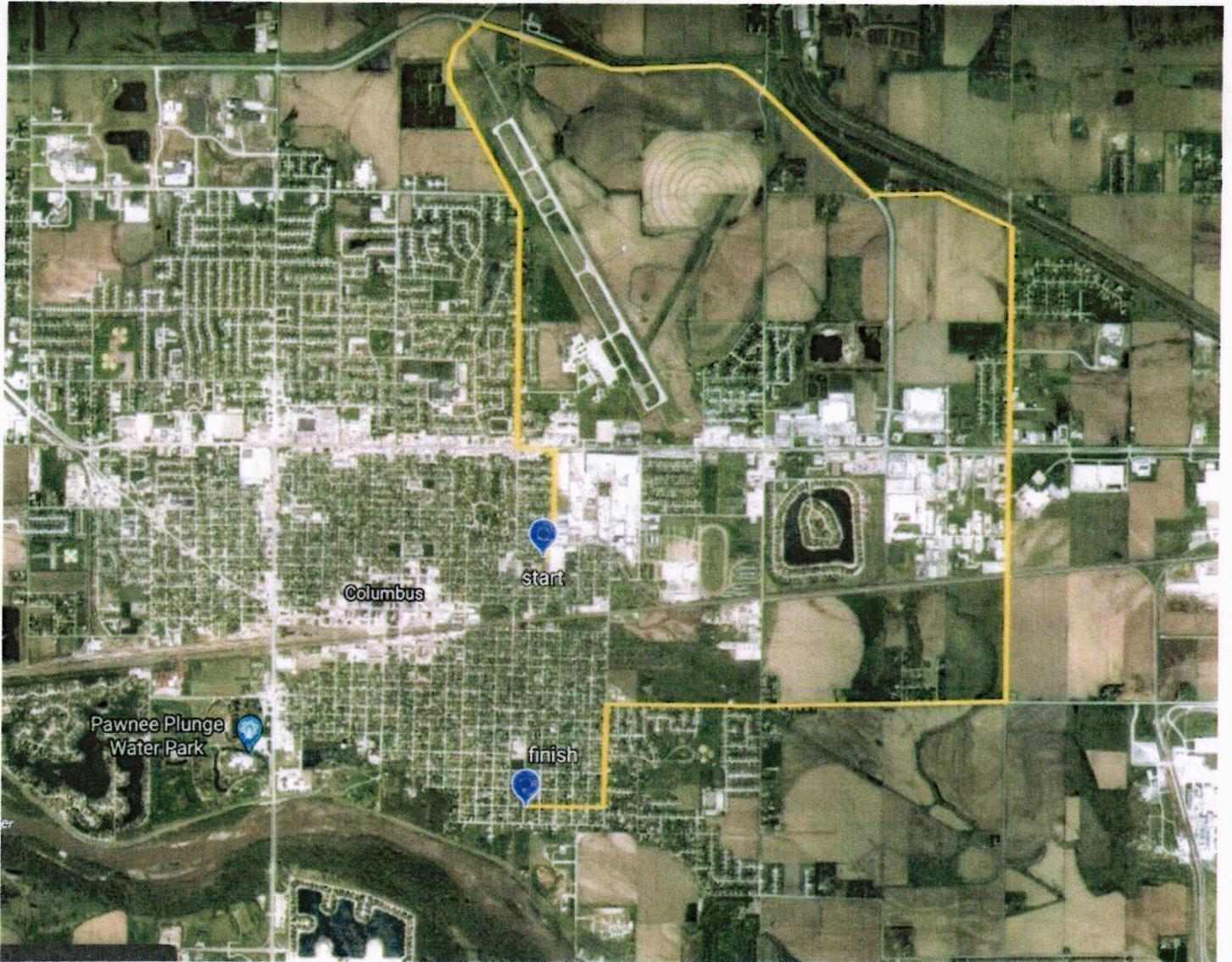
Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$93,855	\$19,600	\$0	\$74,255
2018	\$84,640	\$19,600	\$0	\$65,040

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,679.86	1.893994
2018		1.92369

2019 Tax Levy	
Description	Rate
COLUMBUS 1	1.04998900
PLATTE COUNTY	0.20786400
COLUMBUS 1 BOND	0.16896500
ESU #7	0.01500000
COLUMBUS CITY	0.31518600
LOWER LOUP NRD	0.03573600
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	12,001-100,000
Zoning:	Single Family	Lot Size:	<10,000 sq. ft.



Dan's Tree Service

2667 East 14th Ave.

Columbus, NE 68601

402-910-8383

To: City of Columbus

6/22/2020

2424 14th Street

Columbus, NE 68601

Phone #402-562-4220

Attn: Katy Allsman

Katy, please see pricing below for the tree work needed at your moving project.

Dan's Tree Service has been hired and will do our best quality and provide you with trimming only trees necessary for the moving of your homes from 16th Street in Columbus to the ending destination of the lots by Howard Boulevard on the dates required.

Thank you!

A handwritten signature in black ink that reads "Dan Eschliman". The signature is stylized, with a long horizontal line extending from the end of the name.

Dan Eschliman

Dan's Tree Service

dan@extremetree.net

402-910-8383

6. **Public hearing - Application of Columbus Public Schools to rezone property located at 2410 16 Street from "R-3(C)" (Multiple-Family Residential District - Conditional) to "R-3" (Multiple-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, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Block 13, Becher Place Addition to the City of Columbus; AND vacated 24th Avenue; Becher Place Addition to the City of Columbus; AND Block 14, Becher Place Addition to the City of Columbus; AND vacated 25th Avenue; Becher Place Addition to the City of Columbus; AND Lots 1, 2, 3, the North 66 feet of Lot 4, Lots 5 and 6, Block 15; all located in Becher Place Addition to the City of Columbus; AND the vacated alley lying in Block 15, Becher Place Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets; AND Lots 3 and 4, Block 16, Stevens Addition to the City of Columbus, Platte County, Nebraska; AND the vacated alley lying in Block 16, Stevens Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets, all real estate located in Platte County, Nebraska, (2410 16 Street) from "R-3(C)" (Multiple-Family Residential District - Conditional) to "R-3" (Multiple-Family Residential District) and at said time and place you may appear and be heard.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 09:03:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: September 8, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Columbus Public Schools Rezoning and Special Use Permit

RECOMMENDATION:

I recommend approval of the rezoning from R-3(C) to R-3 and recommend approval of the Special Use permit to allow for General Offices in an R-3 zone.

DISCUSSION:

We have received an application from Columbus Public Schools to rezone the old middle school property located at 241016th Street from R-3(C) to R-3 to allow flexibility for the school district to add a daycare and obtain special permit approval for general offices. I have included a copy of the two ordinances from 1986 and 1988 for your review. In addition, I recommend approval of the special use permit to allow general offices in an R-3 zone.

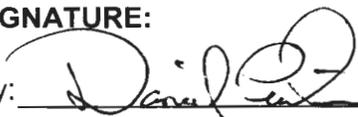
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning and or Special Use permit

SIGNATURE:

By:  _____

Approved By:  _____

RE-ZONING APPLICATION

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

Applicant's Name: Platte County School District 71-0001-000, a Nebraska Political Subdivision, a/k/a Columbus Public Schools
Applicant's Address: 2508 27th Street
Columbus, NE 68601
Applicant's Phone #: 402-563-7000
Applicant's E-Mail: kwapnioskil@discoverers.org - Attn: Leonard Kwapnioski
Property Owner: Platte County School District 71-0001-000, a Nebraska Political Subdivision, a/k/a Columbus Public Schools
Address of Property: 2410 16th Street

Legal Description of Property:

- * Block 13, Becher Place Addition to the City of Columbus; AND
- * Vacated 24th Avenue; Becher Place Addition to the City of Columbus; AND
- * Block 14, Becher Place Addition to the City of Columbus; AND
- * Vacated 25th Avenue; Becher Place Addition to the City of Columbus; AND
- * Lots 1, 2, 3, the North 66 feet of Lot 4, Lots 5 and 6, Block 15; all located in Becher Place Addition to the City of Columbus; AND
- * The vacated alley lying in Block 15, Becher Place Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets; AND
- * Lots 3 and 4, Block 16, Stevens Addition to the City of Columbus, Platte County, Nebraska; AND
- * The vacated alley lying in Block 16, Stevens Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets.

ALL REAL ESTATE LOCATED IN PLATTE COUNTY, NEBRASKA

Present Zoning Classification: R-3 (C)

Requested Zoning Classification: R-3

Description of the reason for the Re-zoning Application:

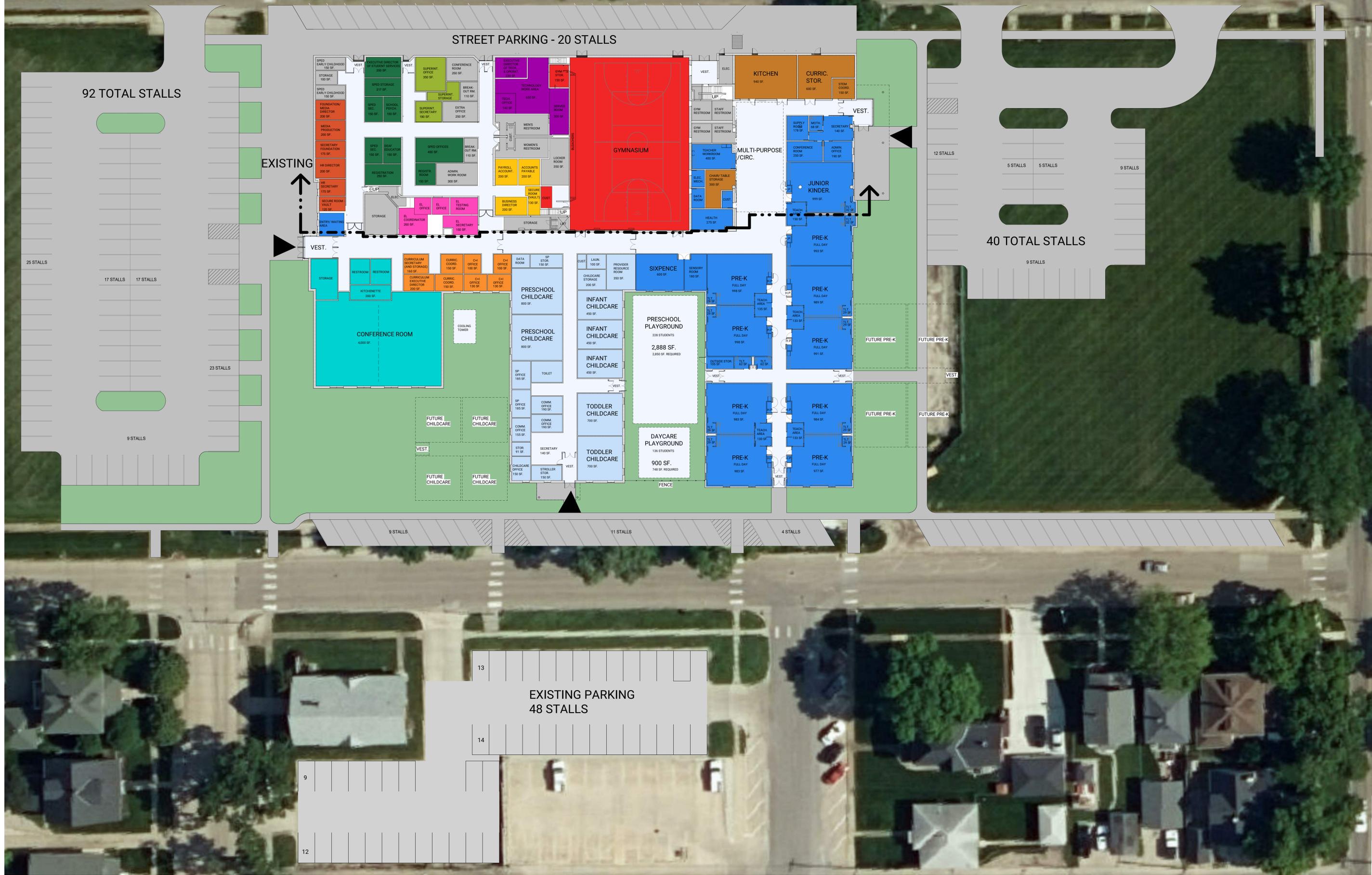
The site was previously Columbus Middle School and zoned R-3(C) with specific conditions pertaining to the middle school. With the removal of the middle school, these previous conditions do no apply and a rezone to R-3 is required. The building additions and interior renovations are being completed to re-purpose the site to function as a preschool, daycare, and general offices to serve the school district.

- Phase 1:** Pre-K renovation, Pre-K addition & existing gym renovation. This phase will have only educational programs.
- Phase 2:** District Offices & conference room addition. This phase would be renovating the western portion of the existing building to be offices for the various District programs. A few examples of these programs would be the payroll department, technology department & Superintendents office and others. The conference room addition would provide larger spaces for the District to perform training or hold larger meetings as well as have some more offices for the Districts use.
- Phase 3:** Daycare addition: This phases program would be completely within an addition and would host daycare programs and some smaller offices for the staff of the daycare program.

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 24th day of August, 2020

Columbus Public Schools / Leonard Kwapnioski
Property Owner/Authorized Agent

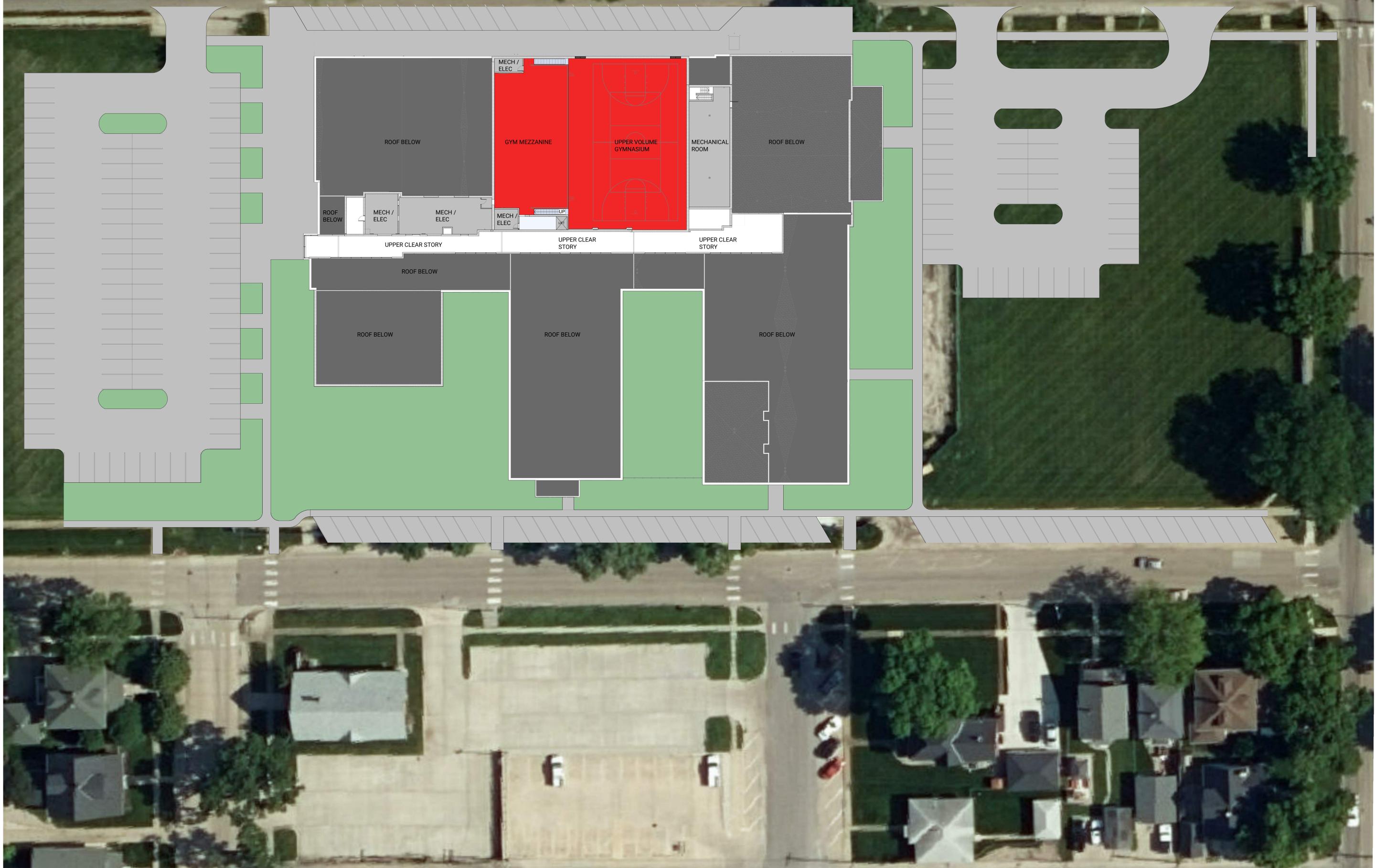


SITE PLAN - MAIN LEVEL



CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE



SITE PLAN - UPPER LEVEL



CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE



BIRDS EYE - SOUTH WEST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



BIRDS EYE - SOUTH EAST

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



PRE-K ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DAYCARE ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH WEST - DISTRICT OFFICES AND CONFERENCE ROOM
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DISTRICT OFFICE ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



NORTH - GYM WINDOWS

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020

PROJECT TEAM

ARCHITECTURE + INTERIORS

BCDM ARCHITECTS
1015 N 98th St #300,
Omaha, NE 68114

CIVIL ENGINEER

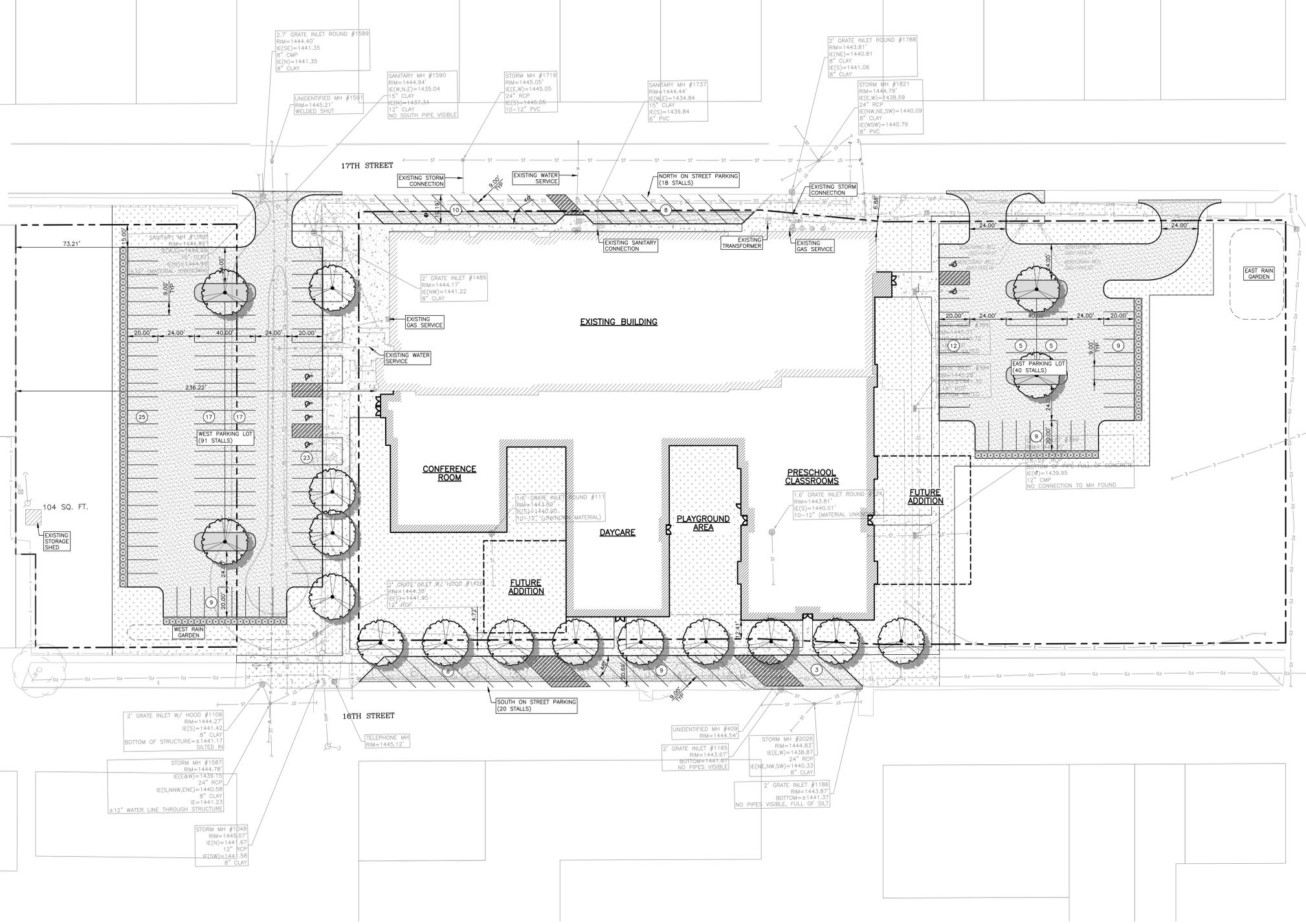
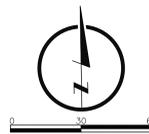
LAMP RYNEARSON
14710 W. Dodge Rd #100,
Omaha, NE 68154

STRUCTURAL ENGINEER

BCDM ARCHITECTS
1015 N 98th St #300,
Omaha, NE 68114

MECHANICAL + ELECTRICAL ENGINEER

MORRISSEY ENGINEERING
4540 North 178th Street,
Omaha, NE 68164



LEGAL DESCRIPTION: BLKS 13-14 & VAC 24 AVE & BLK 15 EXC 566' OF LOT 4 BECHER PLACE

ADDRESS: 2410 16TH STREET, COLUMBUS NE 68601

APPLICANT: COLUMBUS PUBLIC SCHOOLS (PLATTE COUNTY SCHOOL DISTRICT NO 71)

PHONE NUMBER:

USE TYPE: DAYCARE / GENERAL OFFICE

ZONING: R-3

PERMITTED USE

CONDITIONAL USE

SPECIAL USE

SITE REGULATORS (TABLE 4-3):

	REQUIREMENT	PROPOSED	COMMENTS
A. SITE AREA	5,500 SF MINIMUM	233,800 SF	
B. MINIMUM WIDTH	50 FEET MINIMUM	280 FEET	FULL BUILD-OUT
C. GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	85,200 SF	FULL BUILD-OUT
D. FAR (C/A)	1.00 MAXIMUM	0.33	FULL BUILD-OUT
E. SETBACK			
FRONT YARD	20 FEET MINIMUM	6.88 FEET	EXISTING
STREET SIDE YARD	20 FEET MINIMUM	4.72 FEET*	FULL BUILD-OUT
INTERIOR SIDE YARD	10 FEET MINIMUM	236.22 FEET	EXISTING
REAR YARD	20 FEET MINIMUM	N/A	
F. HEIGHT	36 FEET MAXIMUM	31.33 FEET	EXISTING
G. BUILDING COVER (%)	50% MAXIMUM	33%	FULL BUILD-OUT
H. IMPERVIOUS COVER (%)	65% MAXIMUM	55%	FULL BUILD-OUT
I. PARKING REQUIREMENTS (SEE TABLE 9-1)	1 SPACE / EMPLOYEE + 10 VISITOR SPACES	169 SPACES	
J. ACCESSIBLE PARKING	6 SPACES		

LANDSCAPE DEPTH (TABLE 8-1):

	REQUIREMENT	PROPOSED	COMMENTS
K. LANDSCAPE DEPTH	15 FEET MINIMUM	6.88 FEET	EXISTING

PARKING LANDSCAPE REQUIREMENTS (SECTION 9-5c):

	REQUIREMENT	PROPOSED	COMMENTS
L. STREET SIDE YARD	10 FEET MINIMUM	15 FEET	
M. INTERIOR SIDE YARD	10 FEET MINIMUM	73.21 FEET	
N. INTERIOR LANDSCAPING (%) (% OF PAVED AREA)	5% MINIMUM	5%	

*FULL BUILD-OUT WITHIN THE REQUIRED BUILDING STREET SIDE YARD SETBACK - TO BE REVIEWED AS PART OF THE SPECIAL USE PERMIT SUBMITTAL PROCESS

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- FUTURE BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING STALL/WISLE
- PARKING COUNT SYMBOL
- LOT BOUNDARY
- PROPOSED TREE
- PROPOSED SHRUB, MIN. 4' HT.
- PROPOSED PLANTING AREA
- LAWN AREA

CPS - KRAMER EDUCATION CENTER

2400 16TH STREET,
COLUMBUS,
NEBRASKA 68601

COLUMBUS PUBLIC SCHOOLS

SITE PLAN

C1-1

SPECIAL USE PERMIT
BCDM NO. 5377-00
AUGUST 24, 2020

LAMP RYNEARSON
14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.496.2498
Lamp@rynearson.com

DESIGNER / DRAFTER
J. RYNEARSON
REVIEWER
J. RYNEARSON
PROJECT NUMBER
537700
DATE
AUGUST 24, 2020



BIRDS EYE - SOUTH WEST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



BIRDS EYE - SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



PRE-K ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DAYCARE ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH WEST - DISTRICT OFFICES AND CONFERENCE ROOM
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DISTRICT OFFICE ENTRANCE
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



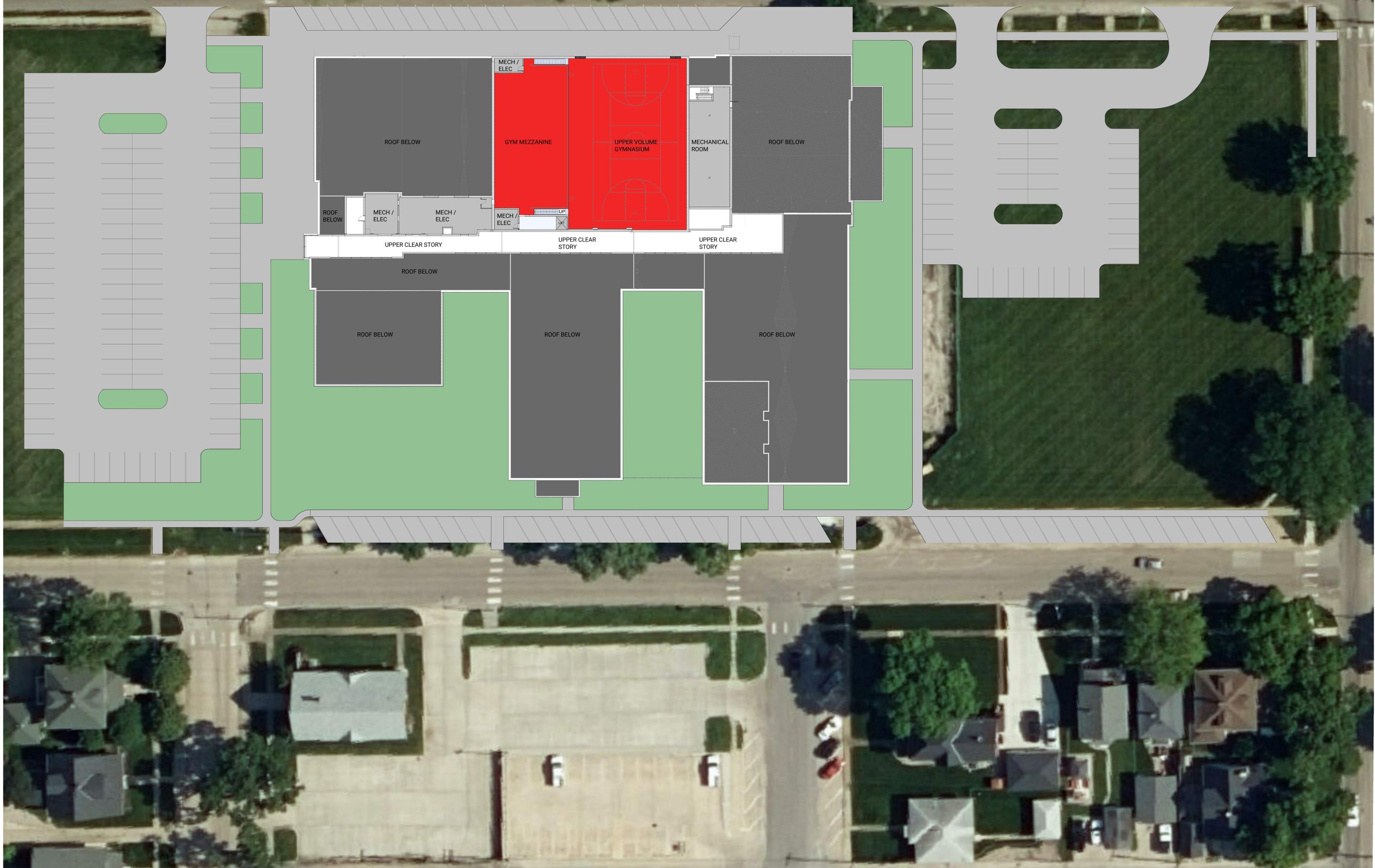
NORTH - GYM WINDOWS

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SITE PLAN - UPPER LEVEL



CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

7. **Public hearing - Application of Columbus Public Schools for special use permit to allow general offices in an "R-3" (Multiple-Family Residential District) zone located at 2410 16 Street.**

**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, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a Special Use Permit to allow general offices on the following described real estate in an "R-3" (Multiple-Family Residential District) zone: Block 13, Becher Place Addition to the City of Columbus; AND vacated 24th Avenue; Becher Place Addition to the City of Columbus; AND Block 14, Becher Place Addition to the City of Columbus; AND vacated 25th Avenue; Becher Place Addition to the City of Columbus; AND Lots 1, 2, 3, the North 66 feet of Lot 4, Lots 5 and 6, Block 15; all located in Becher Place Addition to the City of Columbus; AND the vacated alley lying in Block 15, Becher Place Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets; AND Lots 3 and 4, Block 16, Stevens Addition to the City of Columbus, Platte County, Nebraska; AND the vacated alley lying in Block 16, Stevens Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets, all real estate located in Platte County, Nebraska, (2410 16 Street) and at said time and place you may appear and be heard.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 09:03:20
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: September 8, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Columbus Public Schools Rezoning and Special Use Permit

RECOMMENDATION:

I recommend approval of the rezoning from R-3(C) to R-3 and recommend approval of the Special Use permit to allow for General Offices in an R-3 zone.

DISCUSSION:

We have received an application from Columbus Public Schools to rezone the old middle school property located at 241016th Street from R-3(C) to R-3 to allow flexibility for the school district to add a daycare and obtain special permit approval for general offices. I have included a copy of the two ordinances from 1986 and 1988 for your review. In addition, I recommend approval of the special use permit to allow general offices in an R-3 zone.

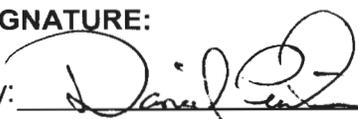
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning and or Special Use permit

SIGNATURE:

By:  _____

Approved By:  _____

SPECIAL USE PERMIT APPLICATION

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

Applicant's Name: Platte County School District 71-0001-000, a Nebraska Political Subdivision, a/k/a Columbus Public Schools

Applicant's Address: 2508 27th Street
Columbus, NE 68601

Applicant's Phone #: 402-563-7000

Applicant's E-Mail: kwapnioskil@discoverers.org - Leonard Kwapnioski

Property Owner: Platte County School District 71-0001-000, a Nebraska Political Subdivision, a/k/a Columbus Public Schools

Address of Property: 2410 16th Street

Legal Description of Property:

* Block 13, Becher Place Addition to the City of Columbus; AND
* Vacated 24th Avenue; Becher Place Addition to the City of Columbus; AND
* Block 14, Becher Place Addition to the City of Columbus; AND
* Vacated 25th Avenue; Becher Place Addition to the City of Columbus; AND
* Lots 1, 2, 3, the North 66 feet of Lot 4, Lots 5 and 6, Block 15; all located in Becher Place Addition to the City of Columbus; AND
* The vacated alley lying in Block 15, Becher Place Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets; AND
* Lots 3 and 4, Block 16, Stevens Addition to the City of Columbus, Platte County, Nebraska; AND
* The vacated alley lying in Block 16, Stevens Addition to the City of Columbus, running east and west between 25th and 26th Avenue and 16th and 17th Streets.

ALL REAL ESTATE LOCATED IN PLATTE COUNTY, NEBRASKA

Description of the nature and operating characteristics of the proposed use:

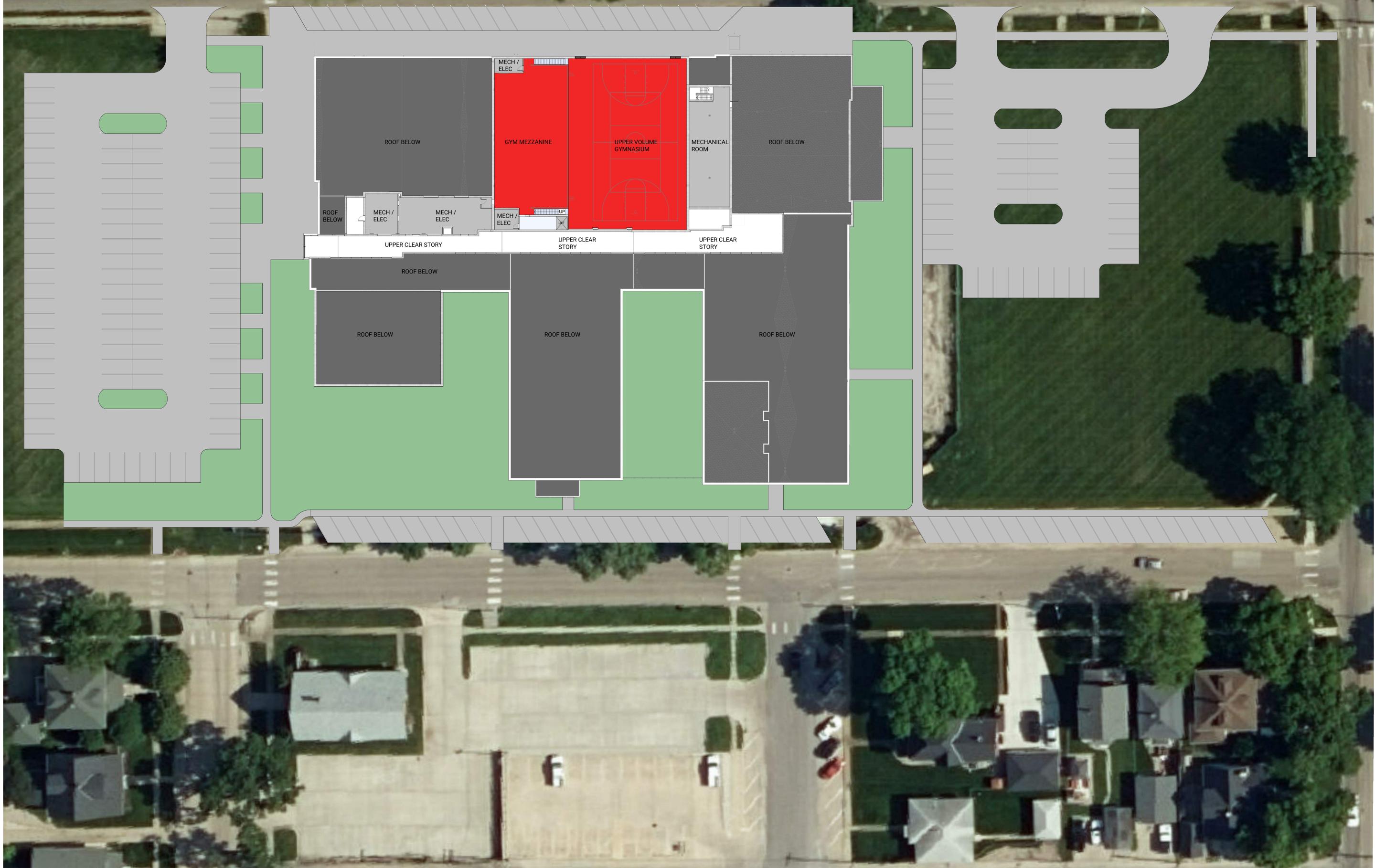
Phase 1: Pre-K renovation, Pre-K addition & existing gym renovation. This phase will have only educational programs.
Phase 2: District Offices & conference room addition. This phase would be renovating the western portion of the existing building to be offices for the various District programs. A few examples of these programs would be the payroll department, technology department & Superintendents office and others. The conference room addition would provide larger spaces for the District to perform training or hold larger meetings as well as have some more offices for the Districts use.
Phase 3: Daycare addition: This phases program would be completely within an addition and would host daycare programs and some smaller offices for the staff of the daycare program.

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

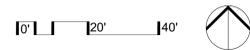
I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 24th day of August, 2020

Columbus Public Schools / Leonard Kwapnioski
Property Owner/Authorized Agent



SITE PLAN - UPPER LEVEL



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COLUMBUS, NE



BIRDS EYE - SOUTH WEST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



BIRDS EYE - SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



PRE-K ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DAYCARE ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH WEST - DISTRICT OFFICES AND CONFERENCE ROOM
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DISTRICT OFFICE ENTRANCE
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



NORTH - GYM WINDOWS

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020

PROJECT TEAM

ARCHITECTURE + INTERIORS

BCDM ARCHITECTS
1015 N 98th St #300,
Omaha, NE 68114

CIVIL ENGINEER

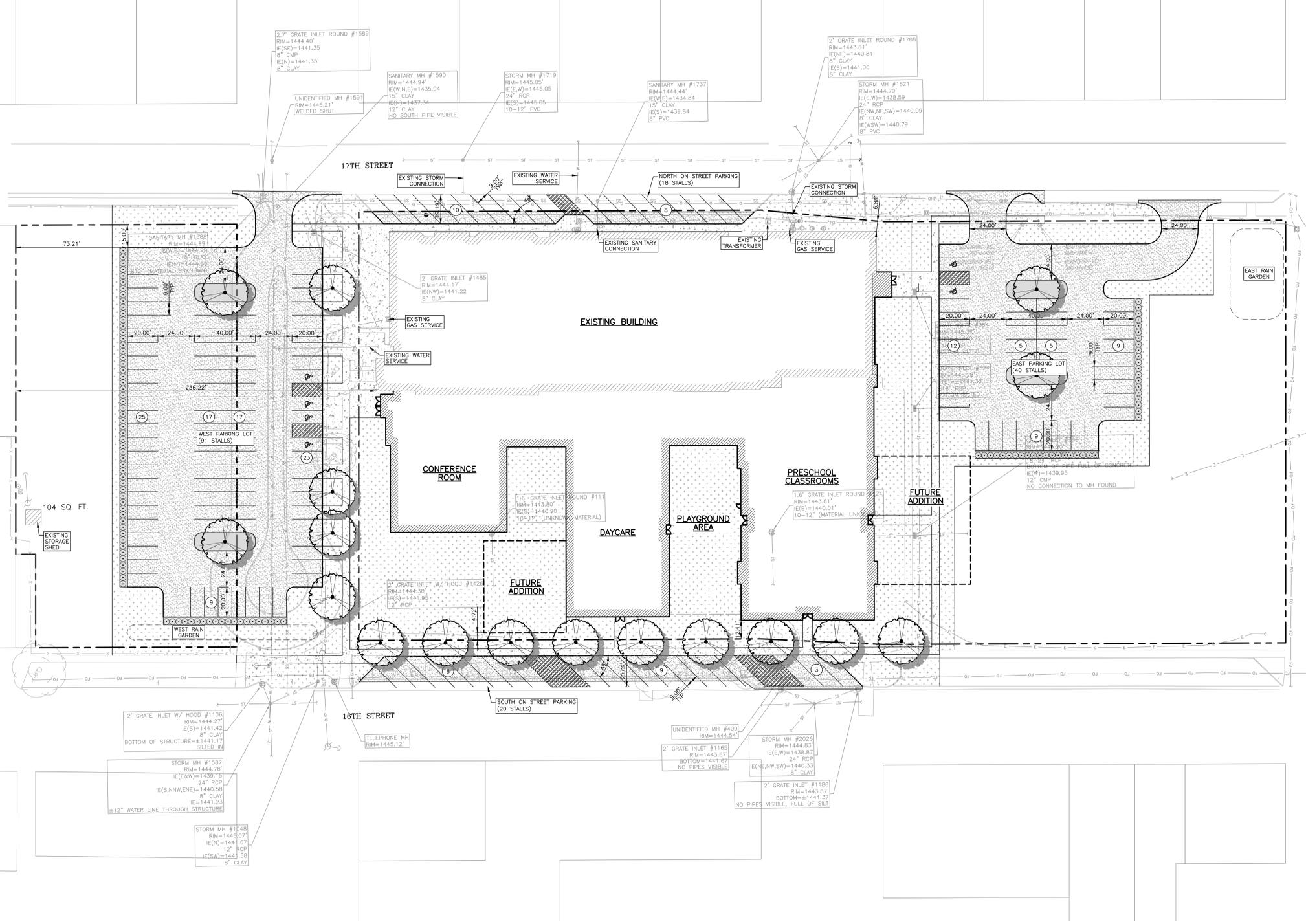
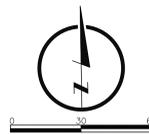
LAMP RYNEARSON
14710 W. Dodge Rd #100,
Omaha, NE 68154

STRUCTURAL ENGINEER

BCDM ARCHITECTS
1015 N 98th St #300,
Omaha, NE 68114

MECHANICAL + ELECTRICAL ENGINEER

MORRISSEY ENGINEERING
4540 North 178th Street,
Omaha, NE 68164



LEGAL DESCRIPTION: BLKS 13-14 & VAC 24 AVE & BLK 15 EXC 566' OF LOT 4 BECHER PLACE

ADDRESS: 2410 16TH STREET, COLUMBUS NE 68601

APPLICANT: COLUMBUS PUBLIC SCHOOLS (PLATTE COUNTY SCHOOL DISTRICT NO 71)

PHONE NUMBER:

USE TYPE: DAYCARE / GENERAL OFFICE

ZONING: R-3

PERMITTED USE

CONDITIONAL USE

SPECIAL USE

SITE REGULATORS (TABLE 4-3):

	REQUIREMENT	PROPOSED	COMMENTS
A. SITE AREA	5,500 SF MINIMUM	233,800 SF	
B. MINIMUM WIDTH	50 FEET MINIMUM	280 FEET	FULL BUILD-OUT
C. GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	85,200 SF	FULL BUILD-OUT
D. FAR (C/A)	1.00 MAXIMUM	0.33	FULL BUILD-OUT
E. SETBACK			
FRONT YARD	20 FEET MINIMUM	6.88 FEET	EXISTING
STREET SIDE YARD	20 FEET MINIMUM	4.72 FEET*	FULL BUILD-OUT
INTERIOR SIDE YARD	10 FEET MINIMUM	236.22 FEET	EXISTING
REAR YARD	20 FEET MINIMUM	N/A	
F. HEIGHT	36 FEET MAXIMUM	31.33 FEET	EXISTING
G. BUILDING COVER (%)	50% MAXIMUM	33%	FULL BUILD-OUT
H. IMPERVIOUS COVER (%)	65% MAXIMUM	55%	FULL BUILD-OUT
I. PARKING REQUIREMENTS (SEE TABLE 9-1)	1 SPACE / EMPLOYEE + 10 VISITOR SPACES	169 SPACES	
J. ACCESSIBLE PARKING	6 SPACES		

LANDSCAPE DEPTH (TABLE 8-1):

	REQUIREMENT	PROPOSED	COMMENTS
K. LANDSCAPE DEPTH	15 FEET MINIMUM	6.88 FEET	EXISTING

PARKING LANDSCAPE REQUIREMENTS (SECTION 9-5c):

	REQUIREMENT	PROPOSED	COMMENTS
L. STREET SIDE YARD	10 FEET MINIMUM	15 FEET	
M. INTERIOR SIDE YARD	10 FEET MINIMUM	73.21 FEET	
N. INTERIOR LANDSCAPING (%) (% OF PAVED AREA)	5% MINIMUM	5%	

*FULL BUILD-OUT WITHIN THE REQUIRED BUILDING STREET SIDE YARD SETBACK - TO BE REVIEWED AS PART OF THE SPECIAL USE PERMIT SUBMITTAL PROCESS

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- FUTURE BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING STALL/WISLE
- PARKING COUNT SYMBOL
- LOT BOUNDARY
- PROPOSED TREE
- PROPOSED SHRUB, MIN. 4' HT.
- PROPOSED PLANTING AREA
- LAWN AREA

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2400 16TH STREET,
COLUMBUS,
NEBRASKA 68601

COLUMBUS PUBLIC SCHOOLS

SITE PLAN

C1-1

SPECIAL USE PERMIT
BCDM NO. 5377-00
AUGUST 24, 2020

LAMP RYNEARSON
14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.496.2498
Lamp@rynearson.com

DESIGNER / DRAFTER
Jill Anderson
REVIEWER
Jill Anderson
PROJECT NUMBER
537700
DATE
AUGUST 24, 2020



BIRDS EYE - SOUTH WEST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



BIRDS EYE - SOUTH EAST

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



PRE-K ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH EAST
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DAYCARE ENTRANCE

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SOUTH WEST - DISTRICT OFFICES AND CONFERENCE ROOM
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



DISTRICT OFFICE ENTRANCE
CPS - KRAMER EDUCATION CENTER
COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



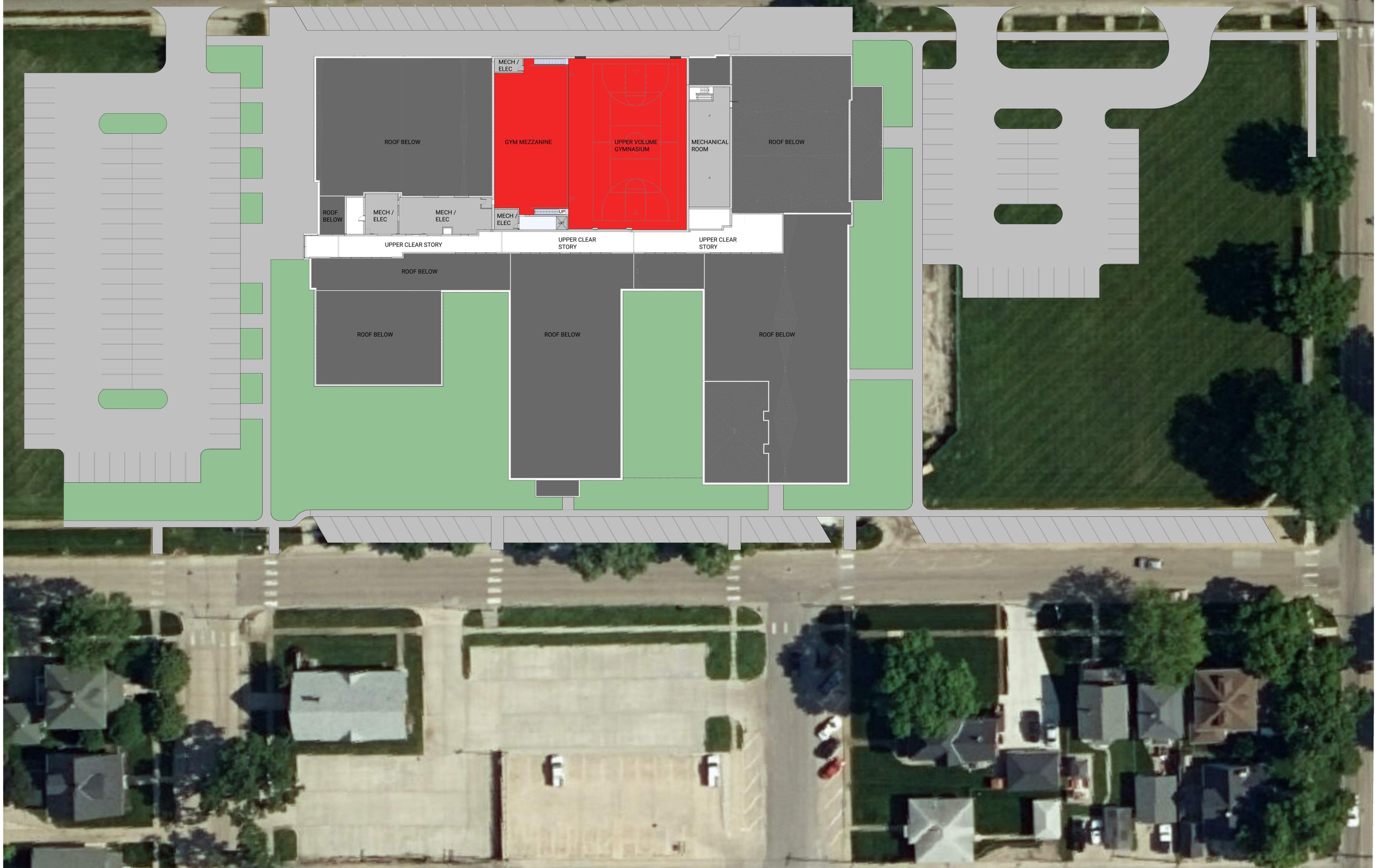
NORTH - GYM WINDOWS

CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

BCDM NO. 5377-00

AUGUST 24, 2020



SITE PLAN - UPPER LEVEL



CPS - KRAMER EDUCATION CENTER

COLUMBUS, NE

8. **Public hearing - Application of City of Columbus for final plat of CFD Subdivision (4630 Howard Boulevard).**

**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, September 14, 2020, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat of CFD Subdivision, Lots 1 and 8, Block D, and Part of Lot 7 and Lots 9, 10 and 11, Block E, and Part of Lot 4, Block B, Wilken Acres to the City of Columbus, Platte County, Nebraska and vacated 24th Street lying adjacent to Lots 1 and 8, Block D, Wilken Acres, more particularly described as follows: Beginning at the northeast corner Lot 1, Block D, Wilken Acres to the City of Columbus, Platte County, Nebraska, and assuming the north line of said Lot 1 to have a bearing of N 88°09'51" E; thence S 01°47'55" E and on the east line said Lot 1, 275.21 feet to a point on the north line Lot 4, Block B, said Wilken Acres; thence S 88°19'12" W and on said north line 74.07 feet; thence S 01°56'03" E and on the extension of the east line Lot 11, Block E, said Wilken Acres, 183.15 feet to a point on the northeasterly right of way line Hwy #81; thence N 52°33'34" W and on said right of way line, 251.23 feet; thence N 11°20'36" W and on said right of way line, 116.99 feet; thence N 52°30'12" W and on said right of way line, 36.03 feet to a point on the east line Lot 8, Block E, said Wilken Acres; thence N 37°29'48" E and on said east line, 8.00 feet to the northeast corner said Lot 8; thence N 52°30'12" W and on the north line Block E, said Wilken Acres, 136.13 feet, to the northwest corner said Lot 8; thence S 37°27'49" W and on the west line said Lot 8, 66.34 feet; thence N 07°31'12" W, 93.85 feet to a point on the north line Lot 7, Block E, said Wilken Acres; thence S 52°30'12" E and on said north line 20.62 feet; thence N 89°01'02" E, 31.23 feet; thence N 02°24'48" W and on the extension of the west line Lot 8, Block D, said Wilken Acres, 39.91 feet to the northwest corner said Lot 8; thence N 88°09'51" E and on the north line said Lot 8, 420.35 feet to the point of beginning, containing 2.69 acres more or less (4630 Howard Boulevard) and at said time and place you may appear and be heard.

Dated this 3 day of September, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 09:03:2020
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: September 10, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: CFD Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of CFD Subdivision as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on October 8, 2018, and City Council on October 15, 2018.

DISCUSSION:

Development is a single lot with public utilities and adjacent roadways in place. The property is currently within the corporate limits.

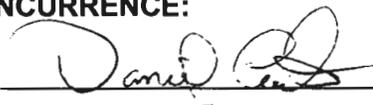
FISCAL IMPACT:

None

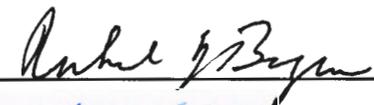
ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: 

SIGNATURE:

By: 

Approved By: 

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**
(CIRCLE ONE)

FILED

AUG 19 2020

**CITY CLERK
COLUMBUS, NEBR.**

DATE: 8/18/2020

NAME OF SUBDIVISION: CFD Subdivision

NAME OF APPLICANT: City of Columbus

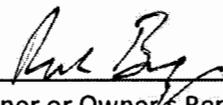
ADDRESS OF APPLICANT: 2424 14th Street Columbus NE.

PHONE NUMBER: (402) 562-4235 APPLICANT E-MAIL: rick.bogus@columbusne.us

NUMBER OF LOTS IN SUBDIVISION: 1

ADDRESS OF SUBDIVISION: 4630 Howard Blvd.

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.



Owner or Owner's Representative

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: N/A

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

FINAL PLAT
CFD SUBDIVISION

A Replat of Lots 1 & 8, Block D and part Lot 7 and Lots 9 thru 11, Block E and Part of Lot 4, Block B, all in Wilken Acres to the City of Columbus, Platte County, Nebraska and that part of vacated 24th street lying adjacent to Lots 1 & 8 Block D

OWNER: City of Columbus
2424 14th Street
P.O. Box 1677
Columbus, NE 68602

SURVEYOR: Brian D. Benck
City of Columbus
2424 14th Street
P.O. Box 1677
Columbus, NE 68602

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss
CITY OF COLUMBUS)

I, Brian D. Benck, a Registered Land Surveyor of Nebraska, hereby certify that I have accurately surveyed CFD SUBDIVISION to the City of Columbus, Nebraska, and that the above and foregoing plat is a true and correct survey thereof and that the lots, blocks, streets, avenues, easements, alleys, and commons and other grounds are well and accurately staked off and marked and correctly designated and shown on the above and foregoing survey.

Dated this _____ day of _____, 2020.

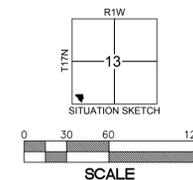
Brian D. Benck, Nebraska LS# 536

CURVE INFO

- (A) RADIUS = 816.76'
ARC = 32.27"
CHORD = 32.27"
DEGREE = 7'00.54"
DELTA = 2'15.49"
TANGENT = 16.14'
- (B) RADIUS = 949.76'
ARC = 135.24"
CHORD = 135.13"
DEGREE = 6'01.58"
DELTA = 8'09.31"
TANGENT = 67.73'
- (C) RADIUS = 949.76'
ARC = 169.51"
CHORD = 169.29"
DEGREE = 6'01.58"
DELTA = 10'13.33"
TANGENT = 84.98'



LEGEND
● - Monument Found
○ - See 5/8" x 30" I.B. with Survey Cap
R - Recorded Distance
M - Measured Distance
X - Temporary Point



LEGAL DESCRIPTION

Lots 1 and 8, Block D and Part Lot 7 and Lots 9, 10 and 11, Block E and Part Lot 4, Block B Wilken Acres to the City of Columbus, Platte County, Nebraska and vacated 24th Street lying adjacent to Lots 1 and 8, Block D, Wilken Acres, more particularly described as follows:

Beginning at the northeast corner Lot 1, Block D, Wilken Acres to the City of Columbus, Platte County Nebraska, and assuming the north line of said Lot 1 to have a bearing of N 88°09'51" E; thence S 01°47'55" E and on the east line said Lot 1, 275.21 feet to a point on the north line Lot 4, Block B said Wilken Acres; thence S 88°19'12" W and on said north line 74.07 feet; thence S 01°56'03" E and on the extension of the east line Lot 11, Block E said Wilken Acres, 183.15 feet to a point on the northeasterly right of way line Hwy. #81; thence N 52°33'34" W and on said right of way line, 251.23 feet; thence N 11°20'36" W and on said right of way line, 116.99 feet; thence N 52°30'12" W and on said right of way line, 36.03 feet to a point on the east line Lot 8, Block E said Wilken Acres; thence N 37°29'48" E and on said east line, 8.00 feet to the northeast corner said Lot 8; thence N 52°30'12" W and on the north line Block E, said Wilken Acres, 136.13 feet, to the northwest corner said Lot 8; thence S 37°27'49" W and on the west line said Lot 8, 66.34 feet; thence N 07°31'12" W, 93.85 feet to a point on the north line Lot 7, Block E, said Wilken Acres; thence S 52°30'12" E and on said north line 20.62 feet; thence N 89°01'02" E, 31.23 feet; thence N 02°24'48" W and on the extension of the west line Lot 8, Block D, said Wilken Acres, 39.91 feet to the northwest corner said Lot 8; thence N 88°09'51" E and on the north line said Lot 8, 420.35 feet to the Point of Beginning, containing 2.69 acres more or less.

FIELD NOTES

SW Corner SW1/4 Section 13, T17N, R1W - Found "Survey Marker" with washer as recorded on survey by Thomas A. Tremel, LS #455, dated May 20, 2017.
61.20' NW to face SE corner substation fence
55.32' SW to "T" in Tenn. on fire hydrant
47.11' SW to "X" nails in stub power pole
49.27' SE to nail in disk in power pole
57.88' NE to nail in disk in power pole
On centerline 23rd St. east-west

NW Corner SW1/4 SW1/4 Section 13, T17N, R1W - Found aluminum cap in monument well.
35.51' SW to center of manhole lid
35.57' NW to center of manhole lid
28.72' NE to center of manhole lid
31.00' SE to center of manhole lid
On centerline 27th Street east
On centerline 48th Avenue north south

At points 1 thru 9 found 1" iron pipe. At points, 10 thru 13 found 5/8" rebar.
At point 14 set 5/8" x 24 rebar with cap on line 2-6 at distance shown. At point 15, 16 and 17, set point on the northeasterly right of way line Hwy #81 as per deed. At point 18 set point on the northeasterly right of way line Hwy #81, 8.00' south of the northeast corner Lot 8, Block B, Wilken Acres. At point 19 set point on the east line Lot 7 as shown. At point 20 set point on the north line Lot 7 as shown.

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS
CITY OF COLUMBUS)

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. _____ duly passed by the City Council on the ____ day of _____, 2020.

Attest:

City Clerk

Mayor

PLANNING COMMISSION

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS
CITY OF COLUMBUS)

This plat of CFD SUBDIVISION to the City of Columbus, Platte County, Nebraska, approved by the Planning Commission this _____ day of _____, 2020.

Chairman

SCHOOL DISTRICT

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS

The above plat approved by Columbus Public School District No. 71-0001, Platte County, Nebraska

Attest:

Secretary

President

REVISIONS

City of Columbus
2424 14th Street
P.O. Box 1677
Columbus, NE 68602



FINAL PLAT
CFD SUBDIVISION
to the City of Columbus
Platte County, Nebraska

DRN BY BDB
DATE 8/12/20
SCALE 1"=60'
PROJ
F.B.
SHEET
1 of 1

9. Proposed updates to Articles Seven, Eight, and Nine of the Land Development Ordinance.

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

7 ARTICLE SEVEN

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

7-1 Purpose

The Supplemental Site Development Regulations recognize the existence of special conditions that cannot comply literally with the site development regulations set out for each zoning district. Therefore, these regulations qualify or modify the district regulations of this title and provide for specific areas of exception.

7-2 Setback Adjustments

a. Lots Adjoining Alleys

In calculating the depth of a required side or rear yard setback for a lot adjoining a dedicated public alley, one-half of the alley may be credited as a portion of the yard. However, no residential structure may be nearer than ten feet to the near side of the alley.

b. Exceptions to Openness of Required Yards

Every part of a required yard shall be open and unobstructed from finished grade upward, except as specified herein.

1. Window sills, belt courses, cornices, eaves, flues and chimneys, and ornamental feature may project two feet into a required yard.
2. Terraces, patios, uncovered decks, and ornamental features which have no structural element more than two feet above or below the adjacent ground level may project ten feet into a required yard. However, all such projections must be set back at least three feet from an adjacent side lot line; or twenty feet from any street property line. [VT24]
3. Fire escapes, fireproof outside stairways, and balconies opening to fire towers may project a maximum of 3 1/2 feet into required yards, provided that they do not obstruct the light and ventilation of adjacent buildings.
4. For buildings constructed upon a front property line, a cornice may project into public right-of-way. Maximum projection is the smaller of four feet or five percent of the right-of-way width.

5.8. In commercial and business districts, a canopy may extend into a required front yard, provided that the canopy is set back at least five feet from the front property line, covers less than fifteen percent of the area of the required front yard, and has a vertical clearance of at least eight feet six inches.

- ~~6.~~ Accessory buildings in residential districts, including private and community garages, may be located a minimum of two feet from the side lot line and ten feet from the rear lot line. The rear yard setback may be reduced to two feet if bounded by an alley if set back is sixty feet or more from the front lot line. An accessory building must have an additional rear and side setback of one foot for every two feet or portion thereof ~~of.~~

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

~~Of~~ height over 15 feet. Any such accessory building must be located at least six feet from the main structure. No accessory building in an R-1, R-2 ~~or~~, R-3 ~~or~~ RMH district shall exceed 20 feet in height. ~~No residential accessory buildings permitted on NTR Park or Subdivision lots.~~

7. Lamp posts with a maximum height of ten (10) feet, and flag poles up to maximum height of base district may be located within required yards, provided they are set back at least five (5) feet from property lines.

c. Setback Adjustments

1. Setbacks on Built-Up Blockfaces

These provisions apply if ~~fifty percent or more~~ any of the buildings on that blockface have front yard setbacks less than those required for the specific district.

(a) If a building is to be built on a parcel of land within 100 feet of existing buildings on both sides within the same blockface, the minimum front yard shall be ~~the~~ mean ~~equal to the~~ setbacks of the adjacent ~~_____~~ buildings with the least setback.

(b) If a building is to be built on a parcel of land within 100 feet of an existing building on one side only, the minimum front yard shall be the setback of the adjacent building.

(c) If a building is to be built on a parcel of land not within 100 feet of an existing building on either side, then the minimum front yard shall be the mean setback of all existing buildings on the blockface.

2. Corner Lots

Required setbacks shall not reduce the buildable width of any corner lot to less than 24 feet. Appropriate setback adjustments shall be allowed to maintain this minimum width.

d. Double Frontage Lots

~~In Rural Residential~~ Residentially zoned double frontage lots on a major street, and with no access to that street, may have a 25-foot minimum front yard setback along said street. All other double frontage lots must provide full front yard setbacks from each adjacent street.

e. ~~Parabolic~~ Antennas

1. ~~Parabolic antennas which are accessory to a primary use and are designed to receive radio or television signals from satellites shall not be located within any street yard of the primary use. No antennas are permitted in the front yard.~~

2. ~~Such antennas shall be located no less than fifteen feet from the property line of an adjacent property within a residential zoning district.~~

f. Vision Clearance Zones

No structure, including a fence, shall be built to a height of more than three feet above the established curb grade on the part of the lot bounded by the street lines of the streets which intersect and a line connecting a point on each of such lines twenty feet from their point of

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

intersection. No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection. [VT25]

g. Attached structures extending into public rights-of-way within the Downtown Business District, excluding roadways.

Attached structures, such as awnings, canopies and signs may extend no more than 48 inches from the façade or facewall of the building to which it is attached. These structures must maintain a vertical clearance of at least 7 feet and 6 inches.

7-3 Height Exceptions

These provisions allow exceptions to the height limit of any zoning district in certain situations.

a. Vertical Projection

Chimneys, cooling towers, building mechanical equipment, elevator bulkheads, fire towers, grain elevators, non-parabolic receiving antennas, tanks, solariums, steeples, penthouses not exceeding 25 percent of total roof area, flag poles, stage towers or scenery lofts, City owned towers used for emergency communications and water towers may be built to any height in accordance with existing ~~and future~~ ordinances.

b. Radio Towers

1. Radio towers, operated by licensed amateur radio operators, may be built to a height as set forth in paragraph 2 below provided such towers do not exceed the height limitations set by Table 4-3. This exception does not apply to parabolic antennas, designed to receive signals from satellites.
2. Such radio towers shall not be located within a street yard of the primary use, and shall be located no less than 110 percent of the tower's height from a property line of an adjacent property within any zoning district.

c. Dwellings

Dwellings may exceed the height limit of their zoning districts by a maximum of ten feet, provided that each such building shall have a side yard setback of one foot in addition to required setbacks from each property line for each foot of height over the maximum height of the zoning district.

d. Wind Energy Conservation Systems (WECS)

Wind Energy Conservation Systems are exempt from the height restrictions of the base district in accordance with existing ordinances.

e. Federal Aviation Administration Rules

No structure may be built in any zoning district which exceeds the maximum height permitted under the rules of the Federal Aviation Administration. These rules describe the glide angles and operational patterns for any airport within the planning jurisdiction of the City of Columbus.

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

7-4 Exceptions-Allowable Adjustments to Site Development Regulations for Creative Subdivisions

a. Purpose

Section 4-3 of the Subdivision Chapter of the Land Development Ordinance provides for creative subdivisions. Creative subdivisions allow for greater flexibility in the design and development of subdivisions, in order to produce innovative residential environments, provide for more efficient use of land, protect topographical features, and encourage the preservation of common area and open space. These special regulations and exceptions apply only to creative subdivisions.

b. Site Area Per Unit

1. Unless otherwise provided, the site area per unit for a creative subdivision as a whole shall be that of the zoning district in which such subdivision is located. For the purpose of computing site area per unit, the area of public streets and private ways within the subdivision must be excluded. Residential use types may be combined within the creative subdivision provided that the subdivision as a whole complies with the required maximum density of the zoning district.
2. In the AG or RR Districts, the minimum site area per unit may be reduced by 50 percent in creative subdivisions.

c. Perimeter Yards

1. The required setback for any structure within a creative subdivision from a perimeter public street shall be the required setback for the zoning district.
2. The required setback for any structure within the subdivision from any property line which forms the boundary of the subdivision shall be at least 20 feet.

d. Area and Yards for Individual Lots

1. ~~Individual lots within a creative subdivision are exempt from minimum lot area or yard setback requirements set forth elsewhere in this Ordinance, unless provided for by the regulations for a specific zoning district. Minimum lot areas may be reduced by a maximum of 50%. Street Side yards may be reduced by a maximum of 25%. Interior and Back yards may be reduced by a maximum of 50%, provided a minimum separation of ten feet shall be established for all residential structures not attached to one another.~~ A creative subdivision must be planned and developed as a common development. ~~A minimum separation of ten feet shall be established for all residential structures not attached to one another.~~

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

- ~~2. Any private garage oriented to or facing a public street or private way internal to the creative subdivision must be set back a minimum of 25 feet from that public street or private way.~~

e. Coverage and Landscaping Requirements

Individual lots in a creative subdivision ~~are exempt from~~ may increase maximum building and impervious coverage limitations by 20%, ~~and street yard landscaping requirements established for the zoning district. However, the subdivision as a whole, including streets, walks, and access ways, must comply with the building and impervious coverage regulations for its zoning district.~~

7-5 Fence Regulations

a. Location Restriction

Unless otherwise provided by this title or other sections of the Columbus Municipal Code, no fence shall be built on any lot or tract outside the surveyed lot lines.

b. Sight Obstruction

No solid fence permitted or required by this title or other sections of the Columbus Municipal Code shall be built within a triangle formed by the adjacent side lines of two intersecting streets and a line connecting points 30 feet on each leg from their point of intersection. [VT26]

c. Residential Fences

Fences constructed within residential districts or on land used for residential purposes are subject to the following provisions.

1. Height: The maximum height of a fence within a required front yard or street side yard setback shall be four feet. The maximum height for any fence outside of a required front yard ~~shall~~ may be up to six feet.
- ~~2. Exception for Street Side Yards: On corner lots, a fence built along the street side yard in conformance with the required street yard setback may have a maximum height of six feet.~~
3. Exception for Front-Back Yards of Double Frontage Lots: A fence built within the required front-back yard of a double frontage lot, provided no residential access is provided to the back yard street, may be a maximum of six feet in height.

d. Office, Commercial, and Industrial Fences

Fences constructed in commercial and industrial districts are subject to the following special provisions:

SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS

1. LC, UC, and B-1 Districts: The maximum height of a fence ~~in the LC, UC, or B-1 Districts~~ may not exceed six feet if located outside of the required front or street side yards. Fences within the front and street side yards may not exceed four feet.
2. B-2, ML/C-1, MH Districts: The maximum height of a fence within a required front yard or street side yard setback ~~may not exceed shall be~~ six feet. The maximum height for a fence outside of required front yard or street side yard setbacks ~~may not exceed shall be~~ ten feet.

7-6 Appeals

Denial, revocations, or cancellations of a building permit based on the provisions of this Section may be appealed to the Board of Adjustment, as set forth in Sections 12-8 and 12-9.

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

8 ARTICLE EIGHT

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

8-1 Purpose

The Landscaping and Screening Regulations provide additional guidance on the development of sites within Columbus by addressing landscaping and screening requirements. They are designed to improve the appearance of the community; buffer potentially incompatible land uses from one another; and conserve the value of properties within the City of Columbus.

8-2 Applicability

The provisions of Section 8-3, Landscaping Requirements, shall apply to all new development on each lot or site upon application for a building permit, except for the following:

- a. ~~Reconstruction or replacement of a lawfully existing use or structure following a casualty loss;~~
- b. Remodeling, rehabilitation or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements;
- c. Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than 20 percent. Where such additions or enlargements are 20 percent or greater, ~~these provisions shall apply only to that portion where the new development occurs.~~

8-3 Landscaping Requirements

Landscaping shall be required adjacent to each street property line and within street yards as set forth in Table 8-1.

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

**TABLE 8-1
REQUIRED LANDSCAPING DEPTH**

Zoning District	Depth of Landscaping Adjacent to Street Property Line
AG	35 feet
RR	35 50 feet [VT27]
R-1	20 feet
R-2	20 15 feet
R-3	20 15 feet
<u>NTR Park RMH</u>	10 35 feet
<u>NTR Subdivision</u>	20 feet
O	20 15 feet
LC	20 15 feet
UC	15 5% of the depth of the street yard. Landscaped area between curb to sidewalk may be counted toward this requirement.
B-1	No Requirement
B-2	10 feet
ML/C-1	No Requirement
MH	No Requirement

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

8-4 Bufferyard Provisions

These provisions apply when a use is established in a more intensive zoning district (District A) which is adjacent to a less intensive zoning district (District B). The owner, developer, or operator of the use within District A shall install and maintain a landscaped bufferyard on his/her lot or site, as set forth in this section. Bufferyard requirements apply only to those districts indicated in Table 8-2.

- a. The bufferyard dimensions set forth in Table 8-2 apply to zoning districts which share a common lot line or are adjacent but separated by an intervening alley.
- b. When a street separates adjacent zoning districts requiring a bufferyard, the size of the bufferyard shall be one-half the required bufferyard set forth in Table 8-2.

~~c. c.~~ Each required bufferyard must be entirely landscaped and free of paved areas, access ways, storage, or other disturbances.

d. The Plan Administrator may waive bufferyard and screen requirements when adjacent to City owned property, excluding right-of-way and property used for recreational purposes.

**TABLE 8-2
BUFFERYARD REQUIREMENTS
(FEET)**

More Intensive District	Less Intensive District						
		AG*	RR	R-1	R-2	R-3	RMH
O,LC,UC	10	10	10	10	10	10	10
B-2	30	30	20	20	20	20	20
ML/C-1	30	30	30	30	30	30	30
MH	50	50	50	50	50	50	50
* For residential uses only.							

8-5 Screening Standards

a. Application

Screening is required between adjacent zoning districts indicated in Table 8-2 when one or more of the following conditions in the more intensive zoning district is directly visible from and faces toward the boundary of the less intensive zoning district.

1. The rear elevation of buildings.
2. Outdoor storage areas or storage tanks, unless otherwise screened.
3. Loading docks, refuse collection points, and other service areas.
4. Major machinery or areas housing a manufacturing process.
5. Major on-site traffic circulation areas or truck and/or trailer parking.
6. Sources of glare, noise, or other environmental effects.

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

b. Opaque Barrier

A six-foot opaque barrier shall be provided which visually screens the conditions listed in Section 87-5 (a) from less intensive uses as follows:

1. A solid wood, vinyl and/or masonry fence or wall at least six feet in height;
2. A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting;
3. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts;
4. Any combination of these methods that achieves a cumulative height of six feet.

c. Location of Screening Wall

1. A screening wall or fence shall be installed within the required buffer yard.

d. Screening: Effect on Drainage

Screening shall not adversely affect surface water drainage.

8-6 General Provisions

a. Time of Application

The provisions contained in this Article shall be applied for each individual lot or site when an application for a building permit on such lot is made.

b. Maintenance of Required Landscaping

Upon installation of required landscape materials, each owner shall take appropriate actions to insure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistent with this Article.

c. Obstruction of View

Landscaping installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, trail or sidewalk.

d. Exceptions

A development may continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.

LANDSCAPING, SCREENING, AND PERFORMANCE STANDARDS

8-7 Performance Standards in the B-2 and ML/C-1 Zoning Districts

a. Maximum Permitted Sound Levels Adjacent to Residential Zoning Districts

Table 8-3 displays the maximum permitted sound levels that may be generated by uses in the LC, UC, B-2 or ML/C-1 zoning districts where adjacent to residential zoning districts. All measurements shall be taken at or within the boundary between the originating district and the adjacent residential zoning district with a sound level meter meeting ANSI specifications for a Type II or better general purpose sound level meter. The A-weighted response shall be used.

**TABLE 8-3
MAXIMUM PERMITTED SOUND LEVELS AT RESIDENTIAL BOUNDARIES**

Originating Zoning District	Time	Maximum One Hour Leq* (dbA)
LC,UC,B-2	7:00 a.m. – 10:00 p.m.	65
	10:00 p.m. – 7:00 a.m.	55
ML/C-1	7:00 a.m. – 10:00 p.m.	70
	10:00 p.m. – 7:00 a.m.	55

* Leq is the constant sound level that, in a given situation and time period, conveys the same sound energy as the actual time-varying A-weighted sound. It is the average sound level and accurately portrays the sound the human ear actually hears.

b. Lighting Performance Standards

1. Area lighting shall be conducted so that the light source is directed away from areas in residential use or shall be controlled so that candlepower per 1,000 lamp lumens does not numerically exceed 50 lamp lumens (5%) above the vertical angle of 78 degrees above nadir; or emit more than 500 foot-lamberts per unit projected surface area of the luminaire above a 78 degree vertical angle.
2. Luminous element signs shall not exceed 300 foot-lamberts. Luminous building fronts shall not exceed 100 foot-lamberts in average surface luminance. Flood lighted signs shall not exceed 75 foot-lamberts in average surface luminance. Exposed lamp signs and luminous tube signs shall not exceed 400 foot-lamberts in average surface luminance.
3. Illumination resulting from outdoor lighting shall be conducted so that direct or indirect illumination does not exceed 0.5 horizontal foot candles at a boundary line with an adjacent residential zoning district.

~~4. Measurements shall be made with a cosine corrected photoelectric photometer having a spectral response corrected to fit the luminous efficiency curve established by the International Commission on Illumination.~~

OFF-STREET PARKING

9 ARTICLE NINE

OFF-STREET PARKING

9-1 Purpose

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

9-2 General Applications

a. Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures.

b. Exemptions

Any use within the B-1 Central Business District is exempt from the off-street parking requirements provided by Section 9-3. Any off-street parking facility constructed in the B-1 District after the effective date of this Ordinance must comply with the design standards set forth in this Article.

9-3 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 9-1.

a. Computation

1. When a computation of required parking results in a fraction of .5 or greater, the requirement should be rounded up to the next whole number.
2. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.
3. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code in effect for the City of Columbus at the time the use is established.

OFF-STREET PARKING

**TABLE 9-1
OFF-STREET PARKING REQUIREMENTS**

Agricultural Use Types	
Horticulture	1 space per 1,000 square feet of sales area.
Crop Production	No requirement.
Animal Production	No requirement.
Commercial Feedlots	No requirement.
Residential Use Types	
Single-Family Residential	2 spaces per dwelling unit.
Duplex Residential	2 spaces per dwelling unit.
Two-Family Residential	2 spaces per dwelling unit.
Multi-Family Residential	2 spaces per dwelling unit with 2 or more bedrooms, 1.5 spaces for 1 bedroom dwelling units, and 1 space per 2 dwelling units for elderly housing.
<u>Downtown Living Units</u>	<u>0 spaces per dwelling unit. Within existing structures only.</u>
Group Residential	1 space for each two residents.
<u>Non Traditional Mobile Home Residential Park</u>	<u>2 spaces per dwelling unit. 1 space per dwelling provided in shared parking facility.</u>
<u>Non Traditional Residential Subdivision</u>	<u>1 space per dwelling unit.</u>
Civic Use Types	
Administration	1 space per 500 square feet.
Cemetery	No requirement.
Clubs	1 space per 4 person capacity.
Convalescent Services	1 space per 4 beds.
Cultural Services	1 space per 1,000 square feet.
Day Care Services	1 space per 5 person capacity + 1 space per employee of largest shift.
Group Care Facility	1 space per 4 person capacity + 1 space per employee of largest shift.
Group Home	1 space per 4 person capacity + 1 space per employee of largest shift.
Guidance Services	1 space per 300 square feet.
Health Care	1 space per 300 square feet + 1 space per employee of largest shift.
Maintenance Facilities	See Schedule A.
Parks and Recreation	No requirement.
Postal Facilities	See Schedule A.
Primary Education	1 space per employee of largest shift + 10 stalls for visitors.
Public Assembly	1 space per 4 person capacity.
Religious Assembly	1 space per 4 person capacity in largest assembly area.
Safety Services	1 space per employee of maximum shift + 1 stall per 1,000 square feet.

OFF-STREET PARKING

Secondary Education	1 space per employee of maximum shift + 1 space for each 4 11th and 12th grade student.
Utilities	1 space per employee of maximum shift.

OFF-STREET PARKING

**TABLE 9-1
OFF-STREET PARKING REQUIREMENTS**

Commercial Use Types	
Agricultural Sales/Service	See Schedule A.
Auto Rental and Sales	See Schedule A.
Auto Service	Three times service capacity.
Body Repair	Four spaces per repair stall.
Business Support Services	1 space per 500 square feet.
Campground	1 space per camping unit.
Cocktail Lounge	1 space per 200 square feet.
Commercial Recreation	1 space per 4 person capacity.
Communications Services	1 space per 500 square feet.
Construction Sales	See Schedule A.
Consumer Services	1 space per 300 square feet.
Convenience Storage	1 space per 10 storage units.
Equipment Sales/ Service	See Schedule A.
Food Sales	1 space per 300 square feet.
General Retail Services	1 space per 500 square feet. ^[VT28]
Liquor Sales	1 space per 300 square feet.
Lodging	1 space per unit.
Personal Improvement	1 space per 500 square feet.
Personal Services	1 space per 500 square feet.
Pet Services	1 space per 500 square feet.
Restaurants (Drive-in)	1 space per 50 square feet of customer service area.
Restaurants (General)	Greater of 1 space per 4 person capacity or 1 space per 50 square feet in dining area.
Stables/ Kennels	1 space per employee + 1 stall per 5,000 square feet of site area.
Surplus Sales	See Schedule A.
Veterinary Services	1 space per 500 square feet.

OFF-STREET PARKING

**TABLE 9-1.
OFF-STREET PARKING REQUIREMENTS**

Office Use Types	
General Offices	1 space per 500 square feet.
Miscellaneous Use Types	
Broadcasting Tower	No requirement.
Non-Putrescible Landfill	No requirement.
All Landfills	No requirement.
Industrial Use Types	
Agricultural Industries	See Schedule A.
Light Industry	See Schedule A.
General Industry	See Schedule A.
Heavy Industry	See Schedule A.
Railroad Facilities	See Schedule A.
Resource Extraction	1 space per employee on largest shift.
Salvage Services	See Schedule A.
Warehousing	See Schedule A.
Construction Yards	See Schedule A.
SCHEDULE A	
This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics.	
Function of Element	Requirement
Office or Administration	1 space per 400 square feet.
Indoor Sales, Display or Service Area	1 space per 500 square feet.
Outdoor Sales, Display or Service Area	1 space per 2,000 square feet.
Equipment Servicing or Manufacturing	1 space per 1,000 square feet.
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 square feet.

OFF-STREET PARKING

9-4 Parking Facility Location

a. Residential Parking

1. Off-street parking for residential uses shall be located on the same lot or site as the use.
2. Off-street parking areas for multi-family or group residential uses shall be at least ten (10) feet from any main building.

b. Non-Residential Parking

Off-street parking for non-residential uses shall be located on the same lot or site as the use or within 300 feet of that use if the parking site is zoned for such parking.

9-5 Off-Street Parking Design Standards

a. Dimensions

1. ~~Standard parking stalls shall be 9 feet wide and 20 feet long. Be provided in accordance with the design standards provided in ??????????. [VT29]~~

b. Pavement and Drainage

Off-street parking facilities shall be designed and built ~~to prevent the free flow of water onto public rights-of-way without approval of the Building Official to the stormwater management program requirements.~~

c. Landscape and Screening Requirements

Unless otherwise noted, each unenclosed parking facility of over 3,000 square feet shall comply with the following regulations:

1. Each unenclosed parking facility shall provide a minimum buffer of ten feet along any street property line;
2. Each parking facility that abuts a residential district shall provide a ten foot landscaped buffer along its common property line with the residential district;
3. Any parking facility which abuts property in a residential district shall provide a grade change, fence, terrace, or other site feature which blocks the sight line of headlights into a residential property, subject to the determination of the Building Official;
4. ~~Each unenclosed parking facility of over 4,500 square feet within a street yard shall provide landscaped area equal to no less than 5 percent of the total paved area of the parking facility. Parking facilities within the MH District shall be exempt from this requirement. [VT30]~~

d. Entrances and Exits

OFF-STREET PARKING

1. Adequate access to each parking facility shall be provided by means of clearly defined and limited driveways or access points. Such driveways shall be designed to direct nonresidential traffic away from residential areas.
2. Parking facilities other than driveways for single-family, duplex, two-family, or mobile home residential uses must permit vehicles to enter streets in a forward position.

e. Safety Features

1. Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility; and shall not create blind, hidden, or hazardous areas.
2. Circulation patterns shall be approved by the Building Official.

f. Adjustment

For uses subject to Special Use Permit approval, the City Council, with the recommendation of the Planning Commission, may adjust the minimum requirements of this section, in order to provide design, usability, attractiveness, or protection to adjoining uses in a manner equal to or greater than the minimum requirements of this Article.

9-6 Off-Street Loading

a. Loading Requirement

Any use which involves the receipt or distribution of freight, merchandise, supplies, vehicles, or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading dock areas shall be designed to avoid undue interference with the public use of streets and sidewalks.

b. Design Standards

1. Each loading dock space shall be at least 10 feet wide by 50 feet long, with a vertical clearance of at least 14 feet.
2. ~~Paving of~~ loading dock spaces and access to those spaces, must be entirely paved with concrete or asphalt, and access areas shall be permanent, durable, and dustless.
3. Off-street loading areas are subject to the landscaping and buffering requirements for parking facilities set forth in this Article.
4. Loading docks which will catch water, by design, must provide a drain to storm sewer. Must include a sand and oil separator.

9-7 Parking for Personal and Recreational Vehicles

a. Applicability

This section permits the parking of personal vehicles on a single lot in a residential district subject to specific conditions. Personal vehicles include passenger cars, vans, pick-up trucks, camper trailers, recreational vehicles, trailers under forty feet in length, and boats.

OFF-STREET PARKING

b. Location of Parking

1. Parking is permitted within any enclosed structure when such structure conforms to the regulations of its zoning district.
2. Parking is permitted outside of an enclosed structure subject to the following conditions and in compliance with Section 10-9-24 of the City Code:
 - (a) The parking space is provided on a paved, hard-surfaced or graveled driveway or paved pad adjacent to the driveway;
 - (b) The vehicle is parked perpendicular to the front curb;
 - (c) The vehicle does not encroach on public right-of-way.

c. Special Provisions for Recreational Vehicles

Parking and storage of recreational vehicles, campers, trailers, and boats is subject to the following additional conditions:

1. The vehicle is maintained in a clean, well-kept state;
2. The vehicle may be used only by non-paying guests for a maximum of three consecutive days or fourteen days during any calendar year;
3. The vehicle may not be permanently connected to utility lines;
4. The vehicle may not be used for the storage of goods, materials, or equipment other than those items which pertain to the use of the vehicle;
5. The length of the vehicle shall not exceed twenty feet if the vehicle is parked or stored in a required front yard or street side yard. Longer vehicles may be parked or stored within rear yards or interior side yards behind the required front yard setback. |

[VT31]

10. Building report for August 2020.

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT August 2020

	Current Month 2020			Current Month 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	0	0.00	0.00	0	0.00	0.00
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	4	78,000.00	556.25
New	1	847,682.00	2,170.65	1	130,000.00	593.75
Repairs/Remodel	2	590,000.00	1,993.75	2	212,200.00	974.25
Residence						
Addition	7	91,203.00	611.46	4	142,500.00	692.50
Alteration	1	5,000.00	40.00	0	0.00	0.00
Deck	6	28,140.00	252.46	7	20,154.34	221.10
Fence	15	28,562.00	350.00	12	50,500.00	300.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
* New Residence	2	1,095,513.00	2,762.13	2	706,205.00	2,026.65
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	5	99,026.00	497.75	9	74,160.00	554.15
Duplex/Townhouse (New)	1	200,824.00	439.21	2	482,876.00	1,535.32
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	0	0.00	0.00
New	6	136,159.00	824.53	5	173,960.00	940.53
Public Owned New						
	0	0.00	0.00	0	0.00	0.00
SPECIAL PERMITS						
Demolition	4	10,000.00	75.00	1	3,000.00	25.00
Miscellaneous (Other)	2	90,400.00	446.50	0	0.00	0.00
Sprinklers	44	107,500.00	756.00	8	29,500.00	136.00
Move Building	0	0.00	0.00	1	5,000.00	25.00
Plumbing	5	110,000.00	476.00	11	89,500.00	578.00
Signs	3	77,000.00	90.00	10	71,400.00	300.00
MONTH TOTAL	104	3,517,009.00	11,785.44	79	2,268,955.34	9,458.50

	Year to Date 2020			Year to Date 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
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	6	134,000.00	925.00
New	7	3,248,807.00	7,172.08	13	33,768,600.00	69122.36
Repairs/Remodel	12	1,148,998.00	4,840.00	16	26,964,744.44	8781.24
Residence (*See "New" Residences Below)						
Addition	22	517,208.00	2,916.85	21	481,848.60	2680.31
Alteration	3	13,279.00	111.40	0	0.00	0.00
Deck	41	248,475.00	2,026.95	27	136,601.34	1115.64
Fence	119	292,112.00	2,995.58	88	289,316.00	2200.00
Miscellaneous (Other)	7	74,610.00	501.01	2	40,500.00	245.00
* New Residence	32	10,746,265.84	29,921.62	34	8,853,244.00	27414.14
* New HUD Residence	0	0.00	0.00	1	130,760.00	524.17
Repairs/Remodel	28	567,696.00	3,136.40	36	591,040.00	3214.51
Duplex/Townhouse (New)	19	4,931,514.68	15,101.50	9	2,009,028.00	6548.56
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	22	763,934.00	3,629.45	21	475,468.00	2727.22
Public Owned						
	0	0.00	0.00	5	9,667,400.00	2265.00
SPECIAL PERMITS						
Demolition	10	26,000.00	250.00	22	103,600.00	550.00
Miscellaneous (Other)	3	94,320.00	484.56	0	0.00	0.00
Sprinklers	84	194,000.00	2,919.00	33	93,500.00	552.00
Move Building	2	8,000.00	56.00	3	10,000.00	78.80
Plumbing	123	2,479,700.00	12,848.00	152	15,180,128.00	12966.00
Signs	44	313,810.00	1,320.00	32	198,550.00	905.00
YEAR TOTAL	587	25,816,479.52	91,226.15	531	136,899,748.38	200,540.56

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

CURRENT MONTH 2020

BUILDING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	55
<u>INSPECTIONS PERFORMED:</u>	
<u>FOOTINGS</u>	19
<u>FOUNDATION</u>	11
<u>FRAMING</u>	52
<u>MISCELLANEOUS</u>	43
<u>FINAL</u>	24

PLUMBING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	49
<u>INSPECTIONS PERFORMED:</u>	
<u>WATER AND SEWER</u>	23
<u>MISCELLANEOUS</u>	10
<u>ROUGH IN</u>	49
<u>FINAL</u>	23

CURRENT MONTH 2019

BUILDING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	49
<u>INSPECTIONS PERFORMED:</u>	
<u>FOOTINGS</u>	16
<u>FOUNDATION</u>	9
<u>FRAMING</u>	44
<u>MISCELLANEOUS</u>	60
<u>FINAL</u>	43

PLUMBING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	15
<u>INSPECTIONS PERFORMED:</u>	
<u>WATER AND SEWER</u>	15
<u>MISCELLANEOUS</u>	9
<u>ROUGH IN</u>	43
<u>FINAL</u>	26

YEAR TO DATE

BUILDING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	330
<u>INSPECTIONS PERFORMED:</u>	
<u>FOOTINGS</u>	111
<u>FOUNDATION</u>	42
<u>FRAMING</u>	366
<u>MISCELLANEOUS</u>	343
<u>FINAL</u>	250

PLUMBING ACTIVITY:

<u>NEW PERMITS ISSUED</u>	207
<u>INSPECTIONS PERFORMED:</u>	
<u>WATER AND SEWER</u>	159
<u>MISCELLANEOUS</u>	92
<u>ROUGH IN</u>	360
<u>FINAL</u>	199

Respectfully Submitted,

Daniel Curtis
Community Development Director

11. Adjournment