

Planning Commission
Monday, October 14, 2019 7:00 PM
Council Chambers
1369 25 Avenue

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

1. **Statement of Compliance with Open Meetings Act and roll call.**
2. **Minutes of September 9, 2019, meeting.**
3. **Public hearing - Consider Redevelopment Plan for the Highway 81 North Commercial Redevelopment Area for FRC Housing, LLC, Redevelopment Project - Area 2 located between 30 Avenue and 34 Avenue and 20 Street and 12 Street.**
4. **Public hearing - Consider text amendments to Land Development Ordinance for the City of Columbus, Zoning Chapter, to amend Table 4-3 of Article 9, specifically the Site Development Regulations for R-2 Zoning Districts to allow maximum building coverage to be increased to 50 percent with approval of a Special Use Permit and increase maximum impervious coverage to 65 percent with approval of a Special Use Permit.**
5. **Public hearing - Application of Gary Potter for final plat and development agreement of Harry Potter Subdivision (4180 48 Avenue).**
6. **Public hearing - Application of Loup River Public Power District to rezone property located southeast of Lost Creek Parkway and Old Monastery Road from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan.**
7. **Public hearing - Application of JARA Properties, LLC to rezone property at 1770 25 Avenue from "R-1" (Single-Family Residential District) to "R-3" (Multiple-Family Residential District).**
8. **Public hearing - Application of Loup Rentals, LLC to rezone property located in the vicinity of 3 Avenue and 5 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**
9. **Public hearing - Application of Loup Rentals, LLC to rezone property at 1709 10 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District).**
10. **Public hearing - Application of Scotty's Properties, LLC to rezone property located in the vicinity of 16 Avenue and vacated 5 Street from "R-2" (Urban-Family**

Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.

- 11. Proposed amendment to city code to amend 2012 International Residential Code to delete the requirement for fire protection of residential floors, delete the requirement for self-closing hinges on door between house and garage, and update Table R301.2(1) to conform with minimum code standards. (continued from September 9, 2019, meeting.)**
- 12. Building report for September 2019.**
- 13. Adjournment**

PLANNING COMMISSION
September 9, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on September 9, 2019, 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:** Vice-Chair Ogle 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, Josh Mueller, Brent Ogle, and Kristy Spawn. Members Kim Hoefer and Fernando Lopez Jr. were absent and excused. City staff members present included City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey.
2. **Minutes of August 12, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefer and Lopez were absent.
3. **Public hearing – Consider second supplement to redevelopment plan entitled "Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan" for Phase II of the WHO Development Redevelopment Project. (Continued from August 12, 2019, meeting.)** Andrew Willis, attorney with Cline Williams on behalf of the redeveloper, stated that this supplement is for Phase II of the redevelopment plan and includes the construction of a restaurant. He indicated that additional phases will be needed to complete the entire redevelopment project. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefer and Lopez were absent. A recommendation was made to the mayor and council that based on the foregoing and substantial evidence presented, the second supplement to the Redevelopment Plan entitled "Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan" for Phase II of the WHO Development Redevelopment Project be approved with a motion by Anderson and a second by Bray. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefer and Lopez were absent.
4. **Public hearing - Application of Gary Potter for preliminary plat of Harry Potter**

Subdivision (4180 48 Avenue): Greg Lower, on behalf of the applicant, stated that this application is a two lot subdivision with existing structures and indicated that a major subdivision is required due to the fact a minor subdivision was done previously. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent. A recommendation was made to the mayor and council to approve the preliminary plat of Harry Potter Subdivision with a motion by Elsasser and a second by Kucera as it is amenable with the adjacent land use consisting of residential development. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent.

5. **Public hearing – Application of Loup Power District for final plat and development agreement of Energy Triangle Second Addition (south and east of the intersection of Old Monastery Road and Lost Creek Parkway):** John Zwingman, on behalf of the applicant, stated that the preliminary plat was presented several months ago and indicated an access and utility easement for the future extension of 10th Avenue public right-of-way to the south property line of Lot 6, revised storm water drainage easements, and the addition of Lot 7, which will be dedicated public right-of-way, have been added to the final plat. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent. A recommendation was made to the mayor and council to approve the final plat and development agreement of Energy Triangle Second Addition with a motion by Mueller and a second by Bray as it is amenable with the existing property. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent.
- 5A. **Public hearing - Determine whether the portions of Energy Triangle Second Addition not previously included within the corporate city limits should be included within corporate city limits:** John Zwingman, on behalf of the applicant, stated that the boundaries have changed with the replatting of Energy Triangle Addition resulting in the need to include the additional property in the corporate city limits. The additional locations were Lot 7 and in the northwest corner of Lot 1. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Anderson. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent. A recommendation was made to the mayor and council to include within the corporate city limits the portions of Energy Triangle Second Addition not previously included within the corporate city limits with a motion by Anderson and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Hoefler and Lopez were absent.
6. **Public hearing – Application of JARA Properties, LLC to rezone property at 1770 25 Avenue from "R-1" (Single-Family Residential District) to "R-3"**

(Multiple-Family Residential District): Jerod Trouba, on behalf of the applicant, stated that the intended use for this corner lot is to build a duplex and explained the request for an R-3 zoning will allow for additional off-street parking. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Kucera. A recommendation was made to the mayor and council to approve the rezoning application of JARA Properties, LLC with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance with a motion by Elsasser and second by Anderson as it is a good use of the property. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Lopez were absent.

7. **Proposed amendment to city code to amend 2012 International Residential Code to delete the requirement for fire protection of residential floors, delete the requirement for self-closing hinges on door between house and garage, and update Table R301.2(1) to conform with minimum code standards:** Curtis stated that the proposed amendments have been requested by homebuilders. The proposed city code amendments to amend the 2012 International Residential Code was continued to the October 14, 2019, meeting at 7 p.m. with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Lopez were absent.
8. **Building reports for August, 2019:** The building report was approved as presented with a motion by Anderson and a second by Mueller. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Lopez were absent.
9. **Adjournment:** The meeting adjourned at 7:26 p.m. with a motion by Elsasser and a second by Anderson. Anderson, Bray, Elsasser, Kucera, Mueller, Ogle, and Spawn voted “Aye” and none voted “Nay”. Hoefler and Lopez were absent.

OFFICE OF THE CITY CLERK
: Michaela Luckey

**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, October 14, 2019, at 7 P.M. in the City Council Chambers, 1369 25 Avenue, Columbus, Nebraska 68601, to consider and possibly take action on a Redevelopment Plan entitled: "Redevelopment Plan for the Highway 81 North Commercial Redevelopment Area (FRC Housing, LLC, Redevelopment Project)," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within the blighted and substandard Highway 81 North Commercial Area (a/k/a Redevelopment Area 2), approximately located between 30 Avenue and 34 Avenue from east to west, and 20 Street and 12 Street from north to south, in Columbus, Nebraska, as depicted on the map of the redevelopment area in the office of the City Clerk at 2424 14 Street, Columbus, Nebraska, telephone number 402-562-4224. Additionally, the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk.

At said time and place, all interested parties may appear and be heard.

Dated this 26 day of September, 2019.

City of Columbus, Nebraska
By: Janelle Kline, City Clerk

Publish: 09:26:19, 10:03:19
Two Affidavits of Publication



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: October 10, 2019
TO: Planning Commission
FROM: Tara Vasicek, City Administrator
RE: Redevelopment Plan for a portion of the Redevelopment Area 2. Family Resource Center (FRC) for a Housing Redevelopment.

RECOMMENDATION:

Approval of the Highway 81 North Commercial Redevelopment Area, FRC Housing, LLC, Redevelopment Project.

DISCUSSION:

The developer, City staff and legal counsel have ensured that the plan meets the proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. Under the Plan adequate provision is made for traffic, vehicular parking, and the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations. The provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

The Plan contains a statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Plan; that there are no estimated proceeds or revenue expected to be obtained by the City from disposal of property to Redeveloper; that the Plan sets forth the proposed method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the Redeveloper for the redevelopment area, as designated in the Plan which method of financing is the issuance by the City of its tax increment revenue bonds to provide funds to pay for the costs of certain public improvements directly or of public or private improvements by grant assistance and that there are no families currently living within the redevelopment area, as set forth in the Plan, which are currently expected to be displaced from such area.

It has also been determined that the cost-benefit analysis prepared in conjunction with the Plan and attached thereto sets forth the factors required under section 18-2113 of the Nebraska Revised Statutes and supports the City's adoption and approval of the Plan.



**REDEVELOPMENT PLAN FOR
THE HIGHWAY 81 NORTH COMMERCIAL REDEVELOPMENT AREA
(FRC HOUSING, LLC, REDEVELOPMENT PROJECT)
COLUMBUS, NEBRASKA**

**PREPARED SEPTEMBER, 2019
FOR
THE COMMUNITY DEVELOPMENT
AGENCY OF
COLUMBUS, NEBRASKA**

I. INTRODUCTION.

The City of Columbus, Nebraska (the "City"), recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, passed a resolution designating certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of section 18-2103 of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act"). One of the areas designated by the Council as blighted and substandard and in need of redevelopment is the area commonly referred to as "Redevelopment Area 2" a/k/a the "Highway 81 North Commercial Area" (referred to herein as the "Redevelopment Area").

This Redevelopment Plan submits the implementation of a redevelopment project in the Redevelopment Area utilizing the tax-increment financing ("TIF") resources available for demolition and other TIF-eligible costs, and to remove existing and avoid future blighted and substandard conditions, as further described in Section 5 of this Redevelopment Plan (the "Redevelopment Project"). The Redevelopment Project contemplates the redevelopment of a portion of the former Columbus Hospital building, located within the Redevelopment Area, into 34 apartments and common space.

The Redevelopment Project is located within a small portion of the Redevelopment Area. Accordingly, the City anticipates that it will amend this Redevelopment Plan to set forth additional redevelopment projects in the future.

II. REDEVELOPMENT AREA; EXISTING CONDITIONS.

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries of the Redevelopment Area. The Redevelopment Area is identical to "Redevelopment Area 2," which the Council previously declared blighted and substandard and in need of redevelopment. The Redevelopment Area is approximately located between 34th Avenue and 30th Avenue from east to west, and 20th Street and 12th Street from north to south. Exhibit "A" further sets forth a future use map (showing the Redevelopment Area and surrounding areas) included within the City's comprehensive plan. The map sets forth a B-2 (General Commercial) designation for future use of the Project Site (defined below).

III. PROJECT SITE.

Exhibit "B", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site covers an area consisting of approximately 3.02 acres located between 18th Street and 19th Street and 32nd Avenue and 30nd Avenue. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

IV. PROJECT SITE EXISTING CONDITIONS.

This section of the Redevelopment Plan examines the existing conditions within the designated Project Site. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Project Site covers an area consisting of approximately 3.02 acres located between 18th Street and 19th Street and 32nd Avenue and 30th Avenue. The Project Site contains the former Columbus Hospital building consisting of approximately 59,000 square feet. This use is shown on Exhibit "B".

B. Existing Zoning. The Project Site is zoned B-2 General Commercial. The proposed Redevelopment Project will result in the creation of low income multifamily senior housing allowed under the B-2 zoning designation.

C. Existing Public Improvements.

1. Street System. There is no internal street network or system constructed within the Project Site. The Project Site is bounded by 19th street on the North; 18th Street on the South; 32nd Avenue on the West; and 30th Avenue on the East.

2. Utilities. All required utilities are available at the Project Site and are extended to the building.

D. Existing Building Conditions/Blighting Influences. The City of Columbus in strict accordance with the Act has declared the area that includes the Redevelopment Area blighted and substandard and in need of redevelopment. Prior to making that declaration, the City received a Blight Study for the area which is incorporated herein by this reference. A copy of the Blight Study is available at the City of Columbus Clerk's Office.

V. REDEVELOPMENT PROJECT OVERVIEW; PROJECT SITE FUTURE CONDITIONS.

The former Columbus Hospital building is located within the Project Site. The building has been used as a community resource center for several years after the hospital vacated the building. The building is currently owned by the Columbus Community Foundation. Subject to obtaining all required financing, the facility will be the owned and redeveloped by FRC Housing, LLC ("Redeveloper"). The current tenants of the building are located on the first floor – all of which are non-profit organizations co-locating and operating as the Columbus Family Resource Center. The current economics of the building are not sustainable without utilization of the second and third floors. If the vacant floors are utilized, it will make the entire building's economics sustainable for the foreseeable future. Without adding usage of the second and third floors, the building is subject to deterioration. Although generally sound, the expense to repurpose the building is substantial. The Redevelopment Project seeks to repurpose the building to provide 34 apartments for low income seniors and retain the Family Resource Center

executive offices. The level of investment to finance the needed rehabilitation will require the combined efforts of the public and private sectors. Municipal leadership is essential as the catalyst for major private investment.

To encourage private investment in the Project Site, this Redevelopment Plan has been prepared to set forth the Redevelopment Project, which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Project Site within the blighted and substandard Redevelopment Area. In accordance therewith, this section of the Redevelopment Plan examines the future conditions within the Project Site subsequent to construction of the Redevelopment Project. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan
- I. Proposed Construction Schedule

A. Proposed Land Use Plan. No changes are contemplated in the current Land Use Plan for the area. The Redevelopment Project does contemplate demolition of the oldest portion of the former Columbus Hospital building. The Redevelopment Project will primarily provide for interior rehabilitation with a new south front entrance and building separation for upper level apartments for low income seniors. The existing land use for the Project Site is shown on Exhibit "B". The specific site plan, land uses, open space, buildings, parking lots, road network and infrastructure improvements will not change.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, this Redevelopment Plan and the Redevelopment Project have been designed to conform to the City's adopted Comprehensive Plan. Currently zoned as B-2, the Redevelopment Area will not require a change of zoning to allow the multifamily development.

Additionally, the "Envision Columbus 2040" comprehensive plan states that the City's "inadequate housing supply remains one of the City's greatest challenges." The "2017 City of Columbus Housing Study" noted the need for additional housing. The study included the following conclusions, among many other findings:

- The City must produce additional housing options across all price-points to enable movement in the market.
- Like the desire for more affordable housing options, respondents indicated their strong desire for a variety of smaller housing options including small and mid-

size single-family homes, townhomes, duplexes, apartments, and independent senior living opportunities.

- Many respondents expressed the desire for more quality housing units and for better property maintenance overall.

The comprehensive plan specifically provides that "affordable, accessible, and well-located housing is central to the quality of life for people of all ages, but especially for adults aged 50 years and older." Redeveloper intends to construct approximately 34 low-income housing units for seniors to address this issue. As such, the Redevelopment Project is feasible and in conformity with the City's comprehensive plan, and as a whole conforms to the legislative declarations and determinations set forth in the Act.

C. Relationship to Local Objectives. The Redevelopment Plan and the Redevelopment Project have been developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the former Columbus Hospital. The Redeveloper has received requests from local organizations to rehabilitate the hospital. The City has a significant housing shortage, especially with regard to affordable housing for seniors. The Redevelopment Project provides a positive solution to the housing shortage and rehabilitates an obsolete structure.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Project Site should generally achieve the following requirements and standards:

1. Population Density. There are no dwelling units currently located within the Project Site. The Redevelopment Project will result in the creation of 34 apartments on the two upper stories of the former hospital.

2. Land Coverage and Building Density. There is one existing building located within the Project Site. The oldest portion of the structure (approximately 3,252 square feet of land coverage) will be demolished. Remaining building coverage is approximately 56,500 square feet. The Redevelopment Project will provide a maximum floor area ratio in accordance with applicable zoning district regulations in the Project Site.

3. General Environment. The Redevelopment Project will provide for the redevelopment and rehabilitation of the second and third floors of the former hospital into low income apartments for seniors and refurbish the south entrance to the first floor for access to the residential units. In accordance with the comprehensive plan's objective to create accessible and safe senior housing, the Redevelopment Project will provide an environment that minimizes automobile-pedestrian conflicts. Redeveloper and the City will assure that lighting, signs, pedestrian ways, and communication devices in the area are oriented to the human scale.

4. Pedestrian ways and Open Spaces. The Redevelopment Project must provide for a pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the area.

5. Building Heights and Massing. Building heights and massing currently comply with the B-2 zoning designation and will not change as a result of the Redevelopment Project.

6. Circulation, Access and Parking. The Redevelopment Project must provide for vehicular circulation through and access to the Project Site in a manner consistent with the needs of the development and the community. It must also provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations. Adequate parking is needed so the residential tenants do not generate parking problems for abutting commercial and residential streets.

7. Off-Street Loading, Service and Emergency Facilities. The Redevelopment Project must provide for consolidated off-street loading and service facilities to meet the needs of the proposed use.

E. Proposed Changes and Actions. The Project Site is anticipated to function as a dual use facility providing functional nonprofit space on the first floor and low income senior apartments on the upper two levels. Exhibit "C" sets forth the site plans for the proposed apartment layout. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement the Redevelopment Project.

1. Zoning, Building Codes and Ordinances. The entire Project Site is zoned B-2 General Commercial. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement the Redevelopment Project.

2. Traffic Flow, Street Layout and Street Grades. The streets adjacent to the Project Site are 30th and 32nd Avenues and 18th and 19th Streets. No improvements to the streets are anticipated.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in the Project Site, no public redevelopments, improvements, facilities, utilities and rehabilitations will be needed.

4. Site Preparation and Demolition. Demolition of the oldest portion of the former hospital will be required.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Project Site include necessary interior demolition and renovation to establish 34 apartments and common spaces.

6. Acquisition and Relocation. No relocation of businesses or individuals will be required as part of the Redevelopment Project.

7. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes, or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A City of Columbus Redevelopment Project TIF Statutory Cost Benefit Analysis is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "D". The Cost-Benefit Analysis complies with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements.

General estimates for the Redevelopment Project costs are broken down as follows:

Site Work/Demolition	\$ 576,130
Rehabilitation	\$ 4,615,298
Capitalized interest	\$ 18,416
<u>Legal Fees of City</u>	<u>\$ 15,000</u>
Total	\$ 5,224,844

Financing for the project is proposed to come from TIF in the principal amount of \$232,067, with the balance of funding to be provided from grants from the Nebraska Department of Economic Development/HUD and from the sales of federal tax credits under 26 USC §42. A more detailed cost breakdown of the Redevelopment Project will be set forth in the "redevelopment contract" (as defined in the Act).

The figures above are estimates. Final figures are subject to a specific site plan, design specifications and City requirements.

The public will fund as much of the above eligible private improvements as needed to the extent necessary to meet the public purpose and community goals, policies and standards. The City will not fund improvements that exceed the amount of funds available from TIF indebtedness that the Council may elect to issue pursuant to §18-2147 to 18-2151 of the Act, unless the redeveloper and/or City are able to secure and fund additional monies and such funds are identified in a written redevelopment agreement. The amount of the available proceeds for TIF is estimated to fluctuate over the course of the 15-year TIF period. Redeveloper anticipates that the Redevelopment Project assessed value will generate an initial assessed property valuation of \$584,000 over the estimated present property valuation base. However, over the

course of the 15-year TIF Period, Redeveloper, based upon extensive experience with similar projects, anticipates a property tax payment equal to \$700 per apartment, resulting in approximately \$23,596 in annual TIF revenues. The assessed valuation is proposed to be qualified for a rent restricted valuation pursuant to §77-1333 *Neb. Rev. Stat.*

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date of such provision by the governing body, as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the "redevelopment project valuation" (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.

Because the Redevelopment Project anticipates the use of TIF as authorized in §18-2147 of the Act, the City Council finds as follows:

a. the Redevelopment Project in the plan would not be economically feasible without the use of TIF;

i. this finding is documented as the Redevelopment Project is funded primarily by restricted funding sources from the federal and state government. The approved budget for the Redevelopment Project restrict funds from being used for demolition. No revenue will be derived from operation to fund the demolition required by the Redevelopment Project.

b. the Redevelopment Project would not occur in the Project Site without the use of TIF; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of Columbus desires to modify this Redevelopment Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority, provided, that if modified after the lease or sale of real property in the Redevelopment Project Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

I. Proposed Construction Schedule. Redeveloper intends to commence construction in Fall of 2019 and complete construction during the second half of 2020. Redeveloper's construction timeline is subject to change.

EXHIBIT "A"
REDEVELOPMENT AREA

Depiction:

COLUMBUS NE
AREA #2

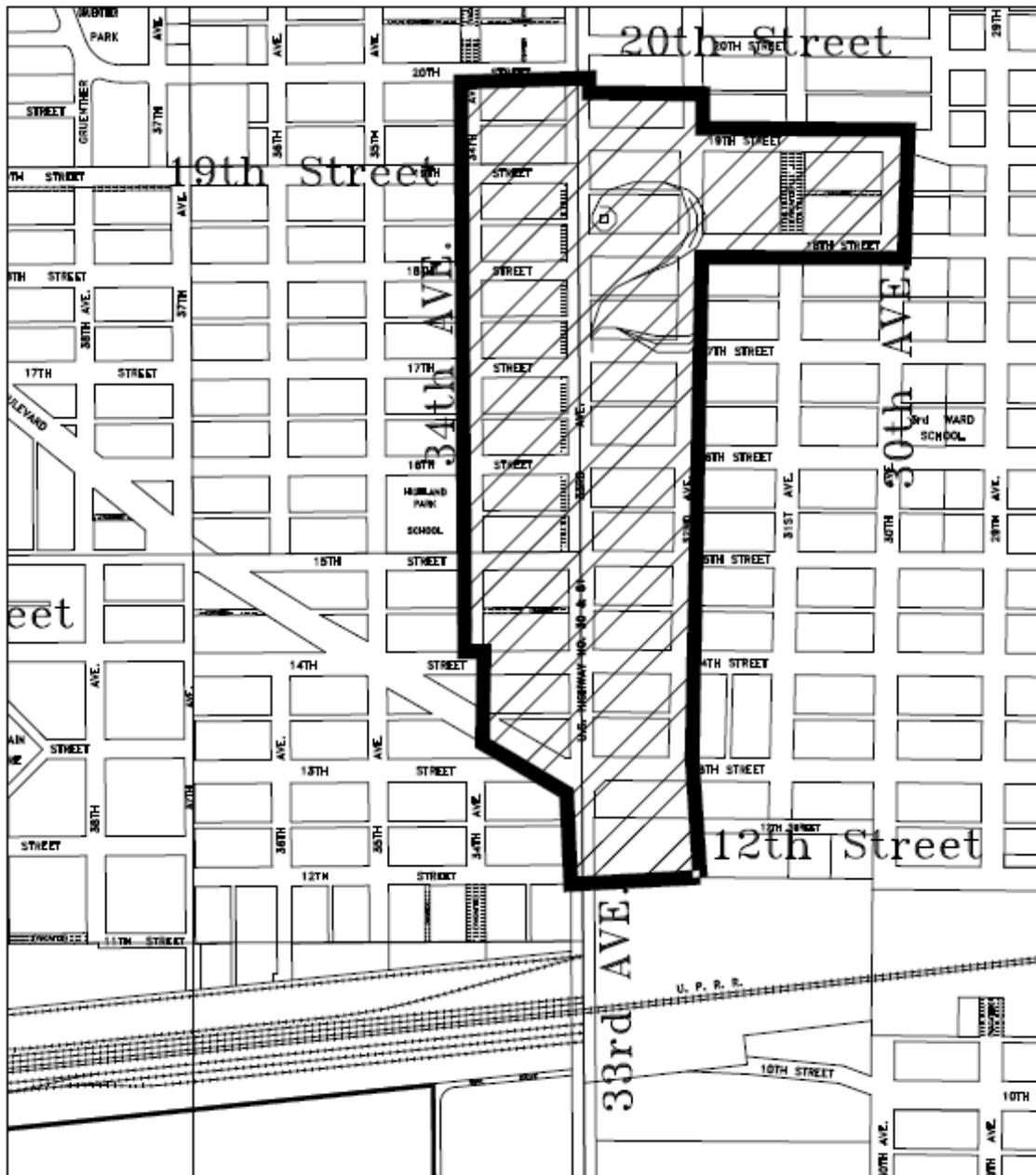


Exhibit "A"

Existing Condition:

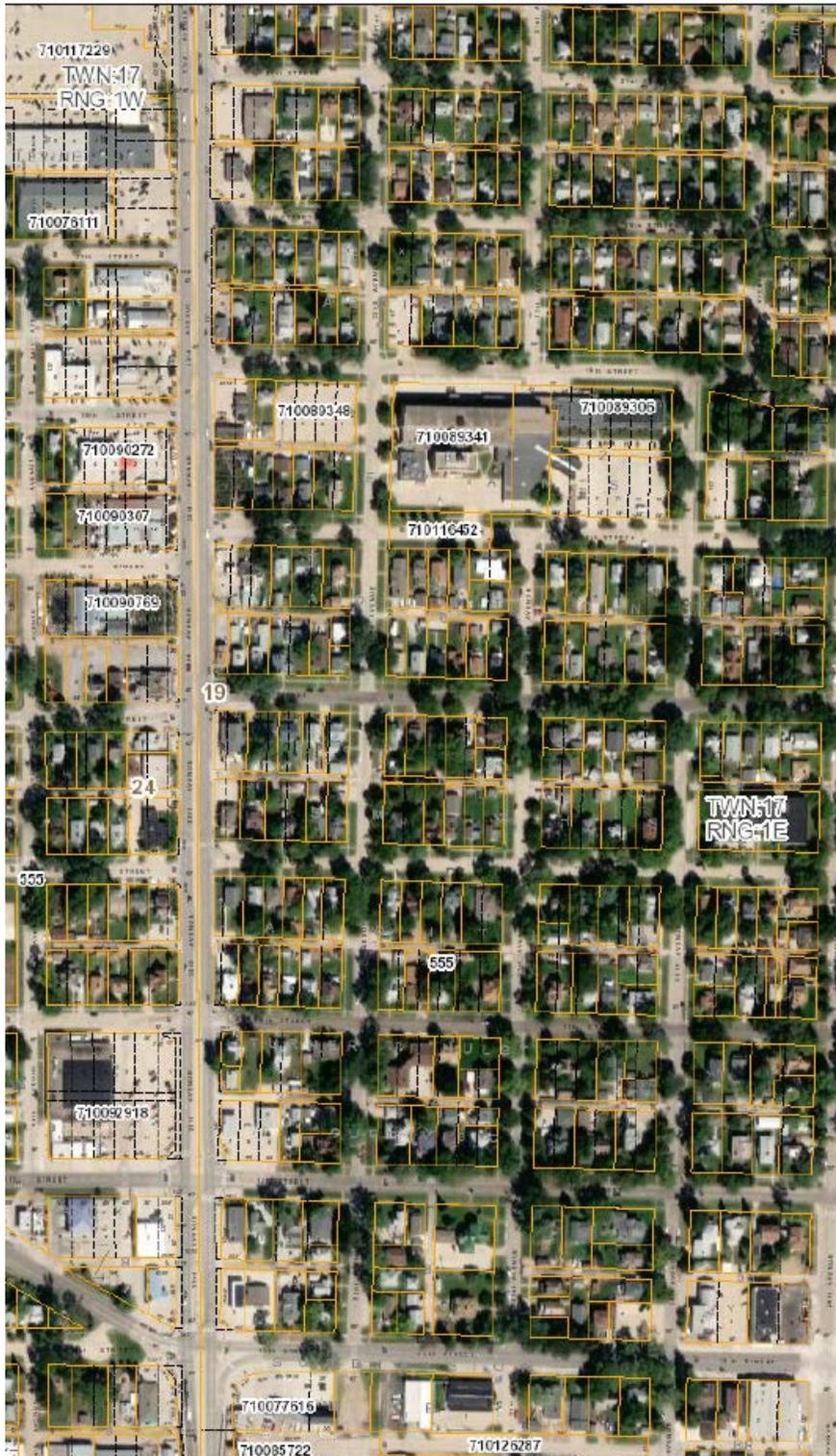
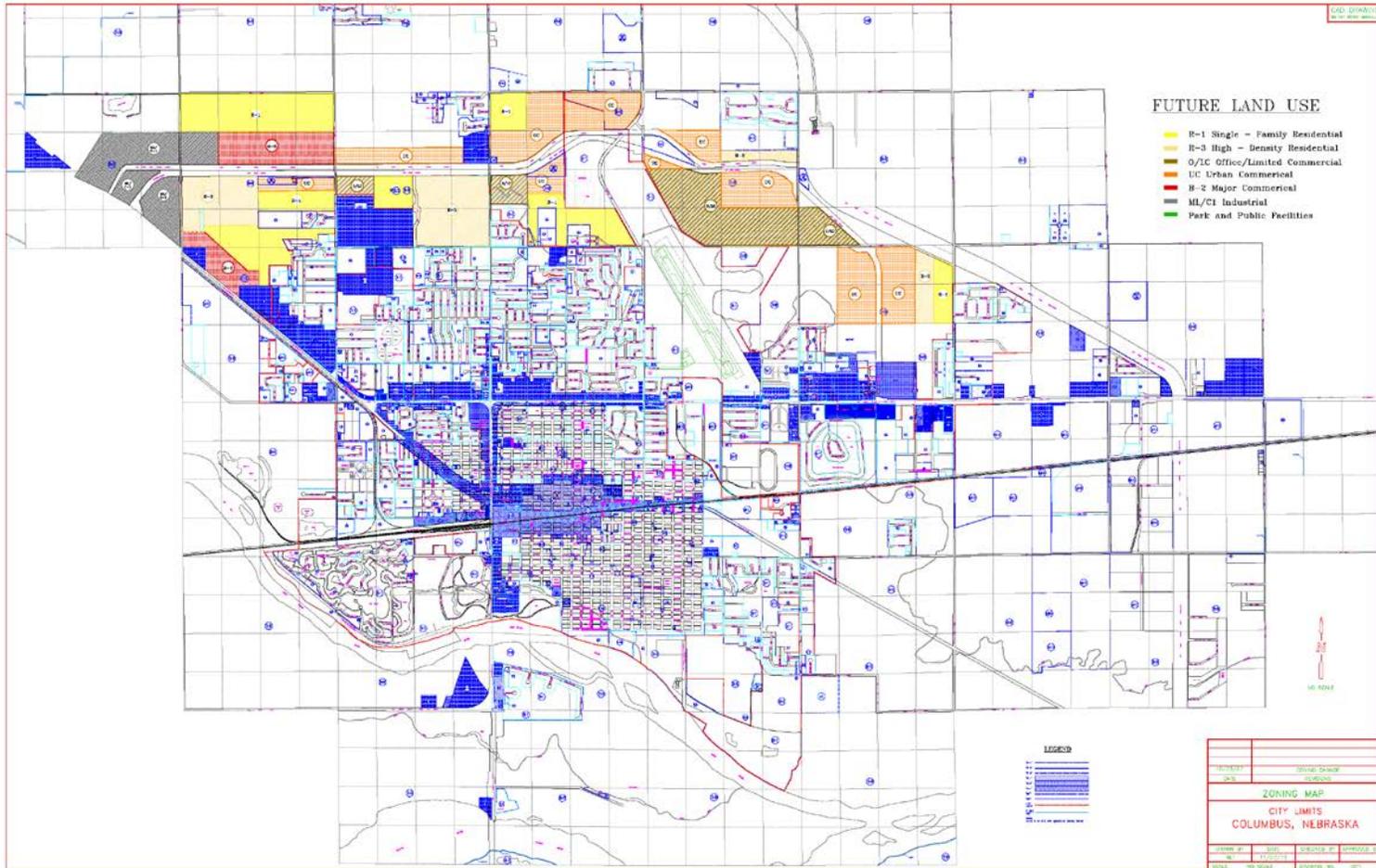


Exhibit "A"

Future Use Map:



* A legible version of the above Future Land Use Map is available at the office of the City Clerk.

Exhibit "A"

EXHIBIT "B"
PROJECT SITE

Legal Description:

Building:

All of Block 3, Evans Addition to Columbus, Platte County, Nebraska

Vacated 31st Avenue from the south Right-of-Way line of 19th Street and to the North Right-of-Way line of 18th Street in Columbus, Platte County, Nebraska

Part of Lot 6 and all of Lots 7 and 8 in Block 2, Evans Addition to Columbus, Platte County, Nebraska

AND

Parking Areas:

All of Lots 9, 10, 11 and 12 in Block 2, Evans Addition to Columbus, Platte County, Nebraska

Lots 1, 2, 3 and 4 in Block 4, Evans Addition to Columbus, Platte County, Nebraska (PARKING

Lot 7 and the West 25 feet of Lot 8, Block 11, EvanLawn Addition to Columbus, Platte County, Nebraska

TOGETHER WITH

All public rights-of-way contiguous thereto.

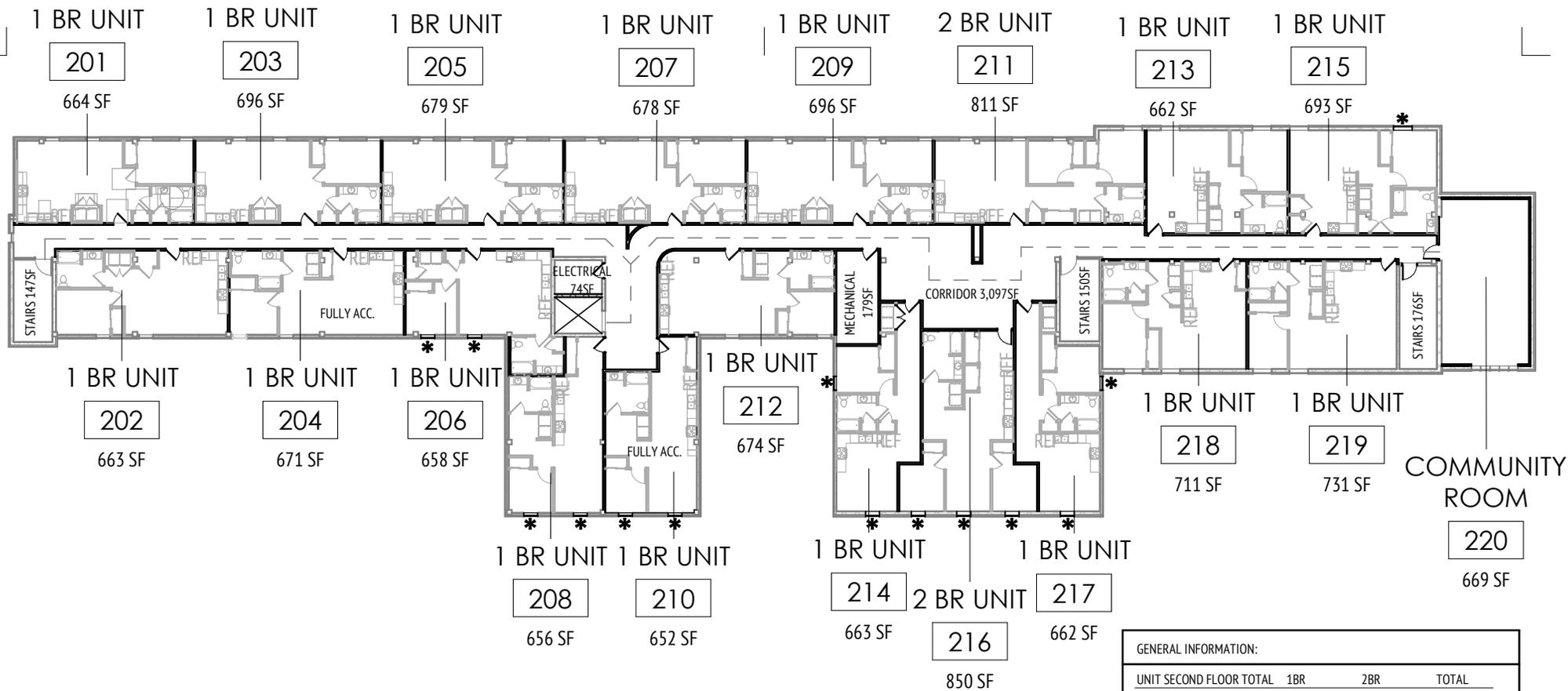
Existing Condition:



Exhibit "B"

EXHIBIT "C"
SITE PLANS

[See attached]



1 SECOND FLOOR

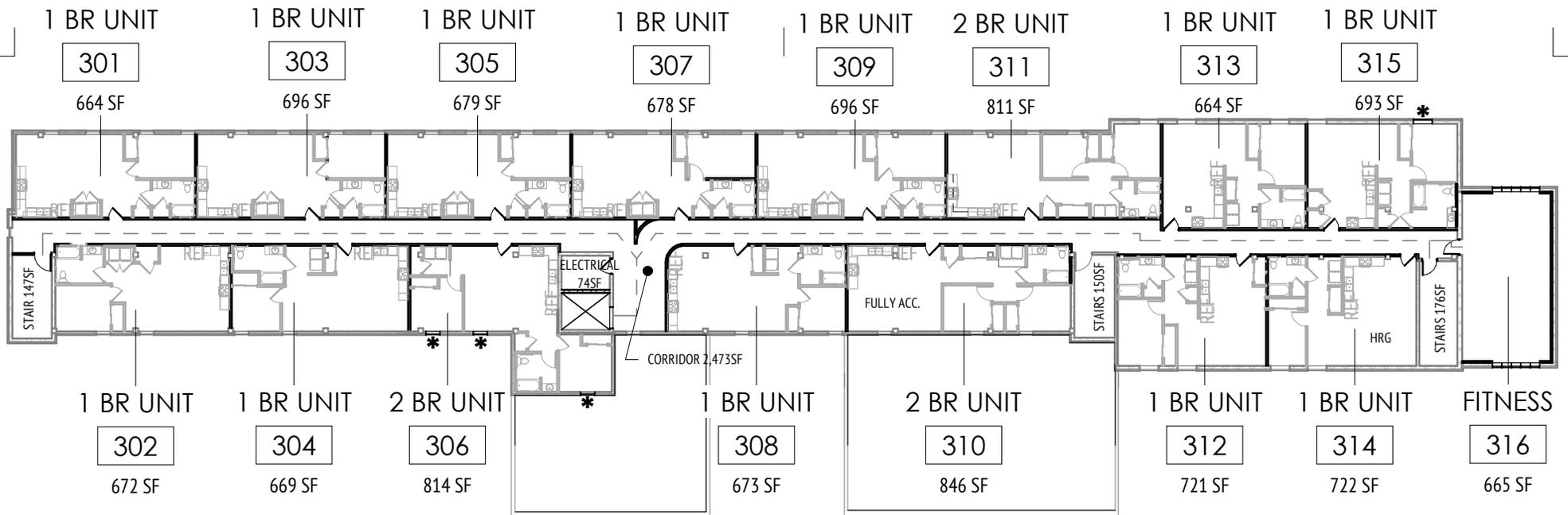
SCALE: 1/32" = 1'-0"

GENERAL INFORMATION:

UNIT SECOND FLOOR TOTAL	1BR	2BR	TOTAL
TYPE F (FULLY ACC.)	1	0	1
TYPE B - HRG/V	0	0	0
TYPE B	16	2	18
TOTAL	17	2	19

UNIT MIX TOTAL	1BR	2BR	TOTAL
TYPE F (FULLY ACC.)	1	1	2
TYPE B - HRG/V	1	0	1
TYPE B	27	4	32
TOTAL	29	5	34

--- ACCESSIBLE PATH
 30 SURFACE PARKING STALLS (2 ACC STALLS)
 * NEW WINDOWS IN NEW OPENINGS. ALL OTHER WINDOWS ARE NEW IN EXISTING OPENINGS



1

THIRD FLOOR

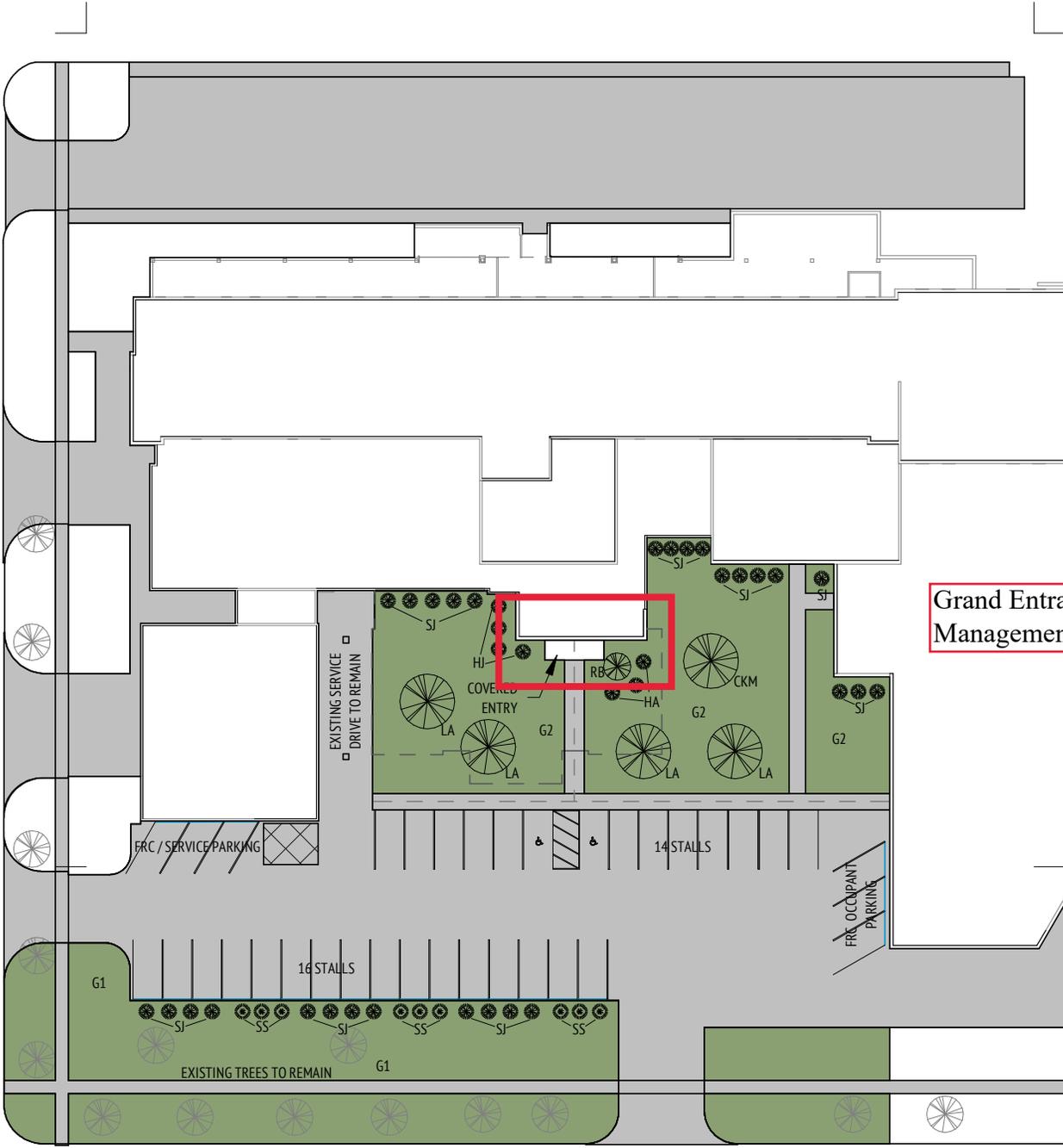
SCALE: 1/32" = 1'-0"

GENERAL INFORMATION:

UNIT THIRD FLOOR TOTAL	1BR	2BR	TOTAL
TYPE F (FULLY ACC.)	0	1	1
TYPE B - HRG/V	1	0	1
TYPE B	11	2	13
TOTAL	12	3	15

UNIT MIX TOTAL	1BR	2BR	TOTAL
TYPE F (FULLY ACC.)	1	1	2
TYPE B - HRG/V	1	0	1
TYPE B	27	4	32
TOTAL	29	5	34

- - - - ACCESSIBLE PATH
 * 30 SURFACE PARKING STALLS (2 ACC STALLS)
 NEW WINDOW IN NEW OPENING. ALL OTHER WINDOWS ARE NEW IN EXISTING OPENINGS



Grand Entrance & Management Office

ISSUE DATE:
10.30.2018

100A
PROJECT 18023

1

SITE PLAN

SCALE: 1" = 50'-0"

GENERAL INFORMATION:

- 34 DWELLING UNITS
 - 38,353 TOTAL GROSS SF FOR FRC HOUSING
 - 30 SURFACE PARKING STALLS (2 ACC STALLS)
- ACCESSIBLE UNITS LOCATED THROUGHOUT AND ARE ACCESSIBLE ON ALL FLOORS BY ELEVATOR - REFER TO BUILDING PLANS

--- ACCESSIBLE ROUTE

LANDSCAPING INFORMATION:

- SS STAGHORN SUMAC OR SIM
- KM CRIMSON KING MAPLE OR SIM
- RB RED BUD OR SIM
- SJ SKYROCKET JUNIPER OR SIM
- HA HYDRANGA ANNABELLE OR SIM
- HJ GROUND HUGGING JUNIPER OR SIM
- LA LINDEN AMERICAN

- G1 SEEDED
- G2 SOD / SPRINKLER

COLORED AREAS INDICATES EXTERIOR ARE FOR FRC RESIDENTS

EXHIBIT "D"
STATUTORY COST BENEFIT ANALYSIS
(FRC HOUSING, LLC, REDEVELOPMENT PROJECT)

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.*, the City of Columbus has analyzed the costs and benefits of the proposed FRC Housing, LLC, Redevelopment Project, including:

Project Sources and Uses. Approximately \$232,067 (principal) in public funds from TIF provided by the City will be required to complete the project. This investment by the City will leverage \$4,992,777 in outside investment resulting in an outside/private investment of \$21.51 for every city dollar investment.

Use of Funds.

<u>Description</u>	<u>Total Cost</u>	<u>Redeveloper</u>	<u>TIF</u>	<u>Total Sources</u>
Demolition	\$ 576,130	\$ 356,130	\$ 220,000	\$ 576,130
Capitalized interest	\$ 18,416	\$ 18,416		\$ 18,416
Legal fees	\$ 15,000	\$ 2,933	\$ 12,067	\$ 15,000
Rehabilitation*	\$4,615,298	\$4,615,298		\$4,615,298
Total				\$5,224,844

* The redevelopment contract will provide a comprehensive breakdown of the Redevelopment Project costs.

Tax Revenue. The property is currently tax exempt. On approval of the Redevelopment Plan, it is anticipated that the Platte County Treasurer will establish a base valuation estimated at \$10,000. Based on the 2018 levy of 1.92369 this would result in a real property tax of less than \$200. Due to the nature of the redevelopment as a rent restricted apartment complex, the amount of the available proceeds for TIF is estimated to fluctuate over the course of the 15-year TIF period. Redeveloper anticipates that the Redevelopment Project assessed value will generate an initial assessed property valuation of \$584,000 over the estimated present property valuation base. However, over the course of the 15-year TIF Period, Redeveloper, based upon extensive experience with similar projects, anticipates a property tax payment equal to \$700 per apartment, resulting in approximately \$23,596 in annual TIF revenues. Due to the complex calculation of assessed valuation based on income and the annual variation in income and tax levies, Redeveloper will make a payment in lieu of taxes (“PILOT”) in order to insure the TIF indebtedness will be amortized. The PILOT will be calculated annually to provide funds, which when added to TIF will equal \$21,879. The tax increment gained from the Project Site would not be available for use as city general tax revenues, but would be used for eligible public and private improvements to enable the Redevelopment Project to be realized.

Initial Increment value	\$ 584,000
Initial TIF generated	\$ 11,128
Initial PILOT	\$ 10,751
Final Incremental value	\$ 1,226,600
TIF bond issue	\$ 232,067 at 4.49% interest

* The above figures are estimates and subject to change.

Public Infrastructure and Community Public Service Needs. The Redevelopment Project is currently served by the City's sanitary sewer and potable water. No street improvements are required as a part of the Redevelopment Project. It is not anticipated that the Redevelopment Project will have an adverse impact on public infrastructure and/or community public service needs.

Employment Within the Project Site. Employment within the Project Site is not expected to increase as a result of the Redevelopment Project. Temporary construction employment will increase during the rehabilitation. The construction period is expected to exceed 7 months. It is not anticipated that the Redevelopment Project will have an adverse impact on employers or employees locating within the Project Site.

Employment in the City Outside the Project Site. The latest available labor statistics show that Platte County has a 2.8% unemployment rate. The Redevelopment Project will not significantly impact employment in the City outside of the Project Site. It is not anticipated that the Redevelopment Project will have an adverse impact on employers or employees located outside of the Project Site.

Impact on Student Population. The Redevelopment Project will serve older tenants with no school age children. Therefore, no student population impact is expected.

Other Impacts. The Redevelopment Project will generate a modest sales tax increase during construction. Additionally, it will provide minor relief to the city's severe senior and affordable housing shortage.

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

You are hereby notified that the Planning Commission of the City of Columbus, Nebraska, has set Monday, October 14, 2019, at 7:00 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, as the time and place for a public hearing on a proposed Text Amendment to the Zoning Chapter of the Land Development Ordinance for the City of Columbus and at said time and place you may appear and be heard. Said Text Amendment proposes to amend Table 4-3 of Article 9 of the Land Development Ordinance, specifically the Site Development Regulations for R-2 Zoning Districts to allow maximum building coverage to be increased to 50 percent with approval of a Special Use Permit and to increase maximum impervious coverage from 55 percent to 65 percent with approval of a Special Use Permit. Currently the maximum building coverage is 35 percent and maximum impervious coverage is 55 percent in R-2 districts.

Dated this 4 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
BY: Janelle Kline
City Clerk

Publish: 10:04:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 1, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Zoning Code Text Amendment

RECOMMENDATION:

I recommend amending Table 4-3 Site Development Regulations for R-2 to allow maximum building coverage to be increased to 50% with approval of a Special Use Permit and to increase maximum impervious coverage from 55% to 65% with approval of a Special Use Permit. Currently the maximum building coverage is 35% and the maximum impervious coverage is 55% in the R-2 district.

DISCUSSION:

We have had several requests to rezone property to R-3 with the condition that the only Uses permitted would be those listed under R-2 of Table 4-2 of the Land Development Ordinance. If approved this amendment will allow the increase in Building Coverage and Impervious Coverage listed under R-3 with Special Use Permit approval instead of rezoning with conditions.

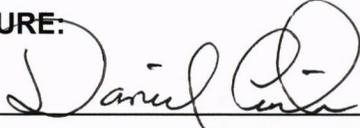
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the amendment proposal

SIGNATURE:

By: 

Approved By: _____

**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Harry Potter Subdivision, Lot 1, Reiche Addition to the City of Columbus, Nebraska, (4180 48 Avenue) and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 10:03:19
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: October 10, 2019
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Harry Potter Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Harry Potter Subdivision as it is consistent with the preliminary plat; amenable with the adjacent land use consisting of residential development, future land use; and is in accordance with the Land Development Ordinance 96-08 as amended.

DISCUSSION:

The subdivision consists of splitting one lot into two lots. The subdivision is within the corporate limits. At this time no building or site additions are proposed and thus no utilities or stormwater treatment facilities are required. The 50-foot of 48th Avenue right-of-way will be dedicated.

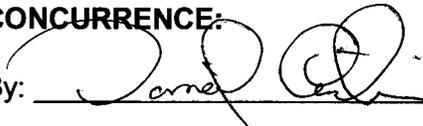
FISCAL IMPACT:

None

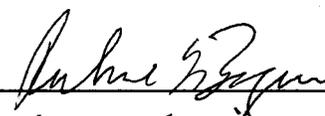
ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By:  _____

FILED

MAJOR SUBDIVISION / ADDITION APPLICATION

SEP 18 2019

PRELIMINARY **FINAL** (Circle One)

**CITY CLERK
COLUMBUS, NEBR.**

DATE: September 18, 2019

NAME OF SUBDIVISION: Harry Potter Subdivision

NAME OF APPLICANT: Gary Potter

ADDRESS OF APPLICANT: 2816 Husker Lane, Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 2

ADDRESS OF SUBDIVISION: 4180 48th Avenue

I hereby apply for a major subdivision and have paid the \$125.00 application fee, and \$100.00 review fee plus \$10.00 per lot review fee.



Owner or Owner's Representative

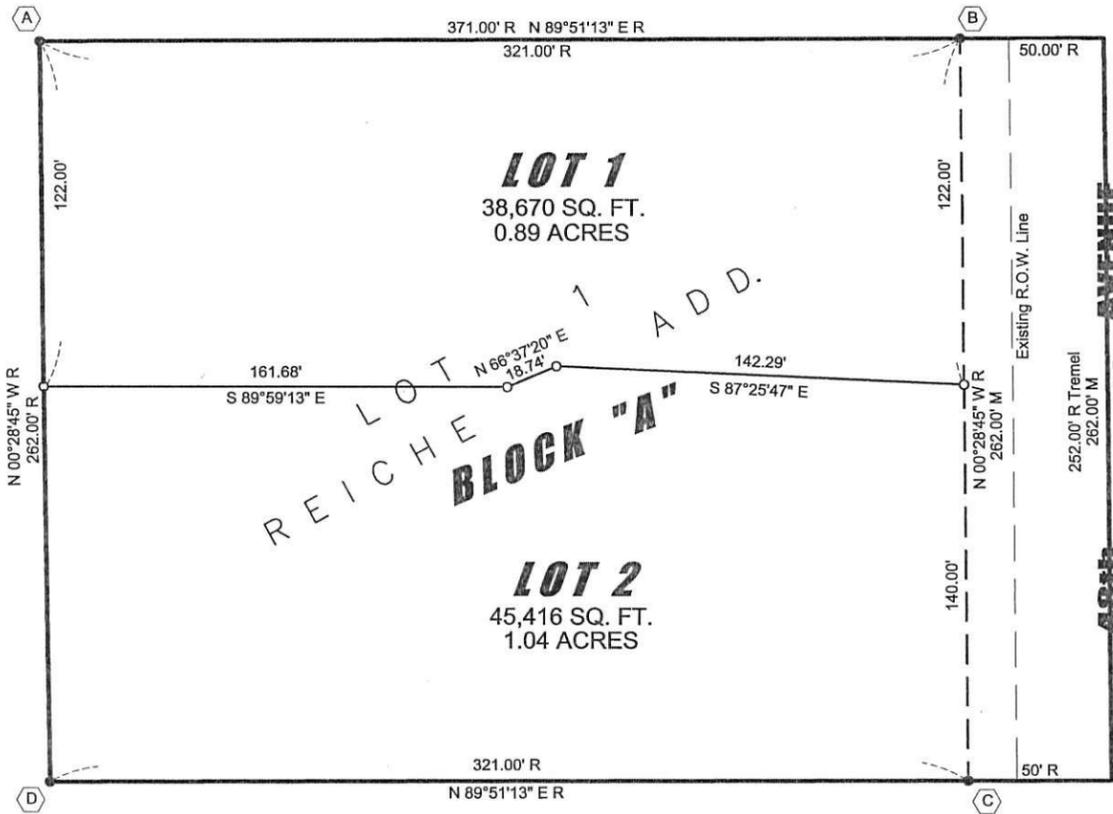
FINAL PLAT

Harry Potter Subdivision

A Replat of Lot 1, Reiche Addition a minor subdivision to the City of Columbus, located in a portion of the SE 1/4, Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



1"=40'
9/17/2019
RTK
211.853



LEGEND
● - Found Monument
○ - Set 5/8" x 24" Rebar W/ Cap
M - Measured
R - Recorded

EXISTING ZONING - RR

Owner: Gary Potter
2816 Husker Lane
Columbus, NE 68601

LEGAL DESCRIPTION

Lot 1, Reiche Addition, City of Columbus, Nebraska.

FIELD NOTES

At "A", "B", "C" and "D", found 5/8" x 24" rebar with plastic cap as recorded on Reiche Addition Minor Subdivision plat by Thomas A. Tremel, L.S. #455, dated December 30, 2016.

At point "C" found 5/8" iron rod as recorded above.

CITY COUNCIL

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 _____, 2019.

Attest:

City Clerk

Mayor, City of Columbus

PLANNING COMMISSION

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

This plat of HARRY POTTER SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2019.

Chairman

SCHOOL BOARD APPROVAL

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss

The above plat approved by School District No. 1, of Platte County, Nebraska.

Attest:

Secretary

President

SURVEYOR'S CERTIFICATE

I, Clyde R. Flowers, Jr., a Registered Land Surveyor of Nebraska, hereby certify that I have accurately surveyed HARRY POTTER SUBDIVISION and that the above and foregoing 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 18th day of SEPTEMBER, 2019.

Clyde R. Flowers Jr.
Clyde R. Flowers, Jr., Nebraska L.S. #357
GILMORE & ASSOCIATES, INC.



GILMORE & ASSOCIATES INC.
Engineers Surveyors

Phone (402) 384-2807
Fax (402) 384-2803
Box 355 2870 33rd Ave
Columbus, Nebraska 68602-0355

**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Tract 1: A tract of land located in the NW1/4 SW1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the Northwest corner of the NW1/4 SW1/4 of said Sec. 8, and assuming the west line of the NW1/4 SW1/4 of said Sec. 8 to have a bearing of N00°00'00" E; thence N 89°47'50"E and on the North line of the SW1/4 of said Sec. 8, 90.16 feet, to the point of beginning; thence N89°47'50"E and on said North line, 179.22 feet; thence S01°14'56"E, 210.00 feet; thence S89°47'50"W and parallel with the North line of the SW1/4 of Sec. 8, 62.30 feet; thence N 30°06'22"W and parallel with the East line of a tract surveyed by Frank C. Kuska L.S. #234, dated July 7, 1975, 242.21 feet to the point of beginning, containing 0.58 acres, more or less AND Tract 2: A tract of land located in the NW1/4SW1/4 of Section 8, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, more particularly described as beginning on the North line of the NW1/4SW1/4 of said Section 8, whose assumed bearing is north 89°41' east, said point being 100.95 feet northeast of the west quarter corner of said Section 8; thence continuing north 89°41' east 160 feet; thence south 00°09' east, 161.3 feet, thence south 89°51' west, 110 feet; thence north 17°26' west, 168.4 feet to the point of beginning, except that portion of Tract 2 already described in Tract (southeast of Lost Creek Parkway and Old Monastery Road) from "RR" (Rural Residential District) to "B-2" (General Commercial District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA

By: Janelle Kline

City Clerk

Publish: 10:03:19

Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Loup Power Property Southeast of Lost Creek Parkway and old Monastery Road from RR to B-2

RECOMMENDATION:

I recommend approval of this rezoning and to amend the Future Land Use map accordingly. The property to the east and south is already zoned B-2 and I believe this is a good use of the property.

DISCUSSION:

We have received an application to rezone a tract of land west of Loup Power's new service center. Loup purchased the property and is asking for the same zoning as their new service center.

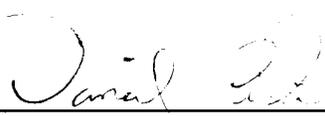
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: 

Approved By: 

AMENDED RE-ZONING APPLICATION

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

1. Applicant's Name: Loup River Public Power District
Applicant's Address: 2404 15th Street
Columbus, NE 68601
2. Property Owner: Loup River Public Power District
Address of Property: Southeast of Lost Creek Parkway and Old Monastery Road
Legal Description of Property:

Tract 1

A tract of land located in the NW1/4 SW1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the Northwest corner of the NW1/4 SW1/4 of said Sec. 8, and assuming the west line of the NW1/4 SW1/4 of said Sec. 8 to have a bearing of N00°00'00" E; thence N 89°47'50"E and on the North line of the SW1/4 of said Sec. 8, 90.16 feet, to the point of beginning; thence N89°47'50"E and on said North line, 179.22 feet; thence S01°14'56"E, 210.00 feet; thence S89°47'50"W and parallel with the North line of the SW1/4 of Sec. 8, 62.30 feet; thence N 30°06'22"W and parallel with the East line of a tract surveyed by Frank C. Kuska L.S. #234, dated July 7, 1975, 242.21 feet to the point of beginning, containing 0.58 acres, more or less.

Tract 2

A tract of land located in the NW1/4SW1/4 of Section 8, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, more particularly described as beginning on the North line of the NW1/4SW1/4 of said Section 8, whose assumed bearing is north 89°41' east, said point being 100.95 feet northeast of the west quarter corner of said Section 8; thence continuing north 89°41' east 160 feet; thence south 00°09' east, 161.3 feet, thence south 89°51' west, 110 feet; thence north 17°26' west, 168.4 feet to the point of beginning, except that portion of Tract 2 already described in Tract 1.

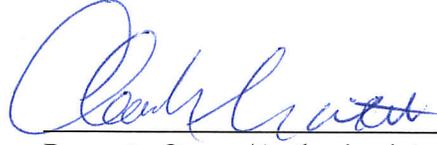
Present Zoning Classification: RR (Rural Residential)
Requested Zoning Classification: B-2 (General Commercial)

3. Set forth a description of the nature and operating characteristics of the proposed use: Maintenance Facility for Loup River Public Power District
4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

WILL SUBMIT PRELIMINARY SITE PLAN AT A LATER DATE

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

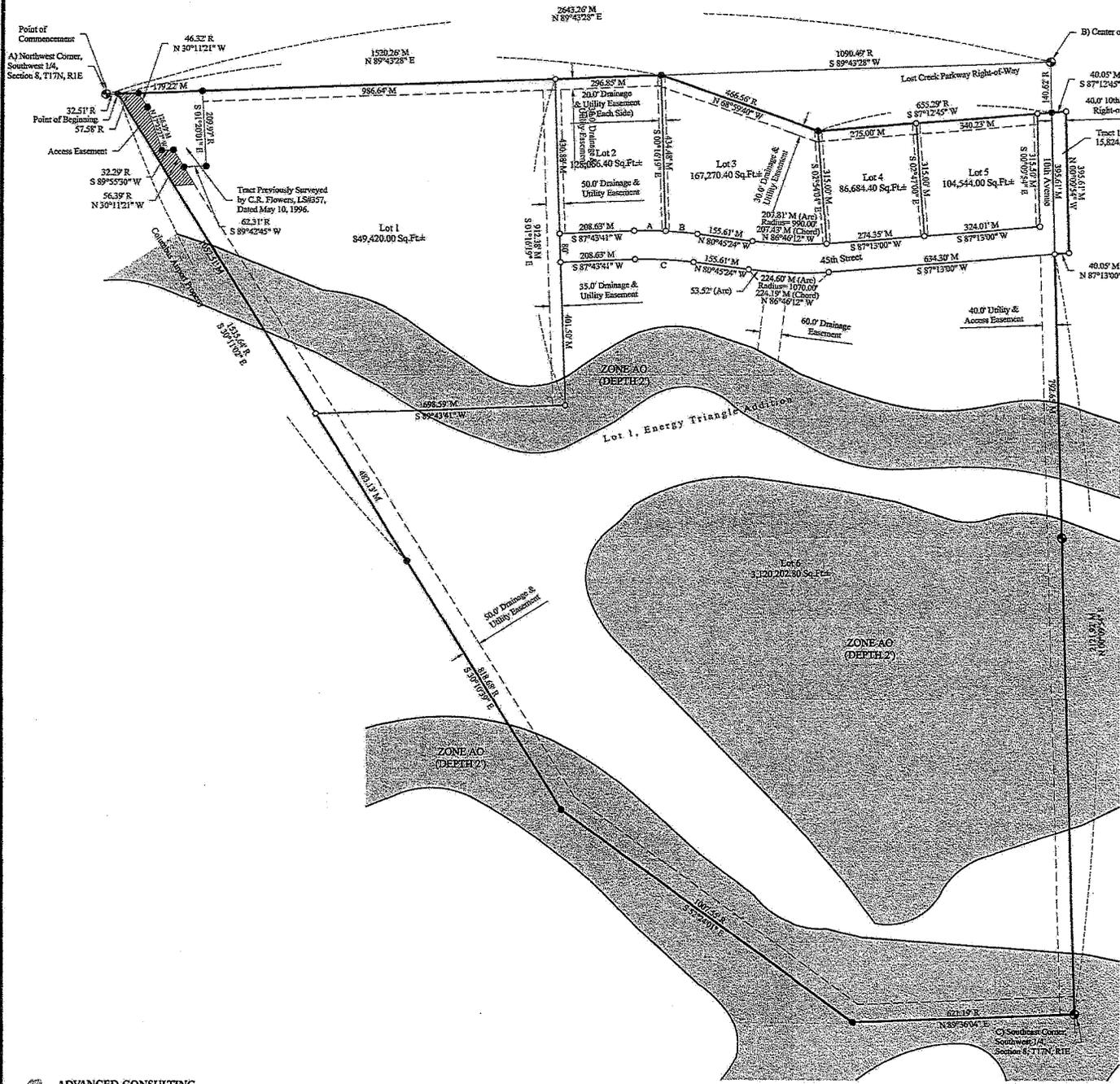
Dated this 19th day of September, 2019.

A handwritten signature in blue ink, appearing to read "Candy Cruz", is written over a horizontal line.

Property Owner/Authorized Agent

ENERGY TRIANGLE SECOND ADDITION

Of Lot 1, Energy Triangle Addition and tracts of Land located in the Northwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska.



DEVELOPER/OWNER:
 Loop River Public Power District
 2404 15th Street
 Columbus, NE 68602
 Phone: 402-564-3171

Lois L. Rodehorst, Esq.
 5688 18th Avenue
 Columbus, NE 68601
 Phone: 402-372-1923

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

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

This survey was prepared at the request of Loop Power District, Columbus, Nebraska.

FIELD NOTES

A) Northwest Corner, Southwest 1/4, Section 8, T17N, R1E: Found Railroad Spike 0.1' deep as on September 14, 2010.
 35.62' East to "X" Nails in Power Pole.
 35.64' West to "X" Nails in Power Pole.
 31.19' SSE to Nail in Disk in Gate Post.
 8' East to Range of Tower Poles East.
 On Cornerline of Old Monastery Drive North.

B) Center of Section 8, T17N, R1E: Found Survey Marker as recorded by Thomas A. Terrell, I on July 10, 2015.
 45.79' NE to "X" Nails in Power Pole.
 63.09' SW to Survey Marker in Concrete Joint.
 78.60' SE to Survey Marker in Top of Chain Joint.
 19.07' South to Cornerline of West Bound Lane of Lost Creek Parkway.
 8' East to Range of Tower Poles North.
 On Range of Fence North.

C) Southeast Corner, Southwest 1/4, Section 8, T17N, R1E: Found 3/4" Iron Pipe in the Base on July 10, 2015.
 9.08' North to Nail in Brace Post.
 10.53' South to Nail in Brace Post.
 0.40' SW to Face of Corner Fence Post.
 On Range of Fence North, South and West.

LEGAL DESCRIPTION

Lot 1, Energy Triangle Addition to the City of Columbus, Platte County, Nebraska; and tracts of the Northwest 1/4 of the Southwest 1/4 of Section 8, T17N, R1E of the 6th P.M., Platte County, Nebraska, Commencing at the Northwest Corner of the Southwest 1/4 of Section 8, T17N, R1E of the 6th P.M. on the North line of said Southwest 1/4 to the Point of Beginning; thence S 30°11'21" E, 11 S 52°24'41" E, 1007.55 feet to the South line of said Southwest 1/4; thence N 88°56'04" E, 621 N 00°09'54" E on the East line of said Southwest 1/4, 2121.92 feet thence N 87°15'00" E, 40.0 South Right-of-Way line of Lost Creek Parkway thence S 87°12'45" W, 40.05 to the intersection Southwest 1/4; thence S 87°12'45" W on said South Right-of-Way line, 635.29 feet; thence N 6 point on the North line of said Southwest 1/4; thence S 89°43'28" W on said North line, 1320.2 more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on April 17, 2019, and that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz 4-17-2019
 Terry L. Schulz, State of Nebraska, R.L.S.#2950 Date

DEDICATION

We, Loop River Public Power District, Lois L. Rodehorst Esq, owners of the described property dedicate for the use and benefit of the public, the streets and easements as designated and show 2019.

Neal Suss, President _____ Lois L. Rodehorst Esq
 Loop River Public Power District

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Final Plat of ENERGY TRIANGLE SECOND ADDITION, Columbus, Platte County, Neb this ___ day of _____, 2019.

Chairman _____
COLUMBUS NEBRASKA CITY COUNCIL
 This Final Plat of ENERGY TRIANGLE SECOND ADDITION, Columbus, Platte County, Neb ___ day of _____, 2019.

Mayor _____ City Clerk _____

COLUMBUS NEBRASKA SCHOOL BOARD
 This Final Plat of ENERGY TRIANGLE SECOND ADDITION to the City of Columbus, Nebr this ___ day of _____, 2019.

School Superintendent _____

**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on the N1/2 of Lot 1 and the N1/2 of the east 19 feet of Lot 2, Block 6, Becher Place Addition to the City of Columbus, Platte County, Nebraska (1770 25 Avenue) from "R-1" (Single-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 10:03:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning 1770 25th Ave

RECOMMENDATION:

I recommend approval of this rezoning from R-1 to R-3 with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance. The Future Land Use map lists this area as mixed density and I believe this is a good use of the property. With R-3, zoning the maximum impervious coverage is increased from 50% in the R-1 district to 65% for R-3.

DISCUSSION:

We have received an application to rezone the property located at 1770 25th Ave from R-1 to R-3. If approved the only use types permitted would be the same as R-2. There is an existing duplex on the property and the reason for the request is to allow for an increase in impervious coverage for additional off street parking.

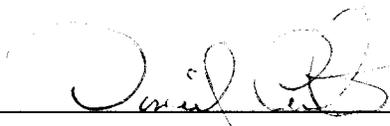
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By:  _____

Approved By:  _____

RE-ZONING APPLICATION

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

1. Applicant's Name: JARA PROPERTIES, LLC
Applicant's Address: 4525 28th Street
Columbus, NE 68601
2. Property Owner: JARA PROPERTIES, LLC
Address of Property: 1770 25th Avenue
Columbus, NE 68601

Legal Description of Property:

The N½ of Lot 1 and the N½ of the East 19 feet of Lot 2, Block 6,
Becher Place Addition to the City of Columbus, Platte County,
Nebraska

Present Zoning Classification: R-1 (Single Family Residential)
Requested Zoning Classification: R-3 (Multiple Family Residential)

3. Set forth a description of the nature and operating characteristics of the proposed use:
Duplex
4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

See attached plat.

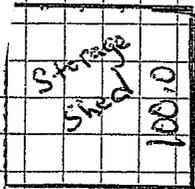
I, the undersigned, am the owner of the property described in this Application or the property owner's authorized agent.

Dated this 24th day of September, 2019.



Property Owner/Authorized Agent

West Lot Line



Concrete

Inside Sidewalks

556

Outside Sidewalk

658

First Floor

1262.0

1337.0

SHED

8x15 120.0

Deck

1192.0

Buildings 1,557

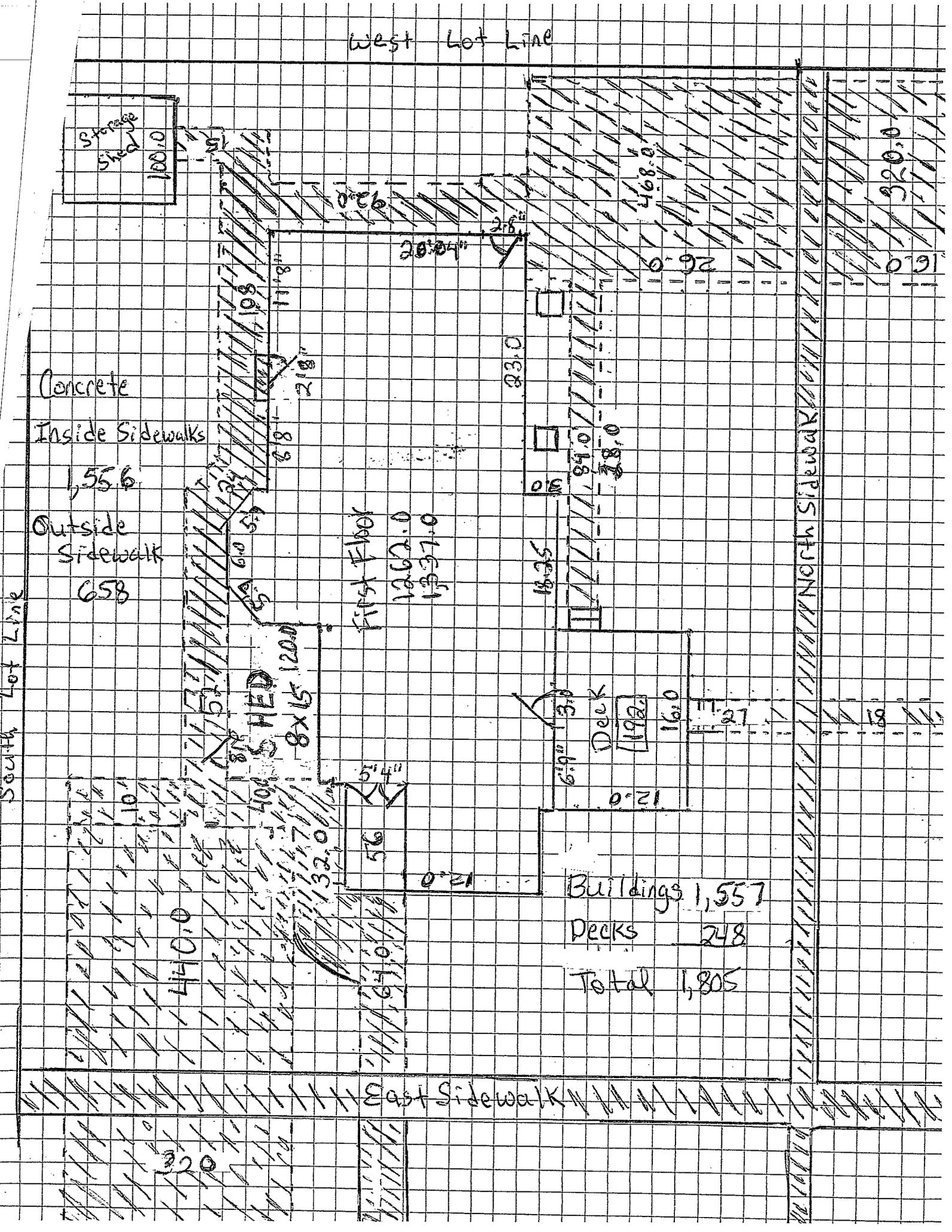
Decks 248

Total 1,805

East Sidewalk

North Sidewalk

South Lot Line



**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on the East 14' of Lot 1, and Lots 2-6 of Speicher Subdivision in the West Half of the Northwest Quarter of Section 28, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, (in the vicinity of 3 Avenue and 5 Street) from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 10:03:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning East 14' of Lot 1, and Lots 2-6 Speicher Sub. from R-2 to R-3

RECOMMENDATION:

I recommend approval of this rezoning and to amend the Future Land Use map accordingly because the applicant has agreed to the condition that the only uses permitted will be those listed under R-2 zoning.

DISCUSSION:

We have received an application to rezone the East 14' of Lot 1, and Lots 2-6 Speicher Sub. from R-2 to R-3. The applicant has agreed to limit the Uses to those listed under R-2 zoning. If approved the R-3 zoning would allow 50% building coverage and 65% maximum impervious coverage, R-2 zoning allows 35% building coverage and 55% maximum impervious coverage.

FISCAL IMPACT:

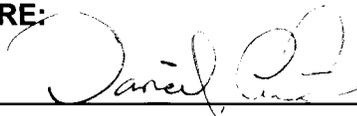
None

ALTERNATIVE:

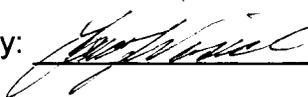
Deny the Rezoning

SIGNATURE:

By: _____



Approved By: _____



Rezoning Application

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

FILED

1. Applicant's Name: Loup Rentals, L.L.C. SEP 23 2019
- Applicant's Address: 2560 E. 29th Ave.
Columbus, Nebraska 68601 CITY CLERK
COLUMBUS, NEBR.
2. Property Owner: Loup Rentals, L.L.C.
- Address of Property: No Situs Address
Columbus, Nebraska 68601
- Legal Description of Property: East 14' of Lot 1, and Lots 2-6, of Speicher
Subdivision in the West Half of the
Northwest Quarter of Section 28, Township
17 North, Range 1 East of the 6th P.M.,
Platte County, Nebraska.
- Present Zoning Classification: R-2 (Urban-Family Residential)
- Requested Zoning Classification: R-3 (Multiple-Family Residential)

3. Set forth a description of the reason for the Re-zoning Application: Applicant intends to construct and develop improvements permitted under R-2 (Urban-Family Residential) zoning only, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

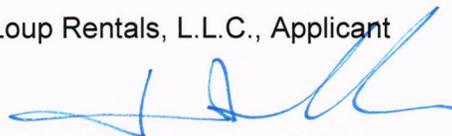
Set forth the nature and operating characteristics of the proposed use: The proposed use will consist of the construction and development of improvements permitted under R-2 (Urban-Family Residential) zoning only for sale and/or lease, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

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

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

Dated this 23rd day of September, 2019.

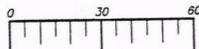
Loup Rentals, L.L.C., Applicant



By: Jason D. Mielak (NSBA #21049)
Authorized Agent/Attorney
Fehring & Mielak, LLP
3919 25th St., P.O. Box 400
Columbus, NE 68602-0400

N

1" = 30'

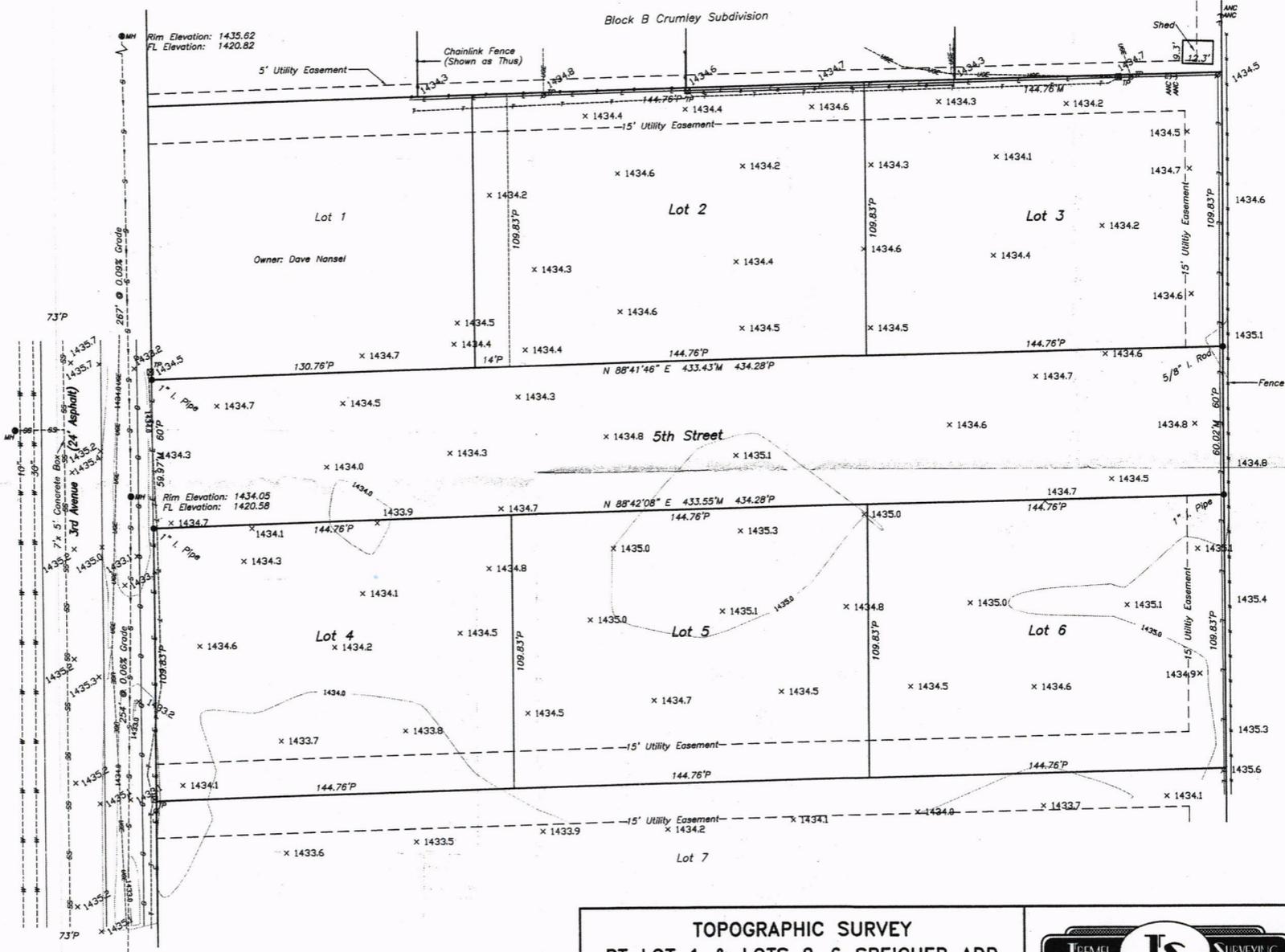


-LEGEND-

- Property Corner
- MH Man Hole
- ⊠ Telephone Pedestal
- ⊠ Power Pole
- ⊠ Transformer Pole
- ⊠ Anchor
- Overhead Power Line
- - - - - Underground Power Line
- - - - - Underground Telephone
- - - - - Underground Gas
- - - - - Sanitary Sewer
- - - - - Storm Sewer

Utilities:
 Call 800.642.8434 for the actual location of the utilities before digging.
 No Private Utilities were located unless otherwise shown.
 Water Sewer - City of Columbus (As Shown)
 Gas - Black Hills Energy (As Shown)
 Telephone - Frontier Communications (As Shown)
 Electric - Loup River Public Power District (As Shown)
 Cable TV - Time Warner Cable (Nothing Located on Project Area)

Notes:
 1) All elevations are referenced to NAVD 1988.
 2) All bearings are referenced to True North observed at the NE Corner, Section 36, T17N, R1W.



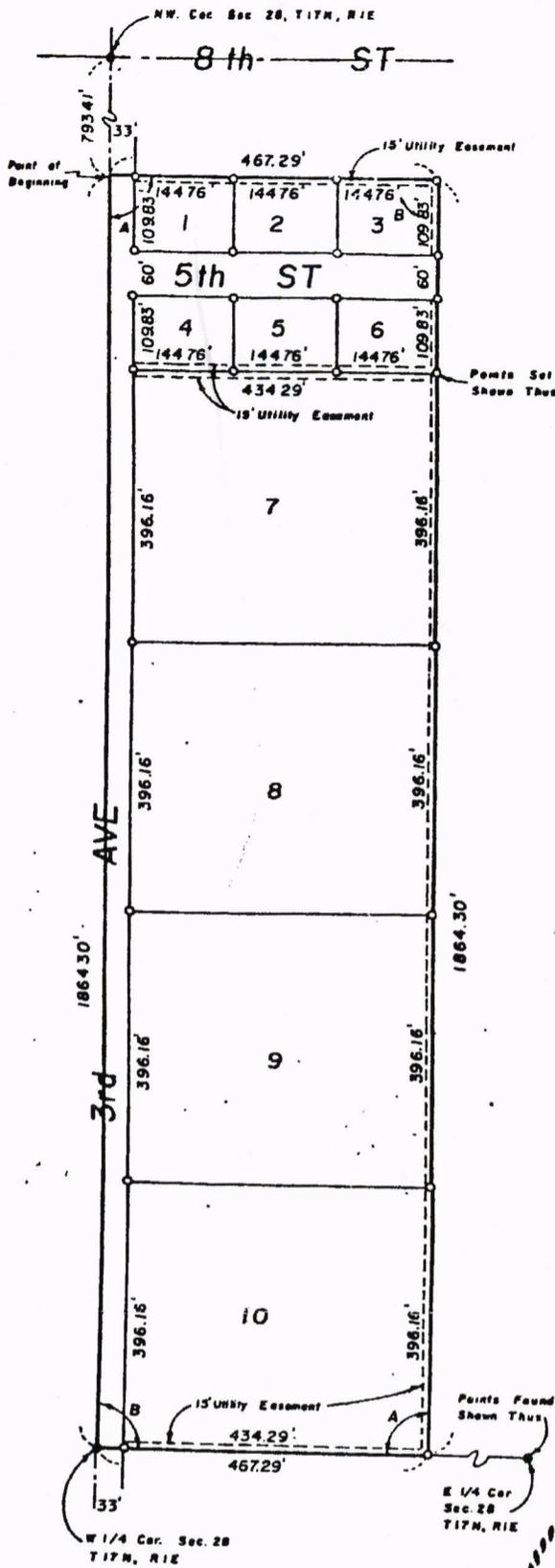
**TOPOGRAPHIC SURVEY
 PT LOT 1 & LOTS 2-6 SPEICHER ADD
 COLUMBUS, NEBRASKA**



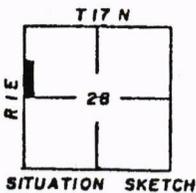
TAT	TA TREMEL	03/04/2019
DRAWN	SURVEYED	DATE

No. 1 Driftwood Drive - Columbus, NE 68601
 Phone (402) 563-4589 - Fax (402) 563-3922

Map 1



Angles:
 A = 90° 43' 15"
 B = 89° 16' 45"



Scale 1" = 200'
 R.C.B.

DESCRIPTION

A Tract of Land located in the NW 1/4 of Section 28, T17N, R1E, of the 6th P.M., Platte County, Nebr. described as follows:

Beginning at a point 793.41 feet South of the NW Corner and on the West line of said NW 1/4; thence Easterly at a deflection angle to the left of 90° 43' 15", with the West line of said NW 1/4, a distance of 467.29 feet, to a point; thence Southerly at a deflection angle to the right of 90° 43' 15", with the last described line, a distance of 1864.58 feet, to a point on the South line of said NW 1/4; thence Westerly at a deflection angle to the right of 89° 16' 45", with the last described line, a distance of 467.29 feet, to a point on the West line of said NW 1/4; thence Northerly at a deflection angle to the right of 90° 43' 15", with the last described line, along the West line of said NW 1/4, distance of 1864.58 feet, to the point of beginning, containing 20.00 acres, more or less.

SURVEYOR'S CERTIFICATE

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

I, Bruce L. Gilmore, a competent surveyor of Platte County, Nebraska hereby certify that I have accurately surveyed SPEICHER SUBDIVISION to the City of Columbus, Nebraska, and that the above and foregoing is a true and correct survey thereof and that the lots, blocks, streets, avenues, easements, alleys and commons and others grounds are well and accurately staked off and marked and correctly designed and shown on the above and foregoing survey.

Dated this 4th day of November, 1974



Bruce L. Gilmore
 Bruce L. Gilmore, Nebr. L.S. No. 96

Original Filed in Plat Book 14, Page 57.

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

The above plat approved by the City of Columbus, Nebraska, by resolution No. 4039 duly passed the City Council on the 7th day of MAY, 1975.

Attest *[Signature]* City Clerk - Treasurer
 (CITY OF COLUMBUS, NEBRASKA SEAL)
[Signature] Mayor, City of Columbus, Nebraska

STATE OF NEBRASKA)
 COUNTY OF PLATTE) ss

The above plat approved by School District Number 2R, Platte County, Nebraska.

Attest *[Signature]* Secretary
[Signature] President

STATE OF NEBRASKA)
 COUNTY OF PLATTE) ss

The above plat approved by the County Board of Supervisors of Platte County, Nebraska by resolution No. _____, duly passed on the 3 day of June, 1975.

Attest *[Signature]* County Clerk
[Signature] Chairman, County Board of Supervisors

STATE OF NEBRASKA)
 Platte County) S.S.
 Entered in Numerical Index and Filed for Record in the Recorder's Office of said County this 16th day of July, 1975 at 9:30 o'clock A. M.
 Recorded in Book 159 of Deeds Page 157
[Signature]

**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on Lot 2, Block 133, Original City of Columbus, Platte County, Nebraska, (1709 10 Street) from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA

By: Janelle Kline
City Clerk

Publish: 10:03:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning 1709 10th Street from R-2 to R-3

RECOMMENDATION:

I recommend approval of this rezoning because the Future Land Use map includes this property as part of a mixed density district.

DISCUSSION:

We have received an application to rezone the property located at 1709 10th Street from R-2 to R-3 with the condition that the only Uses permitted are those listed under R-2 zoning of the Land Development Ordinance. If approved the maximum building coverage would be increased from 35% to 50% and the maximum impervious coverage would increase from 55% to 65%.

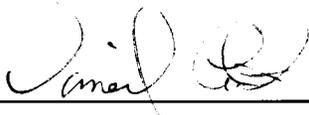
FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By:  _____

Approved By:  _____

Rezoning Application

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

FILED

SEP 23 2019

1. Applicant's Name: Loup Rentals, L.L.C.
- Applicant's Address: 2560 E. 29th Ave.
Columbus, Nebraska 68601
2. Property Owner: Loup Rentals, L.L.C.
- Address of Property: 1709 10th St.
Columbus, Nebraska 68601
- Legal Description of Property: Lot 2, Block 133, Original City of Columbus,
Platte County, Nebraska.
- Present Zoning Classification: R-2 (Urban-Family Residential)
- Requested Zoning Classification: R-3 (Multiple-Family Residential)

3. Set forth a description of the reason for the Re-zoning Application: Applicant intends to construct and develop improvements permitted under R-2 (Urban-Family Residential) zoning only, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

Set forth the nature and operating characteristics of the proposed use: The proposed use will consist of the construction and development of improvements permitted under R-2 (Urban-Family Residential) zoning only for sale and/or lease, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

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

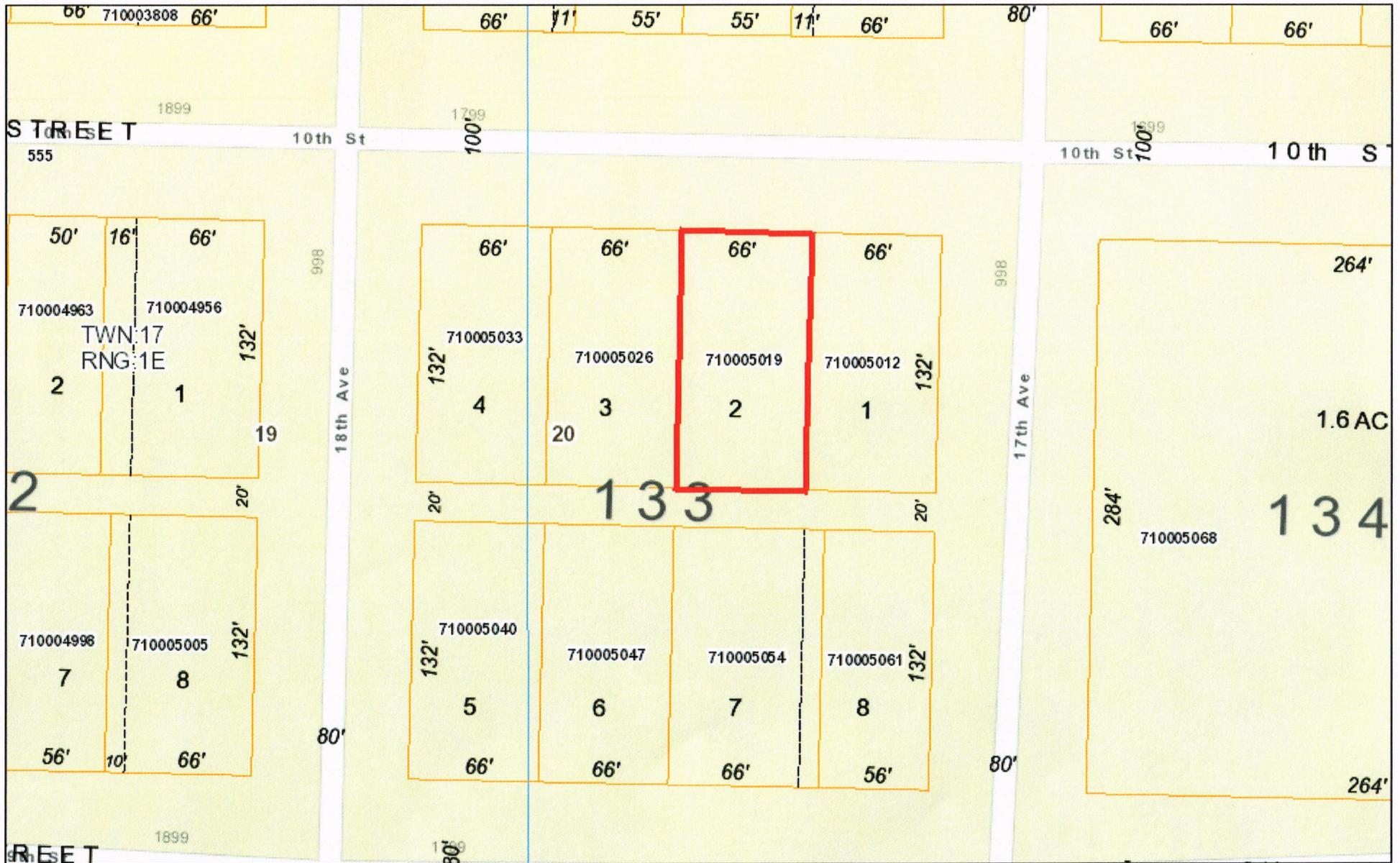
I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated this 23rd day of September, 2019.

Loup Rentals, L.L.C., Applicant

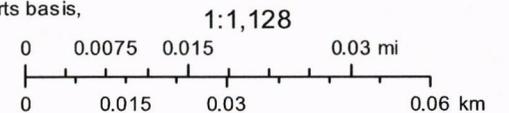


By: Jason D. Mielak (NSBA #21049)
Authorized Agent/Attorney
Fehring & Mielak, LLP
3919 25th St., P.O. Box 400
Columbus, NE 68602-0400



September 23, 2019 **DISCLAIMER:** This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Sections
- Parcels
- Townships



**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, October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on Lots 1-4, Block 213, Original City of Columbus, Platte County, Nebraska, together with the south 40' of vacated 5th Street and the north 10' of future vacated alley (in vicinity of 16 Avenue and vacated 5 Street) from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 3 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 10:03:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: October 9, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Lots 1-4, Block 213, Original City together with the South 40' of vacated 5th Street, and the North 10' of Future Vacated alley.

RECOMMENDATION:

I recommend approval of this rezoning and to amend the Future Land Use map accordingly because the applicant has agreed to limit the uses to those listed under R-2 zoning.

DISCUSSION:

We have received an application to rezone the above property from R-2 to R-3 with the condition that the only uses allowed would be those listed under R-2 zoning.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By:  _____

Approved By:  _____

Rezoning Application

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

FILED

SEP 23 2019

CITY CLERK
COLUMBUS, NEBR.

1. Applicant's Name: Scotty's Properties, LLC
Applicant's Address: 2102 W. 38th St.
Kearney, NE 68845
2. Property Owner: Scotty's Properties, LLC
Address of Property: No Situs Address
Columbus, Nebraska 68601
Legal Description of Property: Lots 1-4, Block 213, Original City of
Columbus, Platte County, Nebraska,
together with the south 40' of vacated 5th
Street and the north 10' of future vacated
alley.
Present Zoning Classification: R-2 (Urban-Family Residential)
Requested Zoning Classification: R-3 (Multiple-Family Residential)

3. Set forth a description of the reason for the Re-zoning Application: Applicant intends to construct and develop improvements permitted under R-2 (Urban-Family Residential) zoning only, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

Set forth the nature and operating characteristics of the proposed use: The proposed use will consist of the construction and development of improvements permitted under R-2 (Urban-Family Residential) zoning only for sale and/or lease, but allow for 50% coverage allowance permitted by R-3 (Multiple-Family Residential).

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

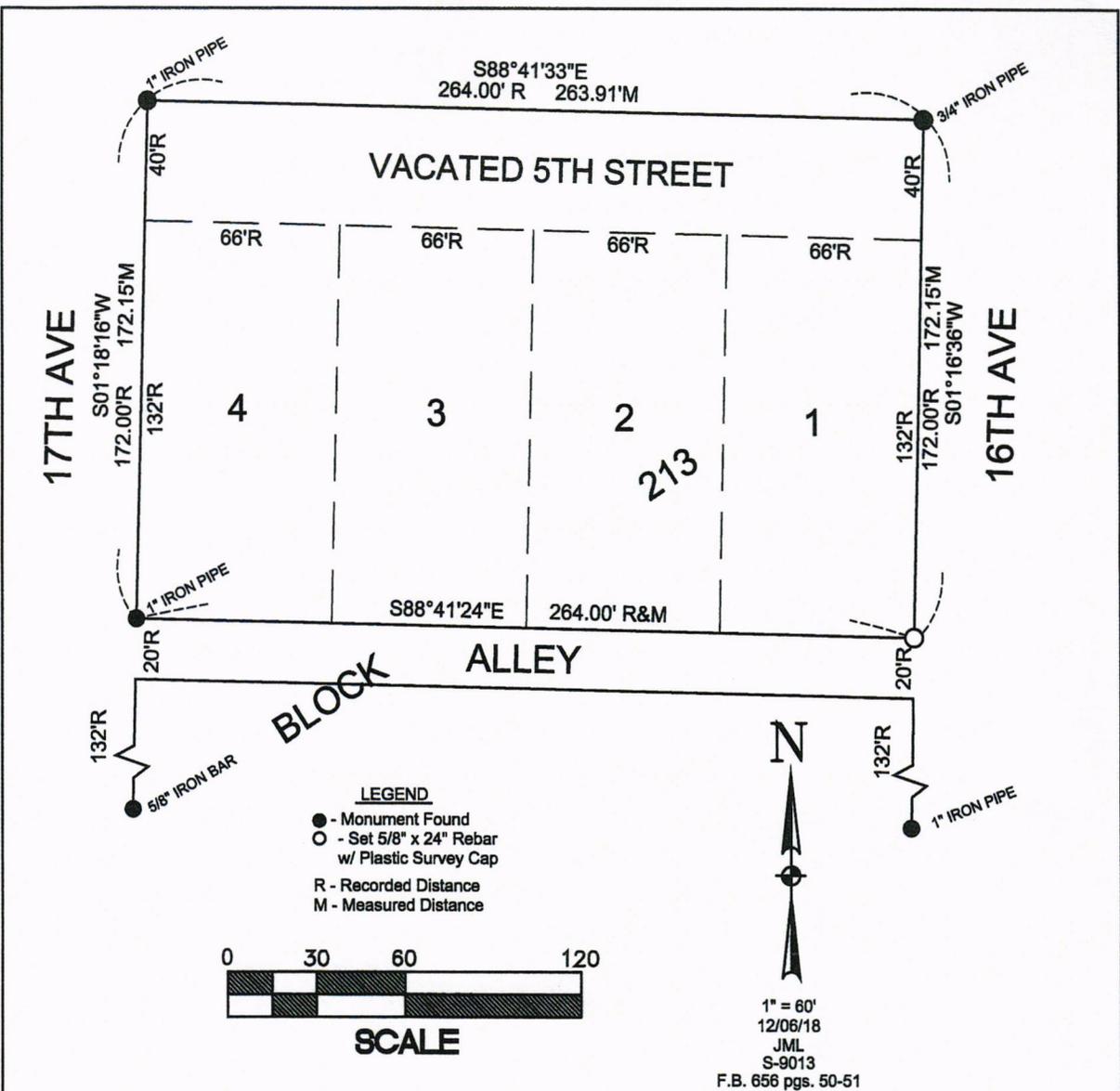
I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated this 23rd day of September, 2019.

Scotty's Properties, LLC, Applicant



By: Jason D. Mielak (NSBA #21049)
Authorized Agent/Attorney
Fehring & Mielak, LLP
3919 25th St., P.O. Box 400
Columbus, NE 68602-0400



This survey was prepared at the request of Bierman Contracting, Inc., Columbus, Nebraska.

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4, Block 213, Original Town of Columbus, Platte County, Nebraska, together with the south half of vacated 5th Street abutting said lots.

SURVEYOR'S CERTIFICATE

I, Clyde R. Flowers, Jr., a registered surveyor of the State of Nebraska, hereby certify that this survey was made under my direction on December 6, 2018; that all dimensions are in feet and are correct to the best of my knowledge and belief.



Clyde R. Flowers, Jr.
 Clyde R. Flowers, Jr., Nebraska L.S. #357
 GILMORE & ASSOCIATES, INC.

The City of **Columbus**

MEMORANDUM

DATE: August 7, 2019
FROM: Daniel Curtis, Community Development Director
TO: Planning Commission and City Council
RE: Amendments to the 2012 IRC

The amendments for consideration include;

1. Delete the requirement for fire protection of residential floors (R501.3)
2. Delete the requirement for self-closing hinges on the walk door between the house and garage. (R302.5.1)
3. In addition I updated Table R301.2(1) to conform with the minimum standards as provided by Code- No change from what we have been allowing for several years.

Daniel Curtis

Daniel Curtis
Community Development Director

DC:srr:

City	Fire Protection Floors	Garage Walk Door Self Closing Hinges
North Platte	No	Yes
Kearney	Yes	Yes
Hastings	Yes	Yes
Fremont	No	No For Single Family Only
Norfolk	No	No
York	Yes	Yes
Blair	Yes*	Yes
Lincoln	No	No
Omaha	No**	2006 IRC No Requirement

* Will be part of new Code

**Still on 2006 IRC

2012 IRC

R501.3 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:
 - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story
 - 3.2. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

R302.5 Dwelling/garage opening/penetration protection.

Openings and penetrations through the walls or ceilings separating the *dwelling* from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

ORDINANCE NO. 19-_____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING CHAPTER 150 OF TITLE XV OF ORDINANCE NO. 05-47 (COLUMBUS CITY CODE) BY ADOPTING THE 2012 INTERNATIONAL RESIDENTIAL CODE; ADOPTING AMENDMENTS TO SAID CODE; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, to adopt the 2012 International Residential Code and in furtherance thereof to amend Chapter 150 of Title XV of Ordinance No. 05-47 (Columbus City Code) as follows:

Section 1. That Section 150.105 of Chapter 150 of Title XV of Ordinance No. 05-47 is hereby amended to read as follows:

150.105 ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE: It is hereby adopted for the purposes of establishing rules and regulations governing the erection, construction, enlargement, alteration, moving, removal, conversion, demolition, occupancy, equipment, repair, height and area of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress within the jurisdiction, including permits, and providing penalties for the violation thereof that certain building code known as the International Residential Code, 2012 Edition, one copy of which has been and is now filed in the office of the City Clerk and the same is hereby adopted and incorporated by reference herein and made a part hereof as if fully set forth at length herein, from the date on which this section shall take effect and provisions thereof shall be controlling and the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area of detached one and two-family dwellings and multiple single-family dwelling (townhouses) not more than three stories in height with separate means of egress within the City or within the extraterritorial jurisdiction of the City.

Section 2. Section 150.106 of Chapter 150 of Title XV of Ordinance No. 05-47 is hereby is hereby amended to read as follows:

150.106 AMENDMENTS TO THE 2012 INTERNATIONAL RESIDENTIAL CODE.

(A) Section R101.1 Title. insert (City of Columbus, NE)

(B) Section R105 Permits. Delete the Electrical, Gas, Mechanical and Plumbing provisions.

(C) Section R105.2(1) of the 2012 International Residential Code is hereby amended to read as follows:

R105.2(1). One story detached accessory structures provided the floor area does not exceed 120 square feet.

(D) Section R105.2(2) of the 2012 International Residential Code is hereby amended to read as follows:

R105.2(2). Fences more than three feet from any property line.

(E) Section R108.2 of the 2012 International Residential Code is hereby amended to read as follows:

R108.2 Schedule of Permit Fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. In addition, a plan review fee equal to ten percent of the building permit shall be paid for a plan review.

(F) Section R113.4 of the 2012 International Residential Code is hereby amended to read as follows:

R113.4 Violation Penalties. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor and the person shall be deemed guilty of a separate offense for each and everyday or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted and upon conviction shall be punishable by a fine of not more than thirty days or by both fine and imprisonment.

Whenever the Building Official is satisfied that any provisions of this Code have been violated or are about to be violated or that any order or direction made pursuant to this Code has not been carried out or is being disregarded, he may apply to the City Council and request that it order civil proceedings to be instituted. Any civil proceedings, when instituted by the City Attorney at the direction of the City Council shall be brought in the name of the City of Columbus. Nothing in this Section and no action taken thereunder will exclude any other proceedings authorized by this Code or any other law or ordinance in force or to exempt any person violating this Code or any of the laws from any penalty which might be incurred.

(G) Table R301.2(1) of the 2012 International Residential Code is hereby amended to read as follows:

TABLE R301.2(1)

Ground Roof Snow Load	25 lbs. per square foot
Wind Speed	90 mph
Seismic Design Category	A
Subject to Damage from Weathering	Severe
Subject to Damage from Frost Line Depth	36 inches
Subject to Damage from Termite	Moderate to Heavy
Subject to Damage from Decay	None to Slight
Winter Design Temperature	-3
Ice Barrier Underlayment Required	Yes
Flood Hazard	Adopted FEMA Firm Map
Air Freezing Index	1720
Mean Annual Temp	50

(H) Section R302.2 Exception of the 2012 International Residential Code is hereby amended to read as follows:

R302.2 Townhouses, Exception: A common 1-hour fire resistance-rated wall assembly tested in accordance with ASTM E 119 or UL263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall and the structure is protected by an approved sprinkler system. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical

installations shall be installed in accordance with the NEC. Penetrations of electrical boxes shall be in accordance with Section R302.4.

(I) Section R302.2.4 No. 5 of the 2012 International Residential Code is hereby amended to read as follows:

R302.2.4 #5. Townhouses separated by a common 1-hour fire-resistance rated wall as provided in Section R302.2 and the structure is protected by an approved sprinkler system.

(J) R302.5.1 of the 2012 International Residential Code is hereby amended to read as follows:

R:302.5.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other opens between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) thick, or 20 minute rated fire doors.

(K) Section R311.7.5.1 of the 2012 International Residential Code is hereby amended to read as follows:

R311.7.5.1 Risers. The maximum riser height shall be 8 inches (203 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

(L) Section R311.7.5.2 of the 2012 International Residential Code is hereby amended to read as follows:

R311.7.5.2 Treads. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

(M) Section R313 Automatic Fire Sprinkler Systems of the 2012 International Residential Code is hereby deleted entirely.

(N) Section R322 of the 2012 International Residential Code is hereby

amended to read as follows:

R322 Flood-Resistant Construction where approved by Federal, State, and City Flood Plain regulations.

(O) Section R403.1.4.1 of the 2012 International Residential Code is hereby amended to read as follows:

R403.1.4.1 Frost Protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods.

1. Extending below the frost line specified in Table R301.2(1).
2. Constructing in accordance with Section R403.3.
3. Constructing in accordance with ASCE 32.
4. Erected on solid rock.

Exceptions:

1. One-story wood or metal frame unheated and detached buildings not used for human occupancy and not over four hundred forty (440) square feet in floor area (where no dimension exceeds twenty-two feet (22') and the width between bearing walls does not exceed twenty feet (20'), may be constructed with walls supported on a monolithic footing and slab. The footing shall be a minimum of twelve inches (12") below grade and eight inches (8") wide. Detached wood frame garages over 440 square feet must have a minimum 8" wide x 36" deep foundation.
2. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

(O) All provisions contained in Section R405 of the 2012 International Residential Code are hereby deleted and shall be replaced with the following subsurface drainage provisions and the 2012 International Residential Code is amended accordingly, to-wit:

R405: Subsurface Drainage.

Section 1.

Drainage System. All residential dwellings located within the City limits of the City of Columbus or within the extraterritorial jurisdiction of the City, shall have installed, unless a waiver is obtained as provided herein, a

system to remove subsurface water from below grade habitable space. The systems for removing the water may be a coarse gravel base, subsoil drain, both of which are described herein, or any other system or combinations thereof when approved by the Building Official of the City of Columbus.

Section 2.

Definitions. Coarse gravel base, for the purposes of this Section shall mean, a minimum of 12" coarse gravel under the concrete floor of any below grade habitable spaces, with one 24" x 24" diameter deep well, the well being screened and having a concrete base, to act as a sump, for each 750 square feet of floor area of below grade habitable space.

Subsoil drain, for purposes of this Section shall mean subsoil drain tiles and a sump pit installed around the perimeter of foundations enclosing habitable spaces located below grade. In addition to the perimeter drains, the drains shall be installed so that all areas of the floor of below grade habitable space are within 10' of a drain tile. Drain tiles shall be installed at or below the area to be protected. The drain tile shall be surrounded by a minimum of 6" coarse gravel on all sides. The drain tile shall have a minimum diameter of 4" and shall be constructed of vitrified clay tile or PVC pipe. The sump into which the drain tile discharges shall be constructed of concrete or masonry block and shall have a minimum dimension of 24" x 24". The sump may also be constructed of polyethylene provided it conforms to Commercial Standard CS228-61, Building Official Code Administrator 73-78, Farmer's Home Administration Material Release 699 and American Society of Testing Material Standard Depth 405-76 as they in effect at the date of the adoption of this Section.

With either of the above-described systems, the sump shall discharge by gravity or mechanical means to a storm sewer, street or natural drainage way approved by the Building Official, but specifically shall not discharge into a sanitary sewer system.

Habitable space is defined, for purposes of this Section, as any space having a ceiling height of not less than 6' feet which is partially or completely below the ground level elevation.

All other terms and phrases used herein shall be defined by the International Residential Code as adopted by the City of Columbus, Nebraska.

Section 3.

Administration. The Building Official shall approve all drainage systems

prior to and during their installation.

The requirements to install a drainage system for the removal of subsurface water may be waived under the following conditions:

a. The Building Official may waive this Section if the floor of the below grade habitable space is above the highest recorded water level at the particular location of the building so constructed as demonstrated and proven by the owners of the property upon which the building is to be constructed.

Highest ground water elevation shall be determined by open soil boring on the property upon which the residence is to be constructed.

b. Owners of the subdivisions and additions platted prior to the adoption of this Section may apply for a waiver on the entire subdivision, the waiver being granted by the Building Official. The Building Official shall grant a waiver if the owner of the subdivision shows to the Building Official that the floors of below grade habitable space will not be constructed lower than the highest recorded ground water elevation.

The highest ground water elevation shall be determined by soil borings taken at various locations within the subdivision or addition. The soil borings shall be located not more than 300 feet apart or one per each acre or portion thereof in the addition or subdivision, whichever would require the least number of soil borings.

c. Subdivisions or additions approved subsequent to the passage of this Section which require that all below grade habitable spaces constructed in the subdivision or addition be constructed in a manner that the floor of the below grade habitable space is above the height of the highest measured ground water elevation.

The highest ground water elevation shall be determined by soil borings of various locations within the subdivision or addition. The soil borings shall be located not more than 300 feet apart or one per each acre or portion thereof, in the addition or subdivision, whichever would require the least number of soil borings.

Section 4.

Default. Failure to comply with the terms of this Section, by the owner of any building covered by this Section or by the owner of any real property included within the terms of this Section may result in the denial of the building permit application and a fine of \$100 per day that the building does not conform to the above requirements.

(P) R501.3 The requirements for fire protection of floors is hereby deleted entirely.

(P) All provisions contained in Chapter 11 of the 2012 International Residential Code are hereby deleted and shall be replaced with the following manufactured home dwelling provisions and the 2012 International Residential Code is amended accordingly, to-wit:

Chapter 11: Manufactured Home Dwellings.

Section 1.

Definitions. For purposes of this Section, "manufactured home dwellings" shall mean a factory built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site; which does not have permanently attached to its body or frame, any wheels or axles and which bears a label certifying it was built in compliance with the National Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development.

Section 2.

Construction Standards. A manufactured home complying with the following architectural or ascetic standards may be placed in all residential zones provided:

- a. The home shall not have less than 900 square feet of floor area;
- b. The home shall not have less than an 18 foot exterior width;
- c. The roof shall be pitched with a minimum vertical rise of 2.5" for each 12" of horizontal run;
- d. The exterior material shall be of a color, material and scale comparable with those existing in the residential site in which the manufactured home dwelling is being permanently

installed;

e. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile or rock;

f. Permanent utility connections shall be installed in accordance with local regulations;

g. The home shall bear an appropriate seal which indicates it was constructed in accordance with the standards of the U.S. Department of Housing and Urban Development;

h. The home shall have all wheels, axles, transporting lights and the removal towing apparatus removed; and

i. The home shall be constructed upon a permanent foundation that is constructed and build in accordance with local regulations.

(Q) Chapters 12, 13 and 14 of the 2012 International Residential Code are hereby deleted.

(R) Chapters 16-43 of the 2012 International Residential Code are hereby deleted.

Section 3. That Section 150.999 of Chapter 150 of Title XV of Ordinance No. 05-47 is hereby amended to read as follows:

150.999 PENALTY.

(A) Whoever violates any provision of this chapter for which no specific penalty is provided shall be punished as set forth in §10.99

(B) (1) Any person who shall violate or who shall refuse, neglect or fail to comply with any of the provisions of §§150.065 *et seq.* Shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in a sum not less than \$5 nor more than \$50 for each offense; and any person holding a license under the supervision and authority of the Community Development Department who is convicted of having violated any of the provisions of §§150.065 *et seq.*, shall have that license revoked by the City Council. Any person having their license revoked for said cause shall not be granted a new license for a period of one year thereafter.

(2) Any person who shall have been convicted of having done any work in a manner prohibited by §§150.065 *et seq.*, and who shall fail, neglect or refuse to correct the same within ten days after conviction shall be guilty of an independent and separate offense for each day thereafter during which the work is permitted to remain in such improper condition.

Section 4. This ordinance shall repeal all other ordinances in conflict with the provisions of this ordinance.

Section 5. This ordinance shall take effect and be in full force and effect after its passage, adoption and publication as provided by law. Publication shall be in pamphlet form as authorized by Section 16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the city offices.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT September 2019

	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	0	0	0.00	0	0	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
New	2	433,000	1,483.75	1	185,000	731.25
Repairs/Remodel	3	172,849	842.49	2	341,000	1,151.25
Duplex/Townhouse (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	3	43,400	284.90
New	2	30,920	197.60	5	143,056	820.25
Multiple Family (New)	2	22,196,000	42,780.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence						
Addition	1	1,800	27.50	4	172,500	874.77
Alteration	0	0	0.00	0	0	0.00
Deck	6	36,180	299.00	2	25,000	170.50
Fence	8	27,674	200.00	6	11,958	150.00
Miscellaneous (Other)	0	0	0.00	1	54,000	279.40
* New Residence	8	2,114,074	6,526.20	0	0	0.00
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	5	158,850	767.80
Public Owned New	4	18,000	151.75	0	0	0.00
SPECIAL PERMITS						
Demolition	0	0	0.00	2	0	50.00
Electrical	0	0	0.00	8	52,100	810.00
Miscellaneous (Other)	13	42,500	208.00	0	0	0.00
Move Building	0	0	0.00	0	0	0.00
Plumbing	29	191,000	1,082.00	5	84,600	342.00
Signs	6	11,000	180.00	1	4,000	25.00
TOTAL	84	25,274,997.00	53,978.29	45	1,275,464.00	6,457.12

	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	9	37,765,180	57,679.41	7	31,679,832	62303.42
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	0	0	0.00
Miscellaneous (Other)	6	134,000	925.00	2	31,700	236.25
New	15	34,201,600	70,606.11	9	10,090,200	8113.37
Repairs/Remodel	19	27,137,593	9,623.73	17	4,347,823	13487.15
Duplex/Townhouse (New)	9	2,009,028	6,548.56	5	1,129,943	3668.35
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	1	6,240	46.20	3	43,400	284.90
New	23	506,388	2,924.82	22	575,947	3307.21
Multiple Family (New)	2	22,196,000	42,780.00	0	0	0.00
Repairs/Remodel	0	0	0.00	1	25,840	179.20
Residence (*See "New" Residences Below)						
Addition	22	483,649	2,707.81	19	587,609	3043.10
Alteration	0	0	0.00	0	0	0.00
Deck	33	172,781	1,414.64	12	106,460	774.13
Fence	96	316,990	2,400.00	73	151,335	1825.00
Miscellaneous (Other)	2	40,500	245.00	14	310,400	1788.30
* New Residence	42	10,967,318	33,940.34	25	7,290,871	21792.91
* New HUD Residence	1	130,760	524.17	0	0	0.00
Repairs/Remodel	36	591,040	3,214.51	17	530,101	2352.62
Public Owned	9	9,685,400	2,416.75	0	0	0.00
SPECIAL PERMITS						
Demolition	22	103,600	550.00	18	14,000	425.00
Electrical	0	0	0.00	159	2,263,300	17100.00
Miscellaneous (Other)	46	136,000	760.00	16	40,000	272.00
Move Building	3	10,000	78.80	13	95,000	325.00
Plumbing	181	15,371,128	14,048.00	63	770,750	5373.00
Signs	38	209,550	1,085.00	35	184,628	875.00
TOTAL	615	162,174,745.38	254,518.85	530	60,269,138.00	147,525.91

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
SEPTEMBER 2019**

CURRENT MONTH 2019

BUILDING ACTIVITY:

NEW PERMITS ISSUED	36
INSPECTIONS PERFORMED:	
FOOTINGS	22
FOUNDATION	9
FRAMING	54
MISCELLANEOUS	31
FINAL	45

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	29
INSPECTIONS PERFORMED:	
WATER AND SEWER	19
MISCELLANEOUS	10
ROUGH IN	38
FINAL	29

CURRENT MONTH 2018

BUILDING ACTIVITY:

NEW PERMITS ISSUED	29
INSPECTIONS PERFORMED:	
FOOTINGS	12
FOUNDATION	5
FRAMING	19
MISCELLANEOUS	11
FINAL	14

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	5
INSPECTIONS PERFORMED:	
WATER AND SEWER	5
MISCELLANEOUS	6
ROUGH IN	20
FINAL	12

YEAR TO DATE

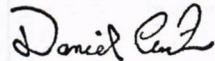
BUILDING ACTIVITY:

NEW PERMITS ISSUED	308
INSPECTIONS PERFORMED:	
FOOTINGS	154
FOUNDATION	59
FRAMING	331
MISCELLANEOUS	368
FINAL	256

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	163
INSPECTIONS PERFORMED:	
WATER AND SEWER	122
MISCELLANEOUS	19
ROUGH IN	339
FINAL	183

Respectfully Submitted,



Daniel Curtis
Community Development Director