



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, April 8, 2024

7:30 PM

**Council Chambers at the Municipal
Building**

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, April 8, 2024, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting.

City financial claims and related invoices will be available for Council member review, audit and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of February 12, 2024.

City of Seward Planning Commission

Minute Record February 12, 2024

The City of Seward Planning Commission met in regular session at 7:30p.m. February 12, 2024, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Russ Soucek, Dan Ellis, Ron Niemoth, Scott Seevers. Other Officials present: Building and Zoning Director, Tim Dworak, Administrative Assistant, Sara Van Cura.

Absent members were: Ron Wallman, Sue Bowen, Jake Miller, and Lacey Koch.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of December 11, 2023.

Moved by Commission Member Niemoth; Seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Soucek, Ellis, Niemoth, Seevers.

Nay: None.

Absent: Wallman, Bowen, Miller, Koch. Motion carried.

1. Public Hearing 7:30pm: review a Preliminary and Final Plat of Redwood Subdivision.

Vice Chairperson Ellis opened the public hearing.

Dworak stated this is major subdivision application that was brought about as need for a driveway access to a couple of City owned properties to the north of these properties. We cannot sell a lot that does not have access and is land locked. There were originally 3 lots. The middle lot was in the floodplain. Considering the front setback, the lot was unbuildable. We gave Dallas Baker to the east and Thomas Kayton to the west part of that property. We developed a driveway access easement along the eastern boundary of that western property. We now have access across Kayton's property to the two lots. Because there are two owners, zones, and plats we did a preliminary and final plat. No changes to the zoning.

Commission Member Niemoth asked how many homes are you talking about.

Dworak said none. Dallas Bakers is existing.

Vice Chairperson Ellis asked if the driveway access is straddling the lot line.

Dworak said no, it's over an existing easement. We checked with Larry at the Electric Department, and he doesn't have any issues with it.

Dallas Baker, 1380 Redwood Rd, stated he is the east section of the plat. He already takes care of the new portion to keep it beautiful. He asked for approval and to go forward to the City Council.

Vice Chairperson Ellis closed the public hearing.

Moved by Commission Member Kotera to approve the Preliminary and Final plat of Redwood Subdivision; seconded by Commission Member Seevers.

Aye: Kotera, Soucek, Ellis, Niemoth, Seevers.

Nay: None.

Absent: Wallman, Bowen, Miller, Koch. Motion carried.

2. Administrative Item

3. Reports

4. Agenda Items

5. Upcoming Events

Meeting adjourned 7:49 p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: Vacate Road as platted in Sunny Side Addition.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-2928 opt 3 opt 1

APPLICATION TYPE

Vacate Road

FINAL ACTION?

DEVELOPER/OWNER

Craig Dittmer-Owner

PC HEARING DATE

April 8, 2024

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

199 E Seward St, R-3, Residential

ADJACENT ZONING DISTRICTS/USE:

- North, R-3, Residential – Nancy Brandt
- East, R-3, Residential – Tracy & Darrick Emery
- South, R-3, Residential – Wattier Rentals LLC
- West, R-3, Residential – Pristine Rentals

BRIEF SUMMARY OF REQUEST:

A request to vacate a road within Sunnyside Addition Subdivision.



APPLICATION CONTACT

City of Seward, O 402-643-4000 opt 3, opt 1
142 N 7th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

This is vacation of a platted road that never materialized. The area platted as a road is currently, and has been, used by Craig Dittmer as a personal driveway to access an accessory building in his rear yard. There currently exists a sanitary sewer that connects E Seward St to a sanitary main to the south of this driveway. The City of Seward has retained an easement for the maintenance of that sanitary sewer.

Conversations with Bob Meirs, Street Superintendent, revealed that the City has never maintained or named this road. In speaking with Craig Dittmer he stated that he has always used the road as a driveway and always believed it to be his driveway. He was notified of the vacation of the road and that it would be added to his lot and his continued responsibility to maintain.

Formal notification of this vacation was mailed to Craig Dittmer

Attached you will find a copy of the original plat, a map outline of the road to vacate and the petition to vacate this road.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

0.118 acres or 5,155.7 square feet +/-

LEGAL DESCRIPTION:

All of the North-South street lying between the East ROW line of Columbia Ave and the West ROW line of Plum Creek Lane, Sunny Side Addition to the City of Seward, Seward County Nebraska.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

ORDINANCE NO. 2024-

AN ORDINANCE TO VACATE THE CITY RIGHT-OF-WAY OF ROAD BETWEEN THE EAST ROW LINE OF COLUMBIA AVE AND THE WEST ROW LINE OF PLUM CREEK LANE IN SUNNY SIDE ADDITION. AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. **CITY RIGHT-OF-WAY VACATED.** The dedication of Road, between the East ROW line of Columbia Ave and the West ROW line of Plum Creek Lane, in the Plat entitled "Sunny Side Addition to the City of Seward, Nebraska" (as denoted on the attached "Exhibit A"), is hereby vacated.

Section 2. **Public Interest.** It is deemed advantageous and in the public interest, safety, welfare, and convenience to vacate and close said street, and upon vacation and closing, said street shall revert to the owner of the lot abutting on the west line of said street. Said vacation is deemed to be advantageous and in the best interest of the municipality.

Section 3. **Reservation of Easements.** The City of Seward retains the right to maintain, operate, repair, and replace by itself or by any licensee or agent any pipes, sanitary sewer mains, or any other facility or equipment for the maintenance or operation of any utility now located in said street thereof vacated and closed by this Ordinance.

Section 4. **Filing and Recording of Ordinance.** A certified copy of this ordinance shall be recorded in the office of the Register of Deeds.

Section 5. **Pamphlet form; publication; when operative.** This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2024.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

(SEAL)

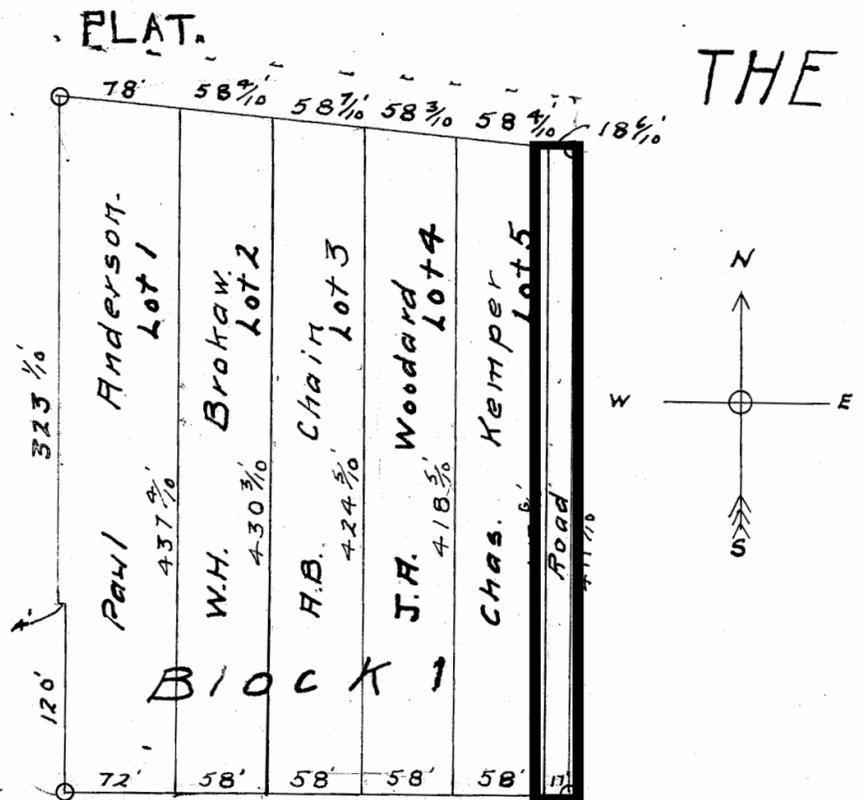
SUNNY SIDE ADDITION

TO

THE CITY OF SEWARD, NEBRASKA.

M 11
Pg 660

[Faint, illegible text]



State of Nebraska } ss
Seward County

On the 13th day of July 1915 before me the undersigned notary public duly commissioned and qualified for and residing in said county, personally appeared ~~before me~~ John A. Woodward, Vista F. Woodward, William H. Brokaw, Jessie H. Brokaw, Albert B. Chain, Abby H. Chain, F. Paul Anderson, Meta C. Anderson, Charles L. Kemper, Lena Kemper, to me known to be the identical persons who signed the above and foregoing plat and they each severally acknowledged the execution of the same to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written
Roy R. Schick
Notary Public

In presence of

Roy R. Schick

John A. Woodward

Vista F. Woodward

Charles J. Kemper

Lena Kemper

Paul Anderson

Meta C. Anderson

Abby H. Chain

William H. Brokaw

Albert B. Chain

Jessie H. Brokaw

I hereby certify that the above plat to SUNNY SIDE ADDITION to SEWARD, NEBRASKA is a true and correct copy of the plat now on file with the CITY CLERK of the CITY of SEWARD, NEBRASKA.

JNO. MARTZ
CITY ENGINEER.

SEWARD

Sec: 21
Town: 11
Rng: 3E

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PLUM-CREEK

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800091396

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-
2. Public Hearing 7:30pm: review a minor plat of MeyCo Subdivision PUD.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

MeyCo Minor Plat

FINAL ACTION?

DEVELOPER/OWNER

Kellen Meyer/John Heath

PC HEARING DATE

April 8, 2024

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

2837 Walker Rd, I-2, General Industrial

ADJACENT ZONING DISTRICTS/USE:

North, I-2, General Industrial – Tenneco

East, I-2, General Industrial – Pet Source

South, I-2, General Industrial – City of Seward

West, I-2, General Industrial – City of Seward

BRIEF SUMMARY OF REQUEST:

A proposed Minor Plat application to split a lot.



APPLICATION CONTACT

Kellen Meyer, 402-643-5625

142 N 7th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan.

ANALYSIS

The owner wishes to split the parcel into 2 separate parcels and has met all applicable requirements of the City's Unified Land Development Ordinances referencing Minor Subdivision application procedures. The property is currently located in I-2 General Industrial District, and there will be no change in Zoning.

The property is not serviced by city utilities and does not require extension of utilities or streets.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

10.0 Acres or 435,600.0 Square Feet +/-

LEGAL DESCRIPTION:

A REPLAT OF LOT 6, SEWARD RAIL CAMPUS PUD FIRST ADDITION, CORRECTED PLAT, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) OF SAID SECTION 29 AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°39'25" EAST ON THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 1056.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°20'51" WEST ON THE SOUTHERLY LINE OF SAID LOT 6 A DISTANCE OF 361.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 08°15'42" WEST ON THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 508.58 FEET TO A CORNER OF SAID LOT 6; THENCE NORTH 00°55'48" WEST ON THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 549.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE NORTHERLY LINE OF SAID THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) OF SAID SECTION 29; THENCE NORTH 89°04'29" EAST ON SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID LOT 6 A DISTANCE OF 430.98 FEET TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 10.00 ACRES, MORE OF LESS. PID 800040597.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

MEYCO SUBDIVISION PUD

REPLAT OF ALL OF LOT 6, SEWARD RAIL CAMPUS PUD FIRST ADDITION, CORRECTED PLAT,
LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST
OF THE 6th P.M., SEWARD COUNTY, NEBRASKA

MINOR PLAT

**PUD SITE SPECIFIC NOTES**

1. SANITARY SEWER AND WATER LINES TO BE A MINIMUM OF 8" PIPE FOR EACH UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF SEWARD SPECIFICATIONS.
2. ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF SEWARD FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SEWARD RAIL CAMPUS DESIGN STANDARDS. COMPLIANCE WITH THE DESIGN STANDARDS SHALL BE DETERMINED BY THE CITY OF SEWARD RAIL CAMPUS COMMITTEE.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
7. ALL SIDEWALK, DRIVE AND PARKING LAYOUTS AND PAVEMENTS TO BE BUILT TO CITY OF SEWARD CODE.
8. EACH BUILDING SITE SHALL CONNECT TO THE PUBLIC SIDEWALK SYSTEM BY WAY OF A SIDEWALK THAT SERVES THE MAIN ENTRANCE OF EACH BUILDING. THIS ENTRANCE SIDEWALK SHALL BE 6' MIN. WIDTH.
9. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH AND 5" THICK CONCRETE ALONG EACH SIDE OF THE PUBLIC ROADWAYS. ALL SIDEWALKS ALONG THE 'WORTHMAN BOULEVARD' AND ALONG THE PEDESTRIAN CORRIDOR SHALL BE 6' MIN. WIDTH. ALL SIDEWALKS SHALL BE BUILT BY THE PURCHASER OF THE ABUTTING LOT. SIDEWALKS SHALL BE CONSTRUCTED WITHIN 2 YEARS OF PURCHASE OF LOT OR AT THE TIME OF BUILDING CONSTRUCTION, WHICHEVER COMES FIRST.
10. ALL ELEVATIONS ARE TO ~~NAVD 1998~~ (NAVD 1988).
11. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT EXCEPT AS NOTED.
12. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, UNCOVERED PATIOS AND PORCHES, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCROACHING INTO THE SETBACKS.
13. BUILDING SETBACKS ALONG THE 'WORTHMAN BOULEVARD' SHALL BE A MINIMUM OF 50'.
14. SITE GRADING PLAN AND ACCOMPANYING SWAP EROSION CONTROL PLAN AND PERMIT SHALL BE SUBMITTED TO THE CITY OF SEWARD AND NECESSARY STATE DEPARTMENTS PRIOR TO GRADING CONSTRUCTION.
15. PROPOSED PINE STREET & ASPEN STREET ARE TO BE 32' WIDE WITH 06' RIGHT OF WAY, THE PROPOSED WORTHMAN BOULEVARD' WHICH WILL HAVE 16' DRIVING LANES AND A 16' MEDIAN WITH AN 80' RIGHT OF WAY.
16. ALL PROPERTY CORNERS AND MONUMENTS WILL BE SET BY A LICENSED SURVEYOR, AT THE TIME OF UTILITIES AND ROADS INSTALLATION.
17. THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES AND GAS LINES SHALL BE DETERMINED BY THE CITY OF SEWARD. USE OF THE EASEMENTS BY UTILITIES SHALL BE GRANTED BY THE CITY OF SEWARD. UTILITIES SHALL SUBMIT PLANS IN ADVANCE FOR APPROVAL BY THE CITY OF SEWARD.
18. THE 'WORTHMAN BOULEVARD' MEDIANS AND ALL LANDSCAPING AREAS, GREENSPACE AREAS, OUTLOTS NOT FOR DETENTION, SIDEWALKS, AND PEDESTRIAN CORRIDORS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
19. STREET TREES SHALL BE REQUIRED EVERY 150' OR AT LEAST TWO (2) PER LOT.
20. LANDSCAPE PLANTING: 1 DECIDUOUS TREE AND 120 SF OF SHRUB COVERAGE FOR EACH 3,000 SF OF BUILDING COVERAGE WITH A MAXIMUM OF 9 DECIDUOUS TREES AND 1200 SF OF SHRUB COVERAGE IS REQUIRED. ORNAMENTAL TREES MAY BE USED IN LIEU OF DECIDUOUS TREES IF 2 FOR EVERY 1 REQUIRED ARE PROVIDED. TREES SHALL BE PLANTED IN THE FRONT AND SIDEYARD SETBACK. TREE TYPE AND LOCATION SHALL BE APPROVED BY CITY OF SEWARD AS A PART OF THE BUILDING PERMIT REVIEW.
21. A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS, IF REQUESTED BY THE CITY. PAVEMENT TO THE PROPERTY LINE MAY BE REQUIRED FOR CONTINUOUS TRAFFIC FLOW THROUGH EACH LOT.
22. NO ON-STREET PARKING WILL BE ALLOWED IN THE PUD, EXCEPT IN ON-STREET PARKING BAYS, WHICH SHALL BE CONSTRUCTED BY THE PROPERTY OWNER. NO ON-STREET PARKING BAYS SHALL BE CONSTRUCTED ON THE 'WORTHMAN BOULEVARD'. PARKING BAYS SHALL COMPLY WITH THE CITY OF SEWARD PARKING STALL DESIGN STANDARDS, AND SHALL PARALLEL PARKING.

CONTINUED...

23. LOT 1 OF BLOCK 1 SITE IN PHASE I SHALL ESTABLISH DETENTION FOR NO NET INCREASE IN RUNOFF RATE. DETENTION FOR PHASE I & PHASE II SHALL BE ESTABLISHED IN PHASE III BY THE DEVELOPER AT THE TIME WHEN UTILITIES AND ROADS ARE INSTALLED, IN THE AREAS SHOWN FOR DRAINAGE/GREENSPACE. ANY SITE OF 10+ ACRES SHALL ESTABLISH SITE SPECIFIC DETENTION FOR NO NET INCREASE IN RUNOFF RATE. ALL DETENTION AND DETENTION FACILITIES SHALL MEET THE CITY OF SEWARD STANDARDS, AS SET FORTH IN THE ULDO PORTION OF THE CITY CODE. ALL DETENTION SHALL MEET 10YR AND 100YR RUNOFF

24. DETENTION AREAS PLATTED IN OUTLOTS OR EASEMENTS, SHALL BE MAINTAINED BY THE POA.

25. ANY LEFT HAND TURN LANE THAT IS WARRANTED ON THE 'WORTHMAN BOULEVARD' SHALL BE CONSTRUCTED BY THE PURCHASER OF THE LOT WHOSE TRAFFIC WARRANTS THE NEED FOR THE TURN LANE. LEFT HAND TURN LANE IS WARRANTED WITH GREATER THAN 150 ADT OR 100 ADTT. LEFT TURN LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SEWARD CODE AND SHALL BE A MINIMUM OF 12' WIDE, WITH A MINIMUM STORAGE OF 75'.

26. NEBRASKA DEPARTMENT OF TRANSPORTATION SHALL BE GRANTED ACCESS CONTROL ON BOTH SIDES OF 'WORTHMAN BOULEVARD' (NORTH AND SOUTH SIDES OF THE RIGHT-OF-WAY), AS IT APPROACHES HIGHWAY 15. THE DEDICATION OF CONTROLLED ACCESS SHALL BE 220' FROM THE EDGE OF THE SOUTH BOUND THROUGH LANE OF HIGHWAY 15 TO THE WEST ALONG 'WORTHMAN BOULEVARD', AS SHOWN.

27. ALL BUILDINGS SHALL BE CONSTRUCTED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION AS SHOWN IN THE NE DEPT OF NATURAL RESOURCES CURRENT FLOODPLAIN MAPS

28. EXISTING BUSINESSES SHALL NOT BE SUBJECT TO THE PUD SITE REQUIREMENTS

BUSINESS CENTER - ZONED BP:

1. ALLOWED USES SHALL INCLUDE: HEALTH CARE, ANY OFFICE USE, AUTO SALES/SERVICE, EQUIPMENT RENTAL/SALES/REPAIR, BODY REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, RESTAURANTS, FOOD SALES (ALL TYPES), LIQUOR SALES, LODGING, TRADE SERVICES, PERSONAL SALES, RESEARCH SERVICES, RETAIL SERVICES (MASS & LARGE), TRAVEL CENTERS, TRUCK STOPS, CUSTOM MANUFACTURING, WAREHOUSING (ENCLOSED), LIGHT INDUSTRIAL.
2. MAXIMUM BUILDING HEIGHT SHALL BE 40'.
3. MINIMUM SIDE YARD: 20', MINIMUM REAR YARD: 30', FLOOR AREA RATIO: 2.0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

HEAVEY INDUSTRY - ZONED I-2:

1. ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, RESTAURANTS, LIQUOR SALES, LODGING, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
2. MAXIMUM BUILDING HEIGHT SHALL BE 50'.
3. MINIMUM SIDE YARD: 10', MINIMUM REAR YARD: 10', FLOOR AREA RATIO: 1.5 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL GENERAL - ZONE I-1:

1. ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE/ BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT
2. MAXIMUM BUILDING HEIGHT SHALL BE 60'.
3. MINIMUM SIDE YARD: 5', MINIMUM REAR YARD: 5', FLOOR AREA RATION 1.0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

USAGE NOTES:

1. THE USES LISTED FOR EACH USE AREA SHALL BE ALLOWED IN THE SPECIFIED USE AREA, IF A USE IS NOT LISTED, IT SHALL NOT BE ALLOWED, WHICH SHALL SUPERSEDE ANY BASE OR OVERLAY ZONING DISTRICT ALLOWED USE. ANY SPECIAL USE PERMIT REQUIRED BY THE BASE OR OVERLAYING ZONING DISTRICT SHALL STILL BE REQUIRED.
2. THE USES DESCRIBED HEREIN SHALL BE DEFINED IN THE CITY OF SEWARD CODE.
3. ANY REGULATIONS DESCRIBED IN EACH USE AREA SHALL BE SUPERSEDE ANY BASE OR OVERLAYING ZONING DISTRICT REGULATIONS.



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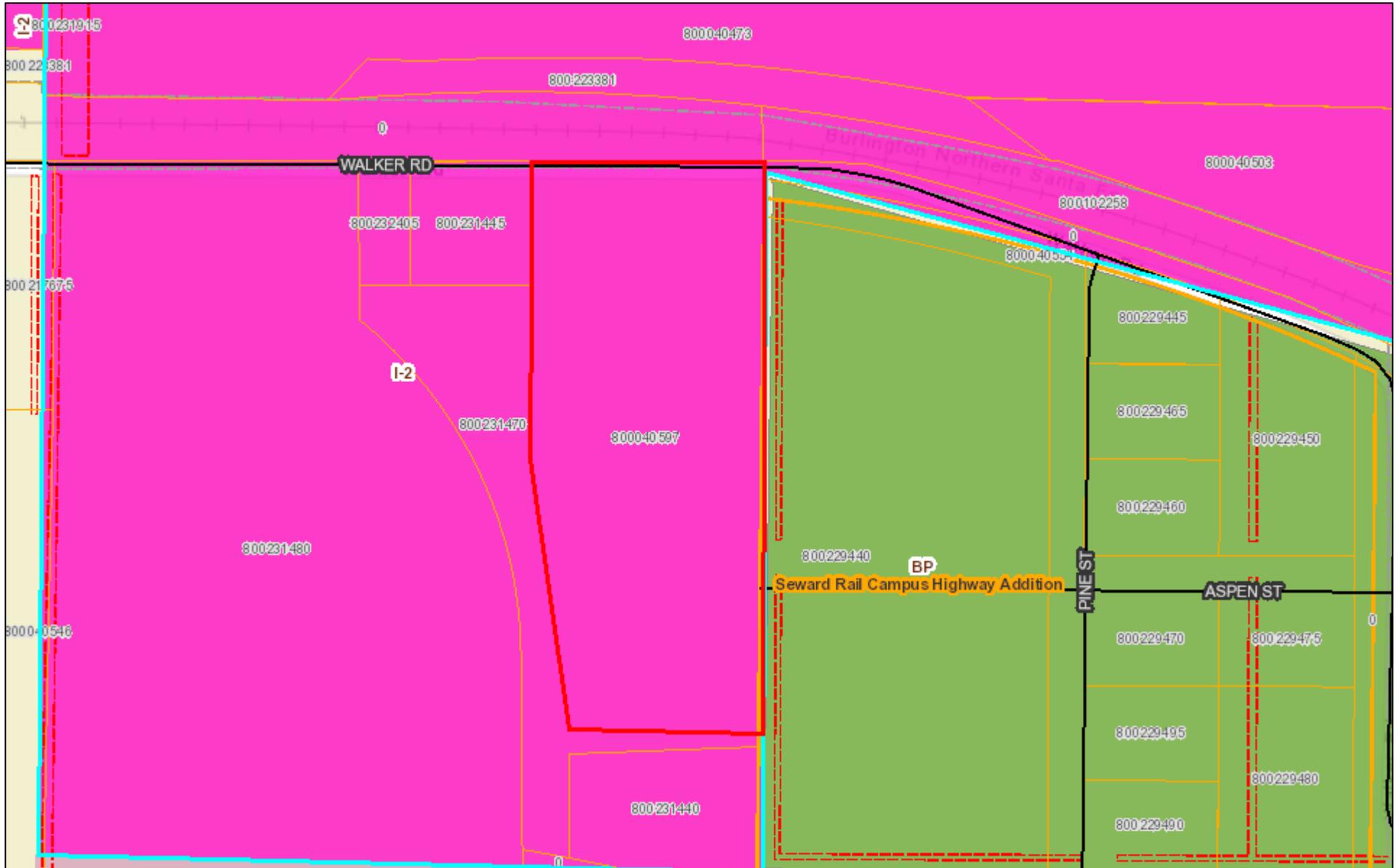
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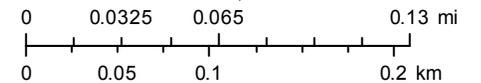


April 4, 2024
13:28 PM

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.

1:4,086

- Streets
- Parcels
- Subdivisions



3. Public Hearing 7:30pm: review a minor plat of Big Blue Sunset Addition.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Big Blue Sunset Addition Minor Plat

FINAL ACTION?

DEVELOPER/OWNER

Pat & Gerald Schaben

PC HEARING DATE

April 8, 2024

RELATED APPLICATIONS

Rezone

PROPERTY ADDRESS, ZONING DISTRICT/USE

2751 Izaak Walton Rd – AG – Agricultural

ADJACENT ZONING DISTRICTS/USE:

North, AG – City of Seward, The Seward Blue River Historical District Inc.

East, AG – Gerald & Frances Schaben

South, AG – Board of Educational Lands & Funds of the State of Nebraska

West, AG – BNSF Railway Company

BRIEF SUMMARY OF REQUEST:

A proposed Minor Plat application by Pat and Gerald Schaben.



APPLICATION CONTACT

Pat Schaben, 402-641-2833

636 West St, Phillips, NE 68865

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan has no designation for this area..

ANALYSIS

Applicant has requested a minor plat to separate a 5.01 acres of land from his parent's agricultural land and the proposed property meets the requirements for a minor plat. The property has not been previously platted and does not meet the AG zoning requirements for a lot size of 20 acres or more. Because of this, the applicant has filed an application for rezoning the parcel to rural residential. The proposed parcel meets the zoning requirements of rural residential.

The property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction of the City of Seward. The property is not serviced by city utilities and does not require extension of utilities or streets.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

218,235.6 sq. ft. or 5.01 acres +/-

LEGAL DESCRIPTION:

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND ON AN ASSUMED OF S 88°21'52" W, FOR A DISTANCE OF 229.13' TO A POINT ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE OF S 88°21'52" W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 742.95' TO A POINT ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY; THENCE N 15°49'06" W ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY, FOR A DISTANCE OF 270.42'; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY AND ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.14', A RADIUS OF 1860.39', A DELTA ANGLE OF 00°26'08", A CHORD BEARING OF N 15°36'02" W, FOR A CHORD LENGTH OF 14.14'; THENCE N 88°21'52" E ON A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 838.95' TO A POINT ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD; THENCE S 03°48'57" W ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD, FOR A DISTANCE OF 277.15' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5.01 ACRES, MORE OR LESS

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



PAID

square 3-8-24

City of Seward Planning Commission
Minor Subdivision Application

*Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.*

Date: 3/7/24 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: \$ 22 = Amount Due: \$ 222

Owner/Developer: Pat Schaben Name of Subdivision: Big Blue Sunset Addition
 Phone Number: 402-641-2833 Number of Lots: 1
 Email Address: PSchaben@pompstire.com Present Zoning: AG Requested Zoning: RR
 Legal Description: _____

Within City Limits: Yes No
 Adjacent to City Limits: Yes No
 Within 2 Mile Area: Yes No
 Annexation Requested: Yes No
 Restrictive Covenants: Yes No
 (Copy Attached)

Project Engineer: Dennis Simmonds Signature of Owner/Developer: *Pat Schaben*
Dennis Simmonds

Office Use Only
Preliminary Plat Review 402-643-0323

Staff Review
 Electric Dept
 Street Dept
 Water/Waste
 Police Dept
 Park/Rec Dept
 County Roads

Agency Review
 Cable TV
 Gas Co
 Phone Co
 School Board
 County P.C

Date of Action

City Planning Commission: _____

City Council: _____

BIG BLUE SUNSET ADDITION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA
MINOR PLAT

SECTION CORNER TIES

A N1/4 SECTION 28-11-3E
FD 1.12" IRON PIN IN CONC. PAVING
NW 30.97 TO "X" ON CURB
SW 30.92 TO "X" ON CURB
E 24.09 TO "X" ON CURB

C SE COR. SW1/4 SECTION 28-11-3E
FD 2" ALUM. CAP
NNW 84.94 TO "X" ON ANGLE IRON OF
BRIDGE DECK
NW 119.57 TO "X" ON ANGLE IRON OF
BRIDGE DECK
SE 12.73 TO NAIL IN N END CMP

E NW COR. SW1/4 SECTION 28-11-3E
FD HEX BOLT ON E SHOULDER HWY#15
W 17 TO CL HWY #15
NE 8.25 TO "X" IN STEEL GUARD POST
NE 5.17 TO NAIL IN PLASTIC BRIDGE RAIL
SSE 9.19 TO NAIL IN PLASTIC BRIDGE RAIL

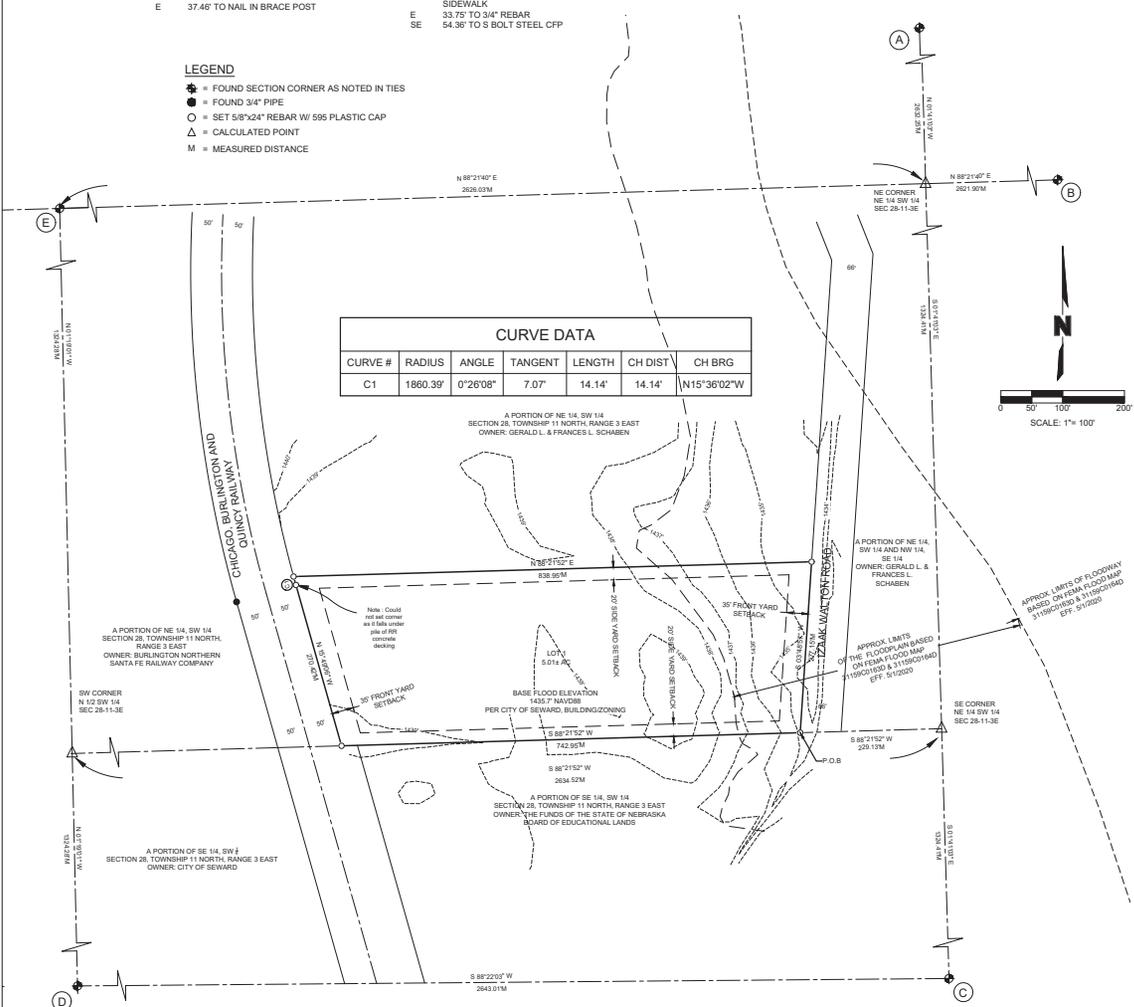
B E1/4 SECTION 28-11-3E
FD 3" IRON PIPE W NAIL IN CENTER
WSW 69.82 TO "X" NAILS IN PP
SW 73.99 TO "X" NAILS IN PP
E 37.46 TO NAIL IN BRACE POST

D SW COR. SW1/4 SECTION 28-11-3E
FD SURVEY SPIKE
NE 85.35 TO "X" IN MIDDLE OF W END
SIDEWALK
E 33.75 TO 3/4" REBAR
SE 54.39 TO S BOLT STEEL C/P

LEGEND

- = FOUND SECTION CORNER AS NOTED IN TIES
- = FOUND 3/4" PIPE
- = SET 5/8"x24" REBAR W 5/8" PLASTIC CAP
- △ = CALCULATED POINT
- M = MEASURED DISTANCE

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	1860.39'	0°26'08"	7.07'	14.14'	14.14'	N15°36'02"W



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING MINOR PLAT OF "BIG BLUE SUNSET ADDITION", A PART OF "NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS":
REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND ON AN ASSUMED OF S 88°21'52" W, FOR A DISTANCE OF 229.13 TO A POINT ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE OF S 88°21'52" W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 742.95' TO A POINT ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY; THENCE N 15°36'02" W ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY, FOR A DISTANCE OF 270.42; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ON THE EASTERLY 50.00' RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY AND ON A CURVE, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.14', A RADIUS OF 1860.39', A DELTA ANGLE OF 00°26'08"; A CHORD BEARING OF N 15°36'02" W, FOR A CHORD LENGTH OF 14.14'; THENCE N 88°21'52" E ON A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, FOR A DISTANCE OF 638.95' TO A POINT ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD; THENCE S 03°48'57" W ON THE WESTERLY 66.00' RIGHT-OF-WAY LINE OF IZAAK WALTON ROAD, FOR A DISTANCE OF 277.15 TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5.01 ACRES, MORE OR LESS.

SIGNED THIS _____ DAY OF _____, 2024

RICHARD KINGMAN LS 995

OWNERSHIP CERTIFICATE

I, GERALD L. SCHABEN AND FRANCES L. SCHABEN, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT I Laid Out, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BIG BLUE SUNSET ADDITION", A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND IN THIS PLAT GUARANTEED.

WITNESS MY HAND THIS _____ DAY OF _____, 2024

GERALD L. SCHABEN, HUSBAND

FRANCES L. SCHABEN, WIFE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD L. SCHABEN AND FRANCES L. SCHABEN, HUSBAND AND WIFE, AND THEY ACKNOWLEDGED THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC: (PLACE NOTARY SEAL ABOVE)

MY COMMISSION EXPIRES _____

VICINITY MAP



APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION

THIS MINOR PLAT OF "BIG BLUE SUNSET ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2024

CHAIRPERSON

ATTEST: _____
SECRETARY OF THE SEWARD PLANNING COMMISSION

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATOR

THIS MINOR PLAT OF "BIG BLUE SUNSET ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATOR.

SIGNED THIS _____ DAY OF _____, 2024

SEWARD ZONING ADMINISTRATOR

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)

COUNTY OF SEWARD)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE

DATE _____ TIME _____

DRAWER NO. _____ FEE _____

INSTRUMENT NO. _____

REGISTER OF DEEDS

NOTES:

- EXISTING AND PROPOSED ZONING RR - RURAL RESIDENCE DISTRICT.
- SETBACKS SHALL BE PER THE RR - RURAL RESIDENCE DISTRICT:
FRONT YARD - 50'
REAR YARD - 50'
SIDE YARD - 25'
MAX. LOT COVERAGE - 10%
MAX. BUILDING HEIGHT - 35'



ALLIED SURVEYING AND MAPPING
8535 Executive Woods Drive - Suite 205 - Lincoln, Nebraska 68512
Phone (402) 434-2888
Project No. 2023-0224



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800040309

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800040198

800040082

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800102258

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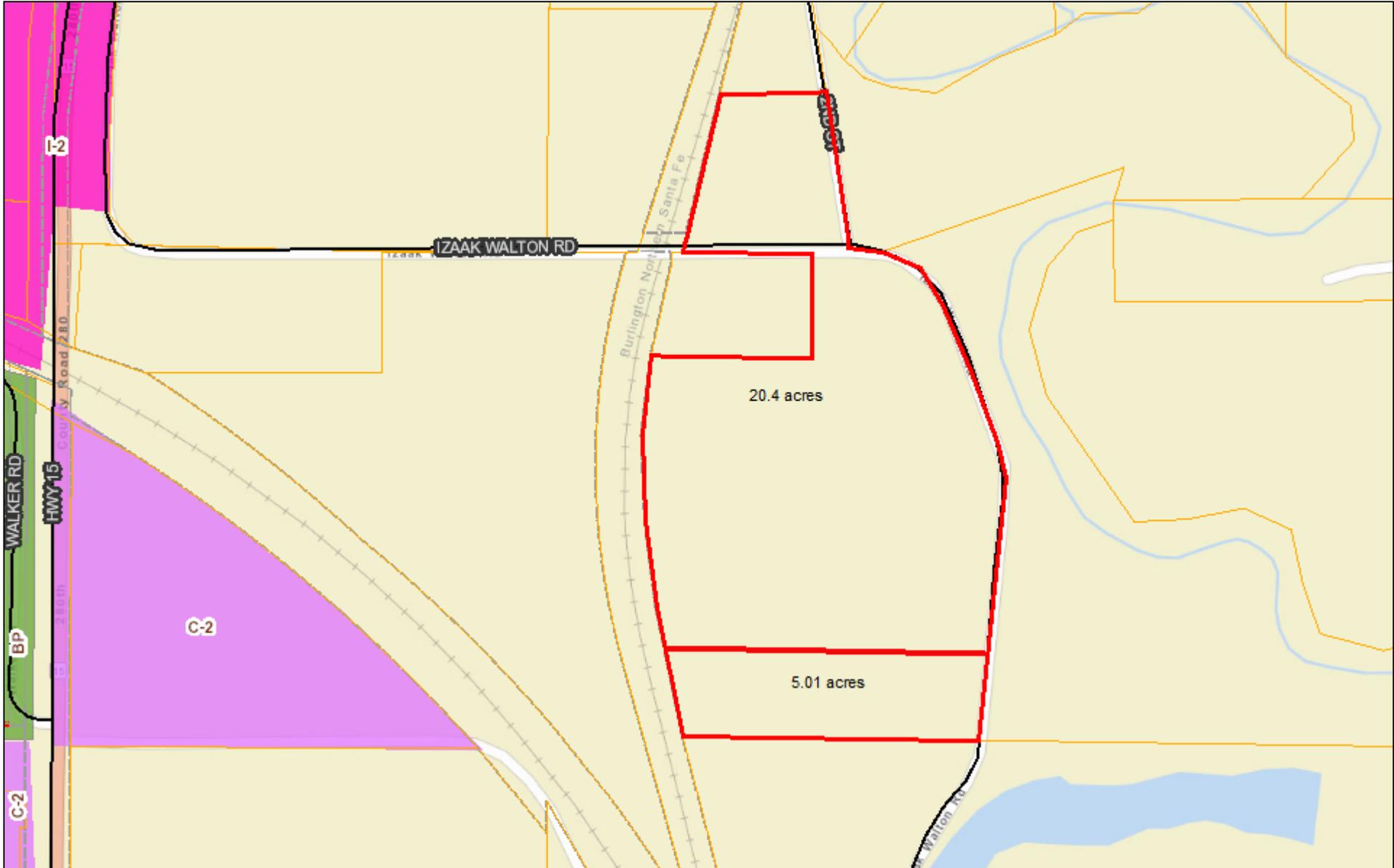
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April 4, 2024
10:05 AM

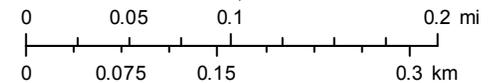
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:5,877

Sidewalks

- ADA Sidewalk
- Deficient Sidewalk

- Missing Sidewalk
- Streets
- Subdivisions
- Parcels



FP24-01

Permit Application #

DEVELOPMENT PERMIT/APPLICATION

For Communities with Designated Floodways

1/5/2024

Date

This form is used for any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Developer must obtain all other necessary federal, state, or local permits (e.g. Corps of Engineers 404 Permit, Local Levee District, etc.)

1. Name of Applicant: Pat Schaben

Address: Izaak Walton Rd

2. Type and Use of Development: Residential Structure

3. Specific Location of Development: See attached

4. Complete this section if the proposed development involves the improvement of a structure (ie. walled and roofed building, manufactured home, or gas and liquid storage tanks): Pre-improvement Value of Structure: Cost of Improvement:

The Following Section is to be Completed by the Community Official:

5. Is the development Substantial Improvement? (see #4) YES NO
6. Is the development in an identified floodplain? YES NO
If YES, complete the following:
a. Elevation of the Base (100-Year) Flood 1435.7 ft. MSLINGVD 29 OR NAVO 88
b. Elevation/Flood-proofing Requirement (if applicable) 1436.7 ft. MSLINGVD 29 OR NAVD 88
c. Is the development in a designated Floodway? YES NO

If the development is in a floodplain, the following shall apply:

This permit is issued with the condition that the lowest floor (including basement floor) of any new or substantially improved residential building will be elevated at least one foot above the base flood elevation. If the proposed development is a nonresidential building, this permit is issued with the condition that the lowest floor (including basement) of a new or substantially improved nonresidential building will be elevated or flood-proofed at least one foot above the base flood elevation. The Developer/Owner will provide certification by a registered Engineer, Architect, or Land Surveyor of the "as-built" lowest floor elevation (including basement) or flood-proofed elevation of any new or substantially improved building covered by this permit.

All Provisions of the City of Seward Floodplain Management Resolution/Ordinance Number 2020-27 shall be complied with.

Signature of Developer/Owner Date Authorizing Official (Name & Title) Date



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4. Public Hearing 7:30pm: review a rezone application for Big Blue Sunset Addition from Ag Agricultural District to RR Rural Residential District.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone

FINAL ACTION?

DEVELOPER/OWNER

Pat & Gerald Schaben

PC HEARING DATE

April 8, 2024

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

2751 Izaak Walton Rd – AG – Agricultural

ADJACENT ZONING DISTRICTS/USE:

North, AG – City of Seward, The Seward Blue River Historical District Inc.

East, AG – Gerald & Frances Schaben

South, AG – Board of Educational Lands & Funds of the State of Nebraska

West, AG – BNSF Railway Company

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes creating a residential parcel.



APPLICATION CONTACT

Pat Schaben, 402-641-2833

636 West St, Phillips, NE 68865

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan has no designation for this area.

ANALYSIS

Applicant is requesting a rezone from AG-Agricultural District to RR – Rural Residential District. A minor plat is subdividing a parcel of land to separate an existing residence from agricultural land. The parcel meets zoning requirements of rural residential.

The property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction of the City of Seward. The property is not serviced by city utilities and does not require extension of utilities or streets.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

218,235.6 sq. ft. or 5.01 acres +/-

LEGAL DESCRIPTION:

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



PAIS

Square 7-8-24

Request for Amendment to the Unified Land Development Ordinance

Date: 3/7/24 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Pat Schaben Address: 636 West St. Phillips, NE 68865

Phone: 402-641-2833 Email: PSchaben@pompstire.com

I wish to [X] Build [] Alter Buildings/ Structures [X] Change the Use of Land or Structures [] Premise Address: _____

Legal Description: A PART OF THE NORTHEAST QUARTER THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA

The following change in the Unified Land Development ordinance is hereby requested:

Change in zoning of the subject property from its present classification: AG-Agricultural To the following proposed zoning classification: RR-Rural

Amend the text or district regulations as follows: _____

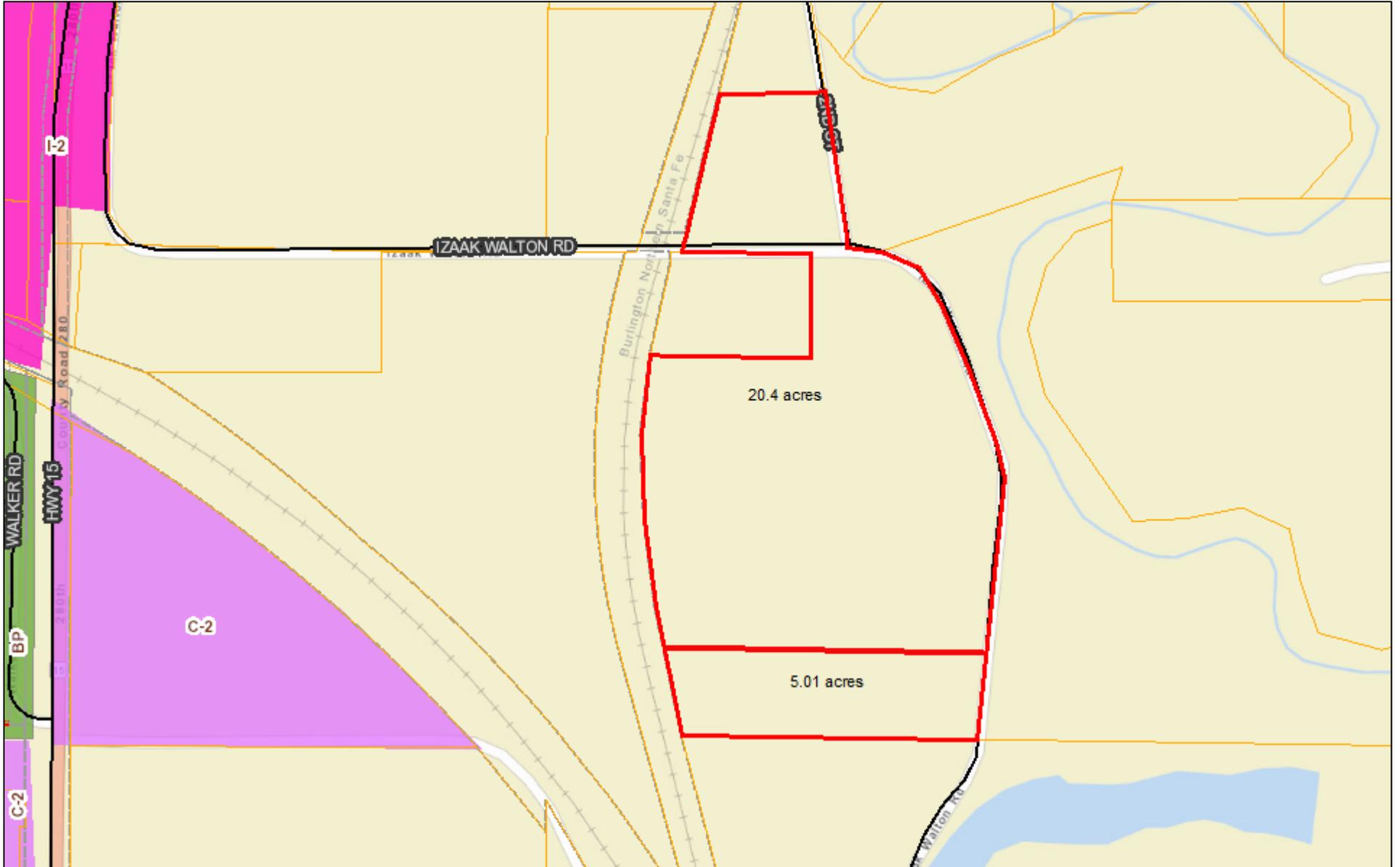
To permit the following improvement or use:

New residential structure and rural residential acreage

The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature: [Handwritten Signature]



April 4, 2024
10:05 AM

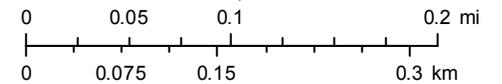
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:5,877

Sidewalks

- ADA Sidewalk
- Deficient Sidewalk

- Missing Sidewalk
- Streets
- Subdivisions
- Parcels



ORDINANCE NO. 2024-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, A TRACT OF LAND SOUTH OF IZAAK WALTON ROAD AND WEST OF IZAAK WALTON ROAD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within Extra Territorial Jurisdiction of the City of Seward, Nebraska is hereby rezoned from "AG Agricultural District", to "RR Rural Residential District" to wit:

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "RR Rural Residential District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended, and it is ordered that the above described land shall now be shown as "RR Rural Residential District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2024.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Municipal Building, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date