



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

Monday, August 12, 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, August 12, 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 July 8, 2024.

City of Seward Planning Commission

Minute Record July 8, 2024

The City of Seward Planning Commission met in regular session at 7:30p.m. July 8, 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, Dan Ellis, Ron Wallman, Sue Bowen, Ron Niemoth, Scott Seevers, and Lacey Koch. Other Officials present: Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: Russ Soucek, Jake Miller, & Traci Menke

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 June 10, 2024.

Moved by Commission Member Koch; Seconded by Vice Chairperson Ellis to approve the minutes.

Aye: Kotera, Ellis, Wallman, Bowen, Niemoth, Seevers, Koch

Nay: None.

Absent: Soucek, Miller, Menke. Motion carried.

1. Public Hearing 7:30pm: review a Preliminary and Final Plat of Meihomes Addition.

Chairperson Wallman opened the public hearing.

Dworak stated this is to redivide multiple lots into five residential lots, one of which is a homesite, and one that will be developed at a later date. The property consists of city utilities already. Streets are already in place. Various departments had reviewed the plat. The lot sizes meet the required size requirements for R-4.

Chairperson Wallman suspended the public hearing.

Moved by Vice Chairperson Ellis to approve to the Preliminary and Final Plat of Meihomes Addition; seconded by Commission Member Niemoth.

Commission Member Bowen asked where this is located.

Dworak stated it is across from the horseshoe and the wastewater treatment plant.

Chairperson Wallman stated this suits the need of some affordable lots.

Aye: Kotera, Ellis, Wallman, Bowen, Niemoth, Seevers, Koch

Nay: None.

Absent: Soucek, Miller, Menke. Motion carried.

2. Public Hearing 7:30pm: review a rezone application of Meihomes Addition from RM Mobile Home Residential District to R-4 Urban Residential Multi-Family District (High Density).

Chairperson Wallman opened the public hearing.

Dworak stated part of it is R-4, and part of it is residential mobile home. A couple of the lots hit on both parts due to the replat. We have no desire for mobile homes, so we made the entire area R-4.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to approve the rezone application of Meihomes Addition from RM Mobile Home Residential District to R-4 Urban Residential Multi-Family District (High Density); Commission Member Seevers Seconded.

Chairperson Wallman stated to let the record show the Planning Commission believes it tidies up the zoning issues appropriately.

Aye: Kotera, Ellis, Wallman, Bowen, Niemoth, Seevers, Koch

Nay: None.

Absent: Soucek, Miller, Menke. Motion carried.

3. Public Hearing 7:30pm: review a Preliminary and Final Plat of Heritage Farms.

Chairperson Wallman opened the public hearing.

Chairperson Wallman stated that he is an adjacent property owner he will be recusing from the discussion, will still chair, and will be abstaining from the vote.

Dworak stated we have 38 acres that we are putting seven lots. It is on the northwest corner of 252nd and Waverly Road. It will not be served by city utilities as it is in the extra territorial jurisdiction. Spoke with Jon Regnier, Seward Highway Superintendent does not have a problem with the driveway. They do require a driveway permit for each lot. Any sewage and water would be handled by the State of Nebraska NDEE permitting. The all meet the minimum requirements of the five acres for rural residential

Tom Rathje, 1719 N 1st in Seward Nebraska, stated the have owned the property since 2004. The tried to draw up a plan that was consistent with the neighborhood, the other acreages out there, and be a benefit to the community

Larry Aldrich, Dwight Nebraska, asked for clarification of the five acres minimum.

Commission Member Kotera asked if the Rathje's are putting in access.

Rathje explained all but two have direct access to the road. The two northwest acreages have two 20-foot driveways for access.

Commission Member Kotera asked if there would be individual wells.

Rathje stated they have talked with Ben Earnest and said there shouldn't be any issues.

Chairperson Wallman suspended the public hearing.

Commission Member Kotera moved to approve the Preliminary and Final Plat of Heritage Farms; Commission Member SeEVERS seconded.

Vice Chairperson Ellis asked if the City has any concerns about water.

Dworak stated none that we have heard.

Aye: Kotera, Ellis, Bowen, Niemoth, SeEVERS, Koch

Abstain: Wallman

Nay: None.

Absent: Soucek, Miller, Menke. Motion carried.

4. Public Hearing 7:30pm: review a rezone application for Heritage Farms from AG Agricultural District to RR Rural Residential District.

Chairperson Wallman opened the public hearing.

Chairperson Wallman closed the public hearing.

Vice Chairperson Ellis moved to approve the rezone application of Heritage Farms from AG Agricultural District to RR Rural Residential District; seconded by Commission Member Koch.

Commission Member Kotera asked if there are any restrictions for how the buildings should look.

Dworak stated nobody has put any restrictions on it. Pole barns may need to be review

Aye: Kotera, Ellis, Bowen, Niemoth, SeEVERS, Koch

Abstain: Wallman

Nay: None.

Absent: Soucek, Miller, Menke. Motion carried.

5. Administrative Item

6. Reports

7. Agenda Items

Chairperson Wallman we could take a look at our rural residential requirements for setbacks, screening or utilization of storage containers, and animal numbers.

Commission Member Seevers asked if we can have a speaker give us an overview of our water table.

8. Upcoming Events

Meeting adjourned 7:58 p.m.

Sara Van Cura
Administrative Assistant

DRAFT

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a Preliminary Plat of Seward Rail Campus PUD Second Addition.

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

Seward Rail Campus 2nd Addition
Major sub-division Preliminary Plat

City of Seward NE

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

August 12, 2024

ADJACENT ZONING DISTRICTS/USE:

North, I-2 and BP, Industrial – Tenneco, Pet Source

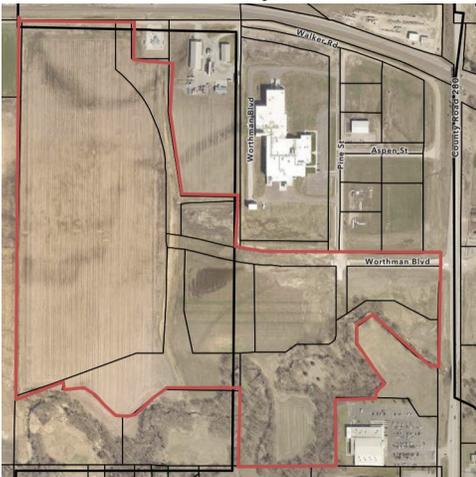
South, C-2, I-1, R-1, Exempt-Hillcrest Evangelical Free Church Inc., Single Family-Twin Oaks Development,
Single Family-Twin Oaks 1st Addition Development, Agricultural-Twin Oaks 7th Addition Development

East, C-2, Undeveloped

West, AG, Undeveloped

BRIEF SUMMARY OF REQUEST

Review a Preliminary Plat of Seward Rail Campus PUD 2nd Addition.



APPLICATION CONTACT

Michael Oneby

COMPATIBILTY WITH THE COMPREHENSIVE PLAN

Use types match the comprehensive plan.

APPROXIMATE LAND AREA:

3655939.398 square feet/89.929 acres more or less

LEGAL DESCRIPTION:

A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SOUTHEAST QUARTER 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 CENTER OF SAID SECTION 29, THENCE S 89°42'50" E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 884.98 FEET; THENCE S 00°17'15" W A DISTANCE OF 33.05 FEET TO THE NORTHEAST PROPERTY LINE OF PROPOSED LOT 18; THENCE CONTINUING S 00°17' 15" W A DISTANCE OF 194.32 FEET TO THE SOUTHEAST CORNER OF PROPOSED LOT 18; THENCE S 00°17'15" W A DISTANCE OF 322.66 FEET; THENCE S 07°02'24" E A DISTANCE OF 508.56 FEET; THENCE S 89°24'42" E A DISTANCE OF 361.05 FEET; THENCE S 00°33'47" W A DISTANCE OF 24.00 FEET; THENCE CONTINUING S 00°33'47" W A DISTANCE OF 278.35 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT AND ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD WITH A RADIUS OF 1780.00 FEET, THE CHORD BEARING S 84°54'47" E AND A CHORD LENGTH OF 292.34 FEET; THENCE S 89°39'48" E A DISTANCE OF 279.30 FEET; THENCE S 89°39'48" E A DISTANCE OF 676.27 FEET; THENCE S 00°20'05" W A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD AND THE NORTHEAST CORNER OF PROPOSED LOT 12; THENCE CONTINUING S 00°20'05" W A DISTANCE OF 84.73 FEET; THENCE N 89°39'48" W A DISTANCE OF 15.00 FEET; THENCE S 00°44'46" W A DISTANCE OF 547.58 FEET TO THE SOUTHEAST CORNER OF PROPOSED LOT 12; THENCE N 59°15'10" W A DISTANCE OF 148.59 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 612.84 FEET, THE CHORD BEARING N 52°41'10" W AND A CHORD LENGTH OF 140.18 FEET; THENCE N 46°07'10" W A DISTANCE OF 263.19; THENCE S 56°07'09" W A DISTANCE OF 124.78 FEET; THENCE S 00°00'40" E A DISTANCE OF 96.06 FEET; THENCE S 37°09'59"E A DISTANCE OF 293.24 FEET; THENCE S 39°37'09" W A DISTANCE OF 86.04 FEET; THENCE S 00°00'40" E A DISTANCE OF 19.33 FEET; THENCE N 89°26'44" W A DISTANCE OF 236.82 FEET; THENCE S 00°34'51"W A DISTANCE OF 408.79 FEET; THENCE N 89°37'20" W A DISTANCE OF 585.33 FEET; THENCE N 00°33'13" E A DISTANCE OF 445.07 FEET; THENCE N 88°59'15" W A DISTANCE OF 414.87 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING S 71°32'26" W AND A CHORD LENGTH OF 93.78 FEET; THENCE S 49°00'49" W A DISTANCE OF 175.51 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING S 70°35'52" W AND A CHORD LENGTH OF 40.25 FEET; THENCE N 89°23'23" W A DISTANCE OF 24.79 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING N 67°36'42" W AND A CHORD LENGTH OF 44.73 FEET ; THENCE N 45°35'48" W A DISTANCE OF 146.87 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING N 67°50'11" W AND A CHORD LENGTH OF 105.79 FEET; THENCE S 89°20'05" W A DISTANCE OF 91.14 FEET; THENCE N 00°06'40" W A DISTANCE OF 52.64 FEET; THENCE S 69°34'58" W A DISTANCE OF 273.59 FEET TO A POINT ON SAID SECTION 29; THENCE N 00°32'58" E A DISTANCE OF 571.74 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 138.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE

OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 1500.00 FEET TO THE CENTER OF SAID SECTION 29 AND ALSO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 3,655,939.398 SQUARE FEET OR 83.929 ACRES MORE OR LESS

The notice of this Public Hearing was published in the Seward County Independent, mailed to the neighboring property owners, and subject land was posted.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

SEWARD RAIL CAMPUS PUD SECOND ADDITION - PRELIMINARY PLAT

SCHEMMER
Design with Purpose. Build with Confidence.
 333 SOUTH 21ST STREET, SUITE 102
 LINCOLN, NEBRASKA 68510
 CERTIFICATE OF AUTHORIZATION CA-0666

PRELIMINARY PLAN
 NOT FINAL - SUBJECT TO CHANGE

PROJECT NO. 09336001 SHEET NO. 1 of 2

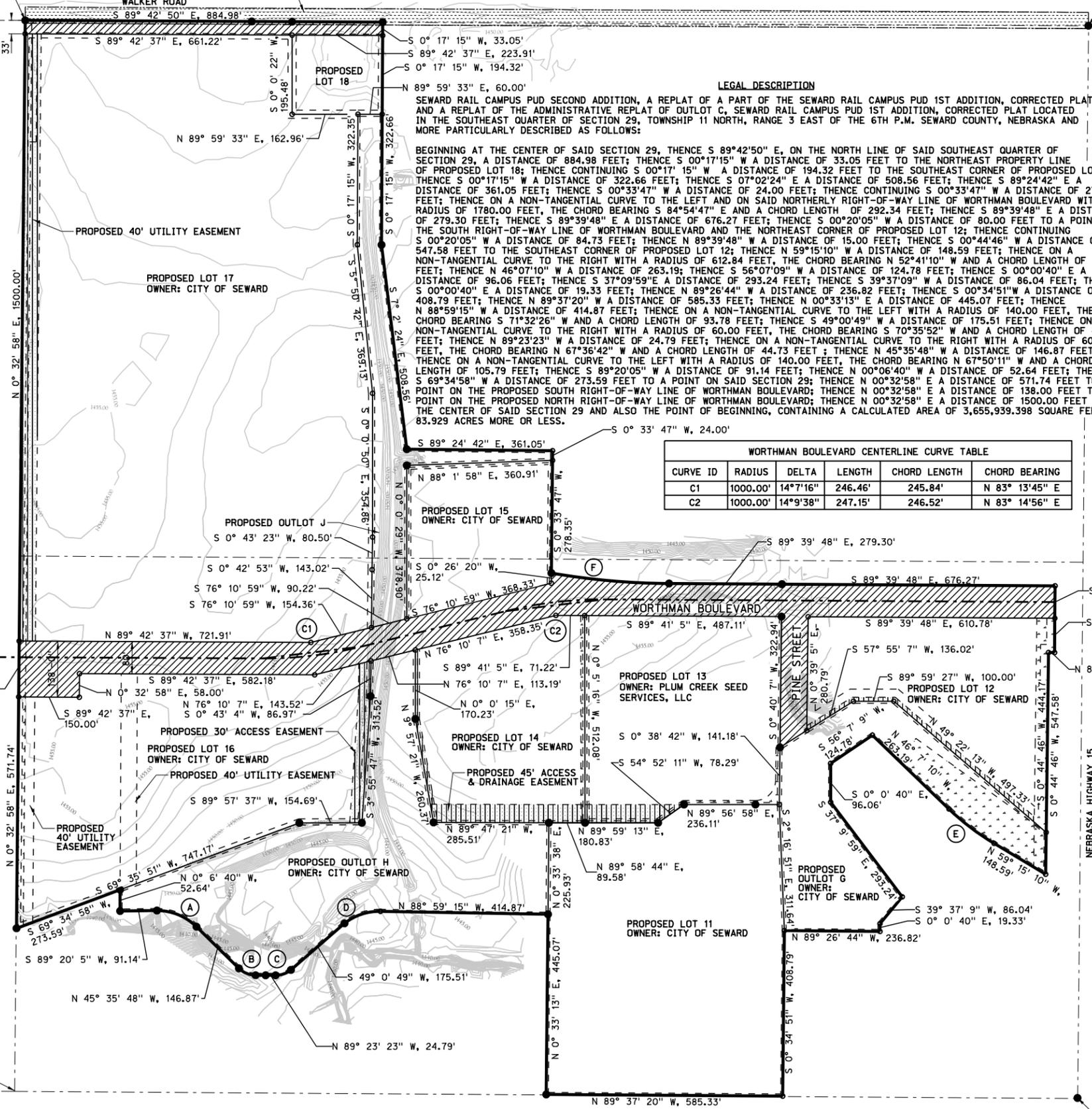
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POINT OF BEGINNING CENTER OF SEC. 29-T11-R3

E 1/4 CORNER SEC. 29-T11-R3

ROADWAY DESIGN DIVISION.

...Seward Rail Campus Second Addition Replat - Preliminary Plat-08052024.dgn 8/9/2024 LINNEGANS



LEGAL DESCRIPTION
 SEWARD RAIL CAMPUS PUD SECOND ADDITION, A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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WORTHMAN BOULEVARD CENTERLINE CURVE TABLE

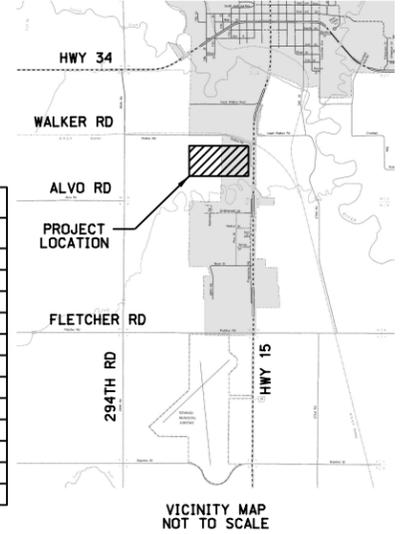
CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	14°7'16"	246.46'	245.84'	N 83° 13'45" E
C2	1000.00'	14°9'38"	247.15'	246.52'	N 83° 14'56" E

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- SURVEY CORNER FOUND
- SURVEY CORNER COMPUTED
- EXISTING PERMANENT EASEMENT
- EXISTING RAILROAD EASEMENT
- PROPOSED PERMANENT EASEMENT
- PROPOSED NEW RIGHT-OF-WAY
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- (R) = RECORDED DISTANCE

LOT AREA TABLE

NUMBER	AREA IN S.F.	AREA IN AC.	ZONING
PROPOSED LOT 11	404,397.193 SF +/-	9.284 AC +/-	I-1
PROPOSED LOT 12	190,463.384 SF +/-	4.372 AC +/-	BP/C-2
PROPOSED LOT 13	234,966.221 SF +/-	5.394 AC +/-	I-1
PROPOSED LOT 14	196,617.228 SF +/-	4.514 AC +/-	I-1
PROPOSED LOT 15	122,447.013 SF +/-	2.811 AC +/-	I-1
PROPOSED LOT 16	400,605.768 SF +/-	9.197 AC +/-	I-2
PROPOSED LOT 17	1,240,231.039 SF +/-	28.472 AC +/-	I-2
PROPOSED LOT 18	43,546.582 SF +/-	1.000 AC +/-	I-2
PROPOSED OUTLOT G	161,699.951 SF +/-	3.712 AC +/-	I-1
PROPOSED OUTLOT H	291,932.551 SF +/-	6.702 AC +/-	I-1/I-2
PROPOSED OUTLOT J	101,572.863 SF +/-	2.332 AC +/-	I-1
RIGHT-OF-WAY	266,746.727 SF +/-	6.124 AC +/-	



1" = 300'
 0 150' 300'
 SCALE IN FEET

ENGINEER/SURVEYOR
 SCHEMMER
 333 S. 21ST ST., SUITE 102
 LINCOLN, NE 68510
 CONTACT: ALEX ROTH
 (402) 488-2500

SURVEYOR'S CERTIFICATE
 I, ANTHONY L. BRUCKER, A REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED UNDER MY SUPERVISION, SEWARD RAIL CAMPUS PUD SECOND ADDITION REPLAT, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA, AND THAT THE ABOVE AND FOREGOING IS TRUE AND CORRECT SURVEY THEREOF.

DATED THIS _____ DAY OF _____, 2024
 BY: _____
 ANTHONY L. BRUCKER, RLS NO 696

APPROVAL OF THE CITY PLANNING COMMISSION:
 THIS PRELIMINARY PLAT FOR SEWARD RAIL CAMPUS PUD SECOND ADDITION, A PART OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA THIS _____ DAY OF _____ 2024.
 BY: _____ ATTEST: _____
 CHAIRPERSON CITY CLERK

APPROVAL OF THE ZONING ADMINISTRATOR:
 THIS PRELIMINARY PLAT FOR SEWARD RAIL CAMPUS PUD SECOND ADDITION, A PART OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA WAS APPROVED BY THE ZONING COMMISSION OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA THIS _____ DAY OF _____ 2024.
 BY: _____ ATTEST: _____
 ZONING ADMINISTRATOR

APPROVAL OF THE SEWARD CITY COUNCIL:
 THIS PRELIMINARY PLAT FOR SEWARD RAIL CAMPUS PUD SECOND ADDITION, A PART OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA WAS APPROVED BY SEWARD CITY COUNCIL THIS _____ DAY OF _____ 2024.
 BY: _____ ATTEST: _____
 MAYOR CITY CLERK

- (A) R=140.00' L=108.48' CB=N 67° 50' 11" W CL=105.79'
- (B) R=60.00' L=45.84' CB=N 67° 36' 42" W CL=44.73'
- (C) R=60.00' L=41.05' CB=S 70° 35' 52" W CL=40.25'
- (D) R=140.00' L=95.62' CB=S 74° 32' 26" W CL=93.78'
- (E) R=612.84' L=140.49' CB=N 52° 41' 10" W CL=140.18'
- (F) R=1780.00' L=292.67' CB=S 84° 54' 47" E CL=292.34'

SEWARD RAIL CAMPUS PUD SECOND ADDITION - PRELIMINARY PLAT

SCHEMMER
Design with Purpose. Build with Confidence.

PRELIMINARY PLAN
NOT FINAL - SUBJECT TO CHANGE

PROJECT NO.	SHEET NO.
09336001	2 of 2

A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT

LOCATED IN THE SE 1/4 OF SEC. 29, T11N, R3E OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA

333 SOUTH 21ST STREET, SUITE 102
LINCOLN, NEBRASKA 68510
CERTIFICATE OF AUTHORIZATION CA-0666

SEWARD RAIL CAMPUS PLANNED UNIT DEVELOPMENT

PUD SITE SPECIFIC NOTES

- SANITARY SEWER AND WATER LINES TO BE A MINIMUM OF 8" PIPE FOR EACH UNLESS OTHERWISE SHOWN AND TO BE BUILT TO THE CITY OF SEWARD SPECIFICATIONS.
- ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
- 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.
- ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES.
- 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.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL SIDEWALK, DRIVE AND PARKING LAYOUTS AND PAVEMENTS TO BE BUILT TO THE CITY OF SEWARD CODE.
- 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.
- 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.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL SETBACKS WILL BE IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT EXCEPT AS NOTED.
- THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, UNCOVERED PATIOS AND PORCHES, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRDACHING INTO THE SETBACKS.
- BUILDING SETBACKS ALONG THE 'WORTHMAN BOULEVARD' SHALL BE A MINIMUM OF 50'.
- SITE GRADING PLAN AND ACCOMPANYING SWPPP EROSION CONTROL PLAN AND PERMIT SHALL BE SUBMITTED TO THE CITY OF SEWARD AND NECESSARY STATE DEPARTMENTS PRIOR TO GRADING CONSTRUCTION.
- PROPOSED PINE STREET & ASPEN STREET ARE TO BE 32' WIDE WITH 66' RIGHT OF WAY, THE PROPOSED 'WORTHMAN BOULEVARD' WHICH WILL HAVE 16' DRIVING LANES AND A 16' MEDIAN WITH AN 80' RIGHT OF WAY.
- ALL PROPERTY CORNERS AND MONUMENTS WILL BE SET BY A LICENSED SURVEYOR AT THE TIME OF UTILITIES AND ROAD INSTALLATION.
- 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.
- THE 'WORTHMAN BOULEVARD' MEDIANS AND ALL LANDSCAPING AREAS, GREENSPACE AREAS, OUTLOTS NOT OR DETENTION, SIDEWALKS, AND PEDESTRIAN CORRIDORS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
- STREET TREES SHALL BE REQUIRED EVERY 150' OR AT LEAST TWO (2) PER LOT.
- 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 THE CITY OF SEWARD AS PART OF THE BUILDING PERMIT REVIEW.
- 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.
- 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.
- 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 BE 10YR AND 100YR RUNOFF.
- DETENTION AREAS PLATTED IN OUTLOTS OR EASEMENTS, SHALL BE MAINTAINED BY THE POA.
- 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 THE CITY OF SEWARD AND SHALL BE A MINIMUM OF 12' WIDE, WITH A MINIMUM STORAGE OF 75'.
- 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.
- ALL BUILDINGS SHALL BE CONSTRUCTED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION AS SHOWN IN THE NE DEPT OF NATURAL RESOURCES CURRENT FLOODPLAIN MAPS.
- EXISTING BUSINESSES SHALL NOT BE SUBJECT TO THE PUD SITE REQUIREMENTS.

BUSINESS CENTER - ZONED BP/C-2

- 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.
- MAXIMUM BUILDING HEIGHT SHALL BE 40'.
- MINIMUM SIDE YARD: 20', MINIMUM REAR YARD: 30', FLOOR AREA RATIO: 2:0 MAX.
- PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL GENERAL - ZONED I-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, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
- MAXIMUM BUILDING HEIGHT SHALL BE 60'.
- MINIMUM SIDE YARD: 5', MINIMUM REAR YARD: 5', FLOOR AREA RATIO: 1:0 MAX.
- PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL PARK - ZONED I-2

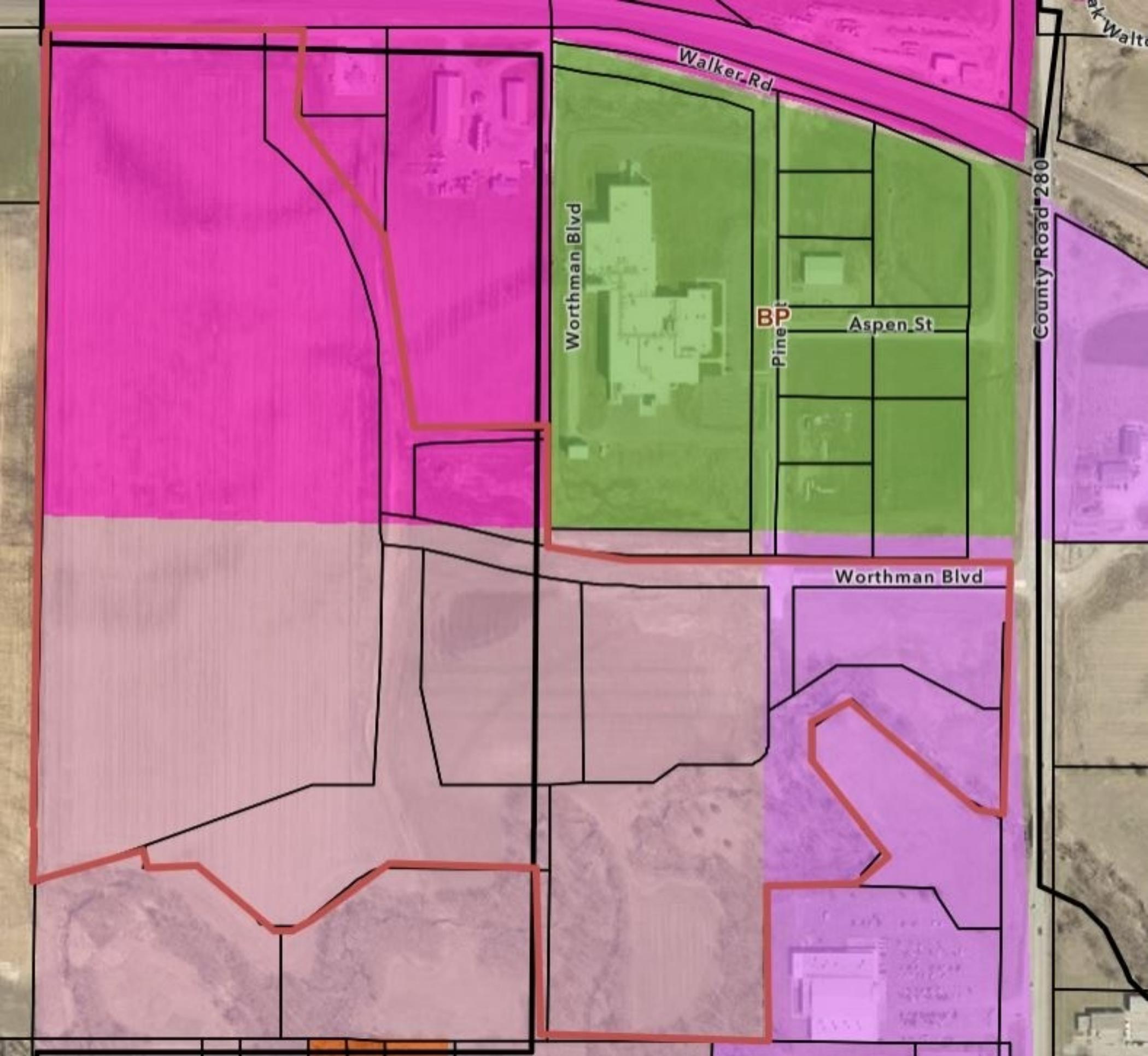
- ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, RESTAURANTS, LIQUOR SALES, LODGING, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
- MAXIMUM BUILDING HEIGHT SHALL BE 50'.
- MINIMUM SIDE YARD: 10', MINIMUM REAR YARD: 10', FLOOR AREA RATIO: 1:5 MAX.
- PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

USAGE NOTES

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

ROADWAY DESIGN DIVISION.

File: Seward Rail Campus Second Addition Plat - Preliminary Plat - 08052024.dgn
Date: 09-AUG-2024 09:26
Scale: 1:300
Computer: LINMEGANS



at Walter

Walker Rd

Worthman Blvd

BP
Pine St

Aspen St

County Road 280

Worthman Blvd

**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