



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

Monday, September 9, 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, September 9, 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 August 12, 2024.

City of Seward Planning Commission

Minute Record August 12, 2024

The City of Seward Planning Commission met in regular session at 7:30p.m. August 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 Wallman, Jake Miller, and Ron Niemoth. Other Officials present: Building and Zoning Director, Tim Dworak, and City Engineer, Michael Oneby.

Absent members were: Sue Bowen, Scott Seevers, Lacey Koch, & 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 July 8, 2024.

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

Aye: Kotera, Soucek, Ellis, Wallman, Miller, Niemoth.

Nay: None.

Absent: Bowen, Seevers, Koch. Motion carried.

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

Chairperson Wallman opened the public hearing.

Oneby stated this the purpose of this plat is to pave, this fiscal year, Worthman Blvd to the west end of the Rail Campus. We plan to put water and sewer along that to the western edge. We also want to define the outlots and create sellable lots. We are planning in Outlot H, complete storm water detention. All of these lots are zoned I-1, except lot 12. it's adjacent to Highway 15, is zoned C-2. On the second page is the rules of the PUD. A change that was made, is we added BP/C2. We added the setbacks that we applied in the original addition to business park. We duplicated that for lot 12. The purpose of that for lot 12 in terms of setbacks and how it functions is not any different from the business park.

Commission Member Kotera asked if the water drainage north of Worthman has its own detention.

Oneby stated that Outlot J goes all the way to that detention basin.

Commission Member Soucek asked for the timeframe of the concrete and waterlines.

Oneby stated October 1st of next year.

Commission Member Kotera asked if you will put stub outs for sewer and water.

Oneby stated for water we do not because we don't know where it will be. For wastewater will avoid doing for the same reason. We don't know where the office building or where the sewer line would actually emanate from.

Commission Member Kotera stated for code, you would have hydrants for fire service.

Oneby stated we have several hydrants, roughly 400 feet apart.

Jonathan Jank, Seward County Chamber and Development Partnership, stated what we are proposing for the second addition is what was intended a little over a decade ago.

Chairperson Wallman closed the public hearing.

Moved by Kotera to approve to the Preliminary Plat of Seward Rail Campus PUD 2nd Addition; seconded by Vice Chairperson Ellis.

Commission Member Niemoth asked what kind of budget this thing has and how is it paid for.

Oneby stated Worthman Blvd. state the cost estimate is around \$1.5 million. The road project and the storm sewer it comes out of the general fund. Rate payers pay for the extension for water utility and sanitary sewer utility.

Chairperson Wallman asked where does the sale of the lots flow back to.

Oneby stated that the electric department funded the purchase of the land, the sale of that land goes back to that fund.

Chairperson Wallman stated to let the record show the Planning Commission believes this complies with the comprehensive plan and is beneficial to the community.

Aye: Kotera, Soucek, Ellis, Wallman, Miller, Niemoth.

Nay: None.

Absent: Bowen, Seevers, Koch. Motion carried.

2. Administrative Item
3. Reports
4. Agenda Items
5. Upcoming Events

Meeting adjourned 8:01 p.m.

Sara Van Cura
Administrative Assistant

DRAFT

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a rezone application of Lots 5 & 6, Meihomes Addition from R-4 Urban Residential Multifamily District (High Density) to I-1 Limited Industrial District.

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

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Meihomes LLC, Ross Meissen

PC HEARING DATE

September 9, 2024

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

875 S Columbia, R-4, Residential

ADJACENT ZONING DISTRICTS/USE:

North, RM, Mobile Home Residential – Brent & Becky Horne, Dean Schultz, City of Seward

East, R-4, Exempt – City of Seward

South, R-4, Residential – Derek Leininger

West, RM, Mobile Home Residential – City of Seward

BRIEF SUMMARY OF REQUEST:

A Rezone application to designate I-1 Limited Industrial District for the Meihomes Addition lots 5 & 6.



APPLICATION CONTACT

Ross Meissen, 402-440-7515

7162 NW 18th St, Lincoln, NE 68521

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is undefined by the comp plan.

ANALYSIS

Applicant is requesting an I-1 Limited Industrial District zoning for the purpose of allowing a storage facility to develop the 2 lots and to create access from South Columbia Ave without disturbing or crossing the drainage way that currently exists. I-1 currently exists to the west and east of the proposed rezoning site.

Screening and buffer yard requirements do apply and are referenced in City of Seward Municipal code Article 3 Use Types, Article 31 Supplemental Use Regulations and Article 33 Landscaping and Screening Standards (included in the packet).

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:

3.17 acres or 138,048 sq. ft. +/-

LEGAL DESCRIPTION:

SEWARD MEIHOMES ADDITION LOTS 5 & 6

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



Request for Amendment to the Unified Land Development Ordinance

Date: 8/9/2021 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Ross Meissen Address: 7162 NW 18th St, Lincoln, NE 68521

Phone: (402) 440-7515 Email: rossmeissen@gmail.com

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

Legal Description: Lots 5 and 6 McHome Addition

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

Change in zoning of the subject property from its present classification: R-4

To the following proposed zoning classification: I-1

Amend the text or district regulations as follows: _____

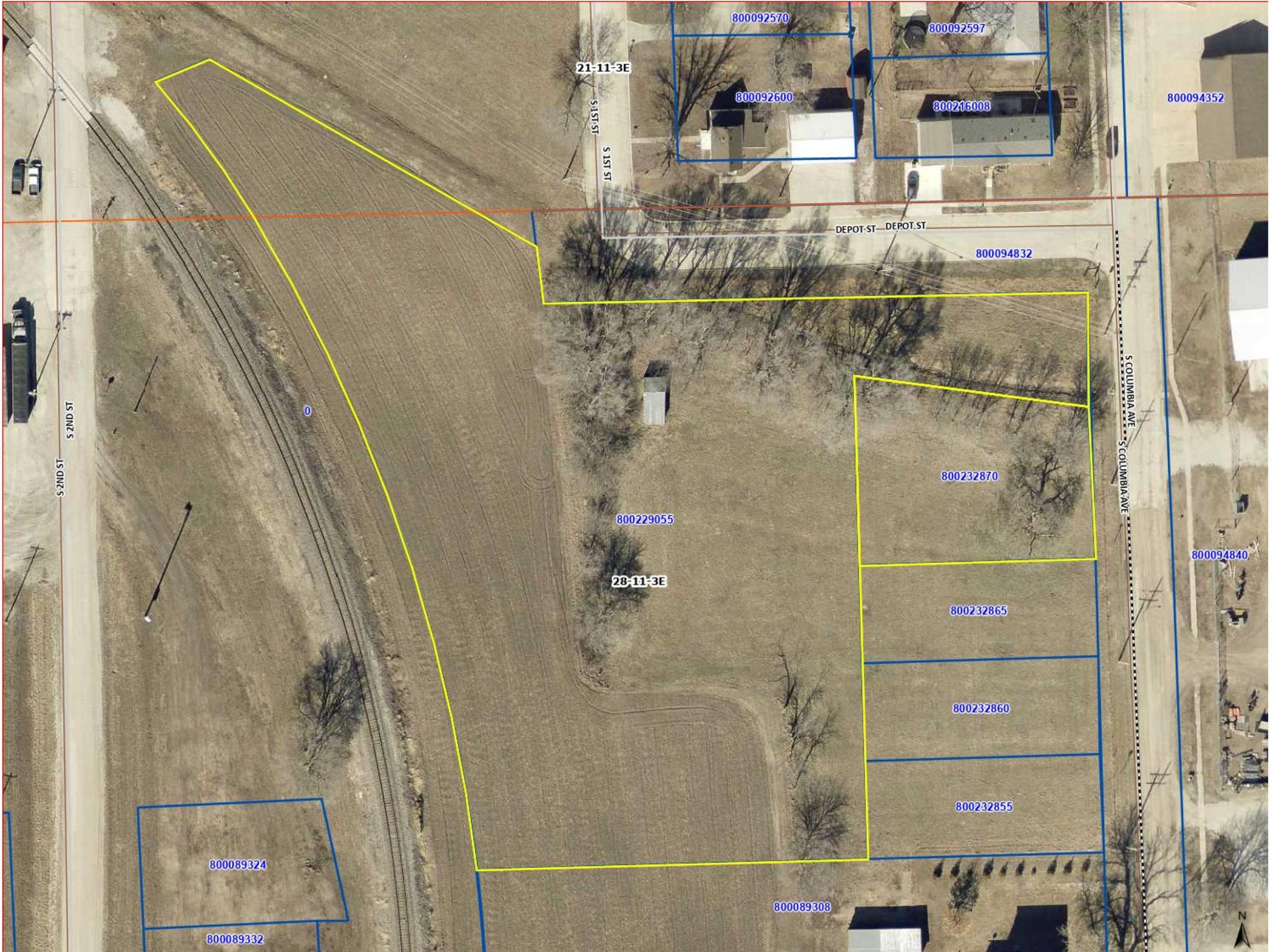
To permit the following improvement or use:

Storage use

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: Ross Meissen



21-11-3E

S 1ST ST
S 1ST ST

800092570

800092597

800092600

800216008

800094352

DEPOT ST DEPOT ST

800094832

S 2ND ST
S 2ND ST

0

800229055

28-11-3E

S COLUMBIA AVE
S COLUMBIA AVE

800232870

800094840

800232865

800232860

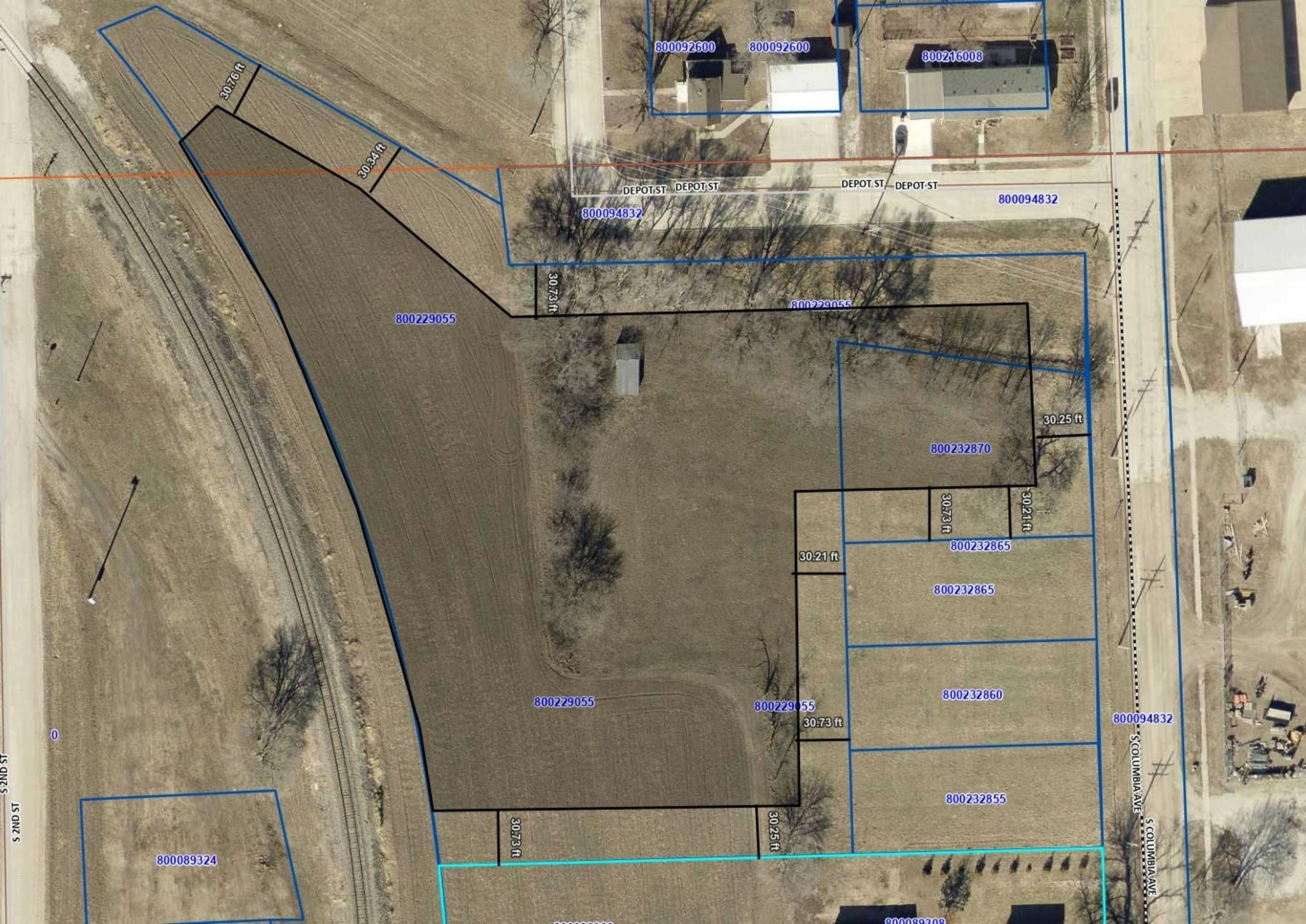
800232855

800089324

800089332

800089308





800092600

800092600

800216008

DEPOT ST DEPOT ST

DEPOT ST DEPOT ST

800094832

800094832

800229055

30.73 ft

800229055

30.25 ft

800232870

30.73 ft

30.21 ft

800232865

30.21 ft

800232865

800232860

30.73 ft

800094832

S COLUMBIA AVE

S COLUMBIA AVE

800232855

30.73 ft

30.25 ft

800229055

800229055

30.76 ft

30.34 ft

800089324

S 2ND ST

0

800089308



800094409

800094433

800092546

800092538

21-11-3E

800092562

800092554

800092570

800092597

800092600

800216008

RM

DEPOT ST

DEPOT ST

800094632

I-1

0

800229055

800232870

Proposed I-1

800232865

R-4

800232860

R-4

800232855

R-4

C/OS

S 2ND ST

800089324

800089332

800089340

800089367

800089359

R-4

28-11-3E

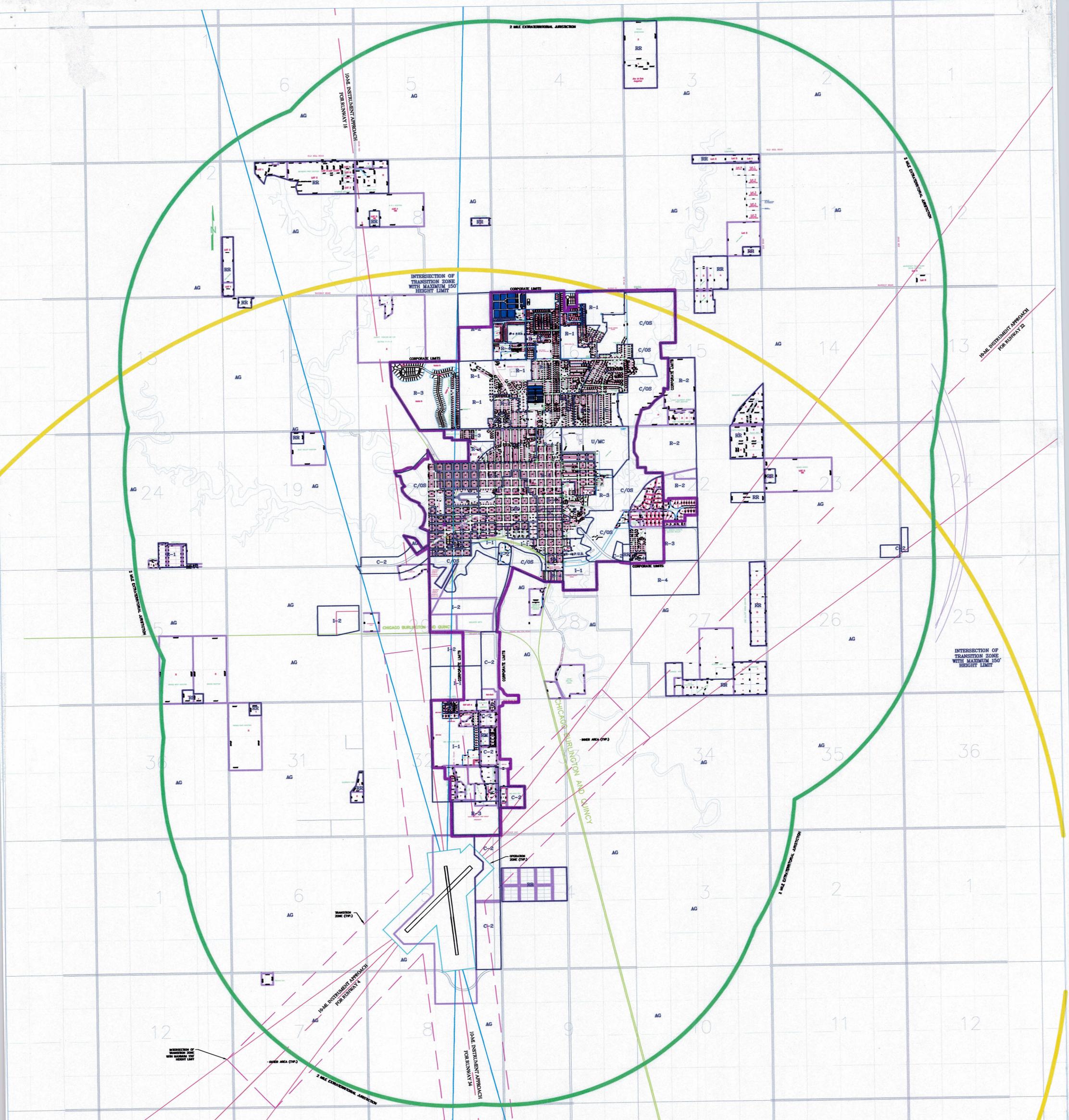
800089308

S COLUMBIA AVE
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87

80010

80



- LEGEND**
- BASE ZONING DISTRICTS**
- AG AGRICULTURAL DISTRICT
 - RR RURAL RESIDENTIAL DISTRICT
 - R-1 URBAN RESIDENTIAL SINGLE-FAMILY DISTRICT
 - R-2 URBAN RESIDENTIAL MODERATE-DENSITY DISTRICT
 - R-3 URBAN RESIDENTIAL MIXED-DENSITY DISTRICT
 - R-4 URBAN RESIDENTIAL MULTI-FAMILY DISTRICT
 - RM MOBILE HOME RESIDENTIAL DISTRICT
 - UC URBAN CORRIDOR MIXED USE DISTRICT
 - C-1 COMMUNITY COMMERCIAL / MIXED USE DISTRICT
 - C-2 HIGHWAY COMMERCIAL DISTRICT
 - CBD DOWNTOWN SEWARD MIXED USE DISTRICT
 - BP BUSINESS PARK DISTRICT
 - I-1 LIMITED INDUSTRIAL DISTRICT
 - I-2 GENERAL INDUSTRIAL DISTRICT

- SPECIAL DISTRICTS**
- MU MIXED USE DISTRICT
 - UMU UNIVERSITY MIXED USE DISTRICT
 - C/OS CONSERVATION AND OPEN SPACE DISTRICT
- OVERLAY DISTRICTS**
- PUD PLANNED UNIT DEVELOPMENT DISTRICT OVERLAY
 - TND TRADITIONAL NEIGHBORHOOD DESIGN DISTRICT OVERLAY
 - RC RURAL CONSERVATION DEVELOPMENT OVERLAY DISTRICT
 - HD HISTORIC AND NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
 - AV AVIATION OVERLAY DISTRICT
- APPROACH ZONES**
- APPROACH ZONE
 - OPERATION ZONE
 - TRANSITION ZONE
 - 3-MILE ZONE
- *ALL AERONAUTIC INFORMATION IS REFERENCED FROM THE NEBRASKA DEPARTMENT OF AERONAUTICS DRAWING NO. DA-28F-02.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN ARTICLE 4, SECTION 11.04, OF ORDINANCE 24-01, OF THE CITY OF SEWARD COUNTY, NEBRASKA. THIS OFFICIAL ZONING MAP SUPERCEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING MAPS ADOPTED PRIOR TO THIS DATE. ADOPTED ON THIS 7TH DAY OF APRIL, 2015.

MAYOR, CITY OF SEWARD

ATTESTED: CITY CLERK

REVISION DATE	ORDINANCE NO.	SIGNATURE	REVISION DATE	ORDINANCE NO.	SIGNATURE

CITY OF SEWARD, NEBRASKA

OFFICIAL ZONING MAP

GRAPHIC SCALE

DATE: 3-13-2015
REVISED BY: AWI

**ARTICLE 33
Landscaping and Screening Standards**

§ 410-33.1. Purpose.

The landscaping and screening regulations provide additional guidance on the development of sites within Seward by addressing landscaping and screening requirements. They are designed to improve the appearance of the community, buffer potentially incompatible land uses from one another, and conserve the value of properties within the City of Seward and its extraterritorial jurisdiction. The landscape and screening provisions are further intended to expedite development approval by including predictable, uniform standards for landscaping.

§ 410-33.2. Applicability.

The provisions of this article shall apply to all new development on each lot or site upon application for a building permit, except for the following:

- A. Reconstruction or replacement of a lawfully existing use or structure following a casualty loss.
- B. Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements.
- C. Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than 20% of the building established on the site on the effective date of this chapter. Where such cumulative additions or enlargements are 20% or greater, these provisions shall apply only to that portion where the new development occurs.

§ 410-33.3. Landscaping requirements.

Landscaping shall be required adjacent to each street property line and shall extend to a minimum depth inward on private property as set forth in the development regulations and summarized in Table 33A.

Table 33A Required Landscape Depth Adjacent to Street Property Lines	
Column 1 Zoning District	Column 2 Minimum Depth of Landscaping Adjacent to Street Property Lines
AG	35 feet
RR	25 feet
R-1	20 feet
R-2	20 feet
R-3	15 feet
R-4	15 feet
R-5	30 feet

Table 33A	
Required Landscape Depth Adjacent to Street Property Lines	
Column 1 Zoning District	Column 2 Minimum Depth of Landscaping Adjacent to Street Property Lines
UC	10 feet or 10% of street yard for lots less than 120 feet deep
C-1	10 feet or 10% of street yard for lots less than 120 feet deep
C-2	10 feet or 10% of street yard for lots less than 120 feet deep
CBD	No requirement
BP	25 feet
I-1	10 feet or 10% of street yard for lots less than 120 feet deep
I-2	No requirement

§ 410-33.4. Landscaping materials and installation standards.

- A. Official list of recommended and prohibited plant materials. Plantings shall be used in required landscaped areas or bufferyards consistent with the Official List of Recommended and Prohibited Plant Materials, provided through the Office of the Zoning Administrator. All plant materials shall conform in size, species and spacing with this article.
- B. Use of inorganic landscaping materials. No artificial trees, shrubs, plants or turf shall be used to fulfill the minimum requirements for landscaping. Inorganic materials, such as stone or decorative pavers, may be used, provided that such material does not comprise more than 35% of the minimum required landscaped area. Other concrete and/or asphalt pavement surfaces may not be used within the minimum required landscaped area, except for driveways and walkways.

§ 410-33.5. Bufferyard provisions.

These provisions apply when a use is established in a more intensive zoning district (District A) that is adjacent to a less intensive zoning district (District B). The owner, developer, or operator of the use within District A shall install and maintain a landscaped bufferyard on his/her lot or site, as set forth in this section. Bufferyard requirements apply only to those districts indicated in Table 33B. Bufferyards are not required of single-family, two-family, duplex, or townhouse use types in the more intensive zoning district.

Table 33B Bufferyard Requirements (feet)			
District A (More Intensive District) (Note 3)	District B (Less Intensive Adjacent District)		
	AG, RR (Note 1)	R-1, R-2, R-3 (Note 1)	R-4 (Note 1)
R-4	20	20	—
UC	15 (Note 2)	15 (Note 2)	15 (Note 2)
CBD	—	—	—
C-1	15	20	20
C-2, BP	25	25	20
I-1	40	40	30
I-2	100	100	100

Notes:

Note 1: Applies only to residential uses or preliminary plats previously established in the zoning district.

Note 2: Buffering requirement applies to adjacencies between commercial and office use types and preexisting residential land uses in adjacent districts. Buffering requirement also applies to a commercial or office use type established in a UC District and adjacent to a preexisting residential use in the UC District. Vertical screening may also be required as set forth in Article 33.

Note 3: Buffer requirements do not apply to single-family, duplex, or townhouse residential uses established in District A.

- A. The bufferyard dimensions set forth in Table 33B apply to zoning districts which share a common lot line or are adjacent but separated by an intervening alley.
- B. When a street separates adjacent zoning districts requiring a bufferyard, the size of the bufferyard shall be one-half the required bufferyard set forth in Table 33B.
- C. Each required bufferyard must be entirely landscaped and free of paved areas, accessways, storage, or other disturbances.

§ 410-33.6. Screening standards.

- A. Application. Screening is required between adjacent zoning districts indicated in Table 33B when one or more of the following conditions in the more intensive zoning district is directly visible from and faces toward the boundary of the less intensive zoning district:

- (1) Outdoor storage areas or storage tanks, unless otherwise screened.
 - (2) Loading docks, refuse collection points, and other service areas.
 - (3) Major machinery or areas housing a manufacturing process.
 - (4) Major on-site traffic circulation areas or truck and/or trailer parking.
 - (5) Sources of glare, noise, or other environmental effects.
 - (6) Bailing or stockpiling of cardboard or other shipping or packaging materials.
 - (7) Surface parking lots with 150 or more stalls directly adjacent to less intensive districts.
- B. Opaque barrier. A six-foot opaque barrier shall be provided which visually screens the conditions listed in Subsection A from less intensive uses as follows:
- (1) A solid wood, PVC, and/or masonry fence or wall at least six feet in height.
 - (2) A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting.
 - (3) A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts.
 - (4) Any combination of these methods that achieves a cumulative height of six feet.
- C. Effect on drainage. Screening shall not adversely affect surface water drainage.
- D. Permitted interruptions of screening. Screening may be interrupted to provide access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed 20% of the length of the required screened area.

§ 410-33.7. Screening in place of bufferyards. [Added 12-16-2003 by Ord. No. 39-09]

On lots of record with a width less than 60 feet, screening consistent with § 410-33.6 and approved by the Zoning Administrator may be substituted for bufferyards and requirements set forth in § 410-33.5.

§ 410-33.8. Parking lot landscaping and screening.

Unless otherwise noted, each unenclosed parking facility with a paved surface of 6,000 square feet or more shall comply with the following regulations:

- A. Each unenclosed parking facility shall provide a minimum landscaped buffer of 10 feet along any street property line.
- B. Each parking facility that abuts a residential district shall provide a ten-foot landscaped buffer along its common property line with the residential district.
- C. Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common

boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the Zoning Administrator.

- D. Each unenclosed parking facility of over 6,000 square feet within any street yard shall provide interior landscaped area equal to no less than 5% of the total paved area of the parking facility. Parking facilities within the I-1 and I-2 Districts shall be exempt from this requirement.
- E. Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in this section.
- F. Landscaping or screening installed in any required landscaped area shall not obstruct the view from the off-street parking facility to any driveway approach, street, alley, or sidewalk. Landscaping shall further not obstruct any views among parking spaces and circulation ways, or visibility between vehicles and pedestrians.

§ 410-33.9. Tree plantings.

- A. In any landscaped area for commercial uses only required by the minimum depth requirements, the bufferyard requirements, or the parking lot interior landscaping requirements, one tree of an approved species with a minimum caliper size of two inches shall be planted and maintained for each 500 square feet of required landscaped area. Existing trees approved for preservation shall be counted toward satisfaction of this requirement.
- B. Any tree of an approved species planted or maintained with a caliper of three inches or above shall count as 1.5 trees toward the satisfaction of the requirements of this section. An approved existing tree with a caliper of eight inches or above preserved on a site shall count as 2.00 trees toward the satisfaction of the requirements of this section.

§ 410-33.10. Applicability; maintenance; administration.

- A. Time of application. The provisions contained in this article shall be applied for each individual lot or site when an application for a building permit on such lot is made. A landscape plan shall be submitted with each application for a building permit. Such plan shall be reviewed by the Zoning Administrator for compliance with the provisions of this article.
- B. Maintenance of required landscaping.
 - (1) Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistent with this article and the approved landscaping plan for the project.
 - (2) Underground irrigation shall be provided for all required landscaped areas in multifamily, commercial, or office developments.
- C. Obstruction of view. Landscaping or screening installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk, and shall be

consistent with the provisions of the City's vision clearance triangle regulations.¹

- D. Earth berm locations. All earth berm locations shall be reviewed by the Zoning Administrator or his/her designee to determine how the berms shall relate to drainage and public utilities.
- E. Exceptions. A development may continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

ARTICLE 31
Supplemental Use Regulations

§ 410-31.1. Purpose.

The supplemental use regulations set forth additional standards for certain uses located within the various zoning districts. These regulations recognize that certain use types have characteristics that require additional controls in order to protect public health, safety, and welfare. These regulations complement the use regulations contained in Articles 4 through 19 of this chapter.

- A. Convenience storage. When permitted outside of the I-2 District, convenience storage facilities shall be subject to the following additional requirements:
- (1) Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
 - (2) All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
 - (3) All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
 - (4) No storage buildings may open into required front yards.
 - (5) Facilities, except within the CBD (Central Business District), must maintain landscaped bufferyards of 30 feet adjacent to any public right-of-way and 20 feet adjacent to other property lines, unless greater setbacks are required by Article 33.
 - (6) Within the CBD (Central Business District), all storage units must be contained within an enclosed building structure.

ORDINANCE NO. 2024-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA NOW ZONED R-4 URBAN RESIDENTIAL MULTIFAMILY DISTRICT (HIGH DENSITY) TO I-1 LIMITED INDUSTRIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND WEST OF COLUMBIA AVENUE AND SOUTH OF DEPOT STREET; 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 the corporate limits of the City of Seward, Nebraska is hereby rezoned from "R-4 Urban Residential Multifamily District (High-Density) TO I-1 LIMITED INDUSTRIAL DISTRICT" to wit:

LOTS 5 AND 6, MEIHOMES ADDITION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.

Section 2. USES PERMITTED . Uses permitted by the ordinances of the City of Seward, Nebraska for "I-1 Limited Industrial 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 "I-1 Limited Industrial 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

-
2. Public Hearing 7:30pm: review a Minor Plat of Peterson Acres.

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

Peterson Acres Minor Plat

FINAL ACTION?

DEVELOPER/OWNER

Virginia Peterson Living Trust/Robert Peterson

PC HEARING DATE

September 9, 2020

RELATED APPLICATIONS

Rezone to RR

PROPERTY ADDRESS, ZONING DISTRICT/USE

2583 Fletcher Rd, AG, Agriculture/Residential

ADJACENT ZONING DISTRICTS/USE:

North, AG – David & Eileen Oates-Trustees, RYASTE Properties LLC

East, AG – Mitchell & Katelyn Schroeder, Richard & Julie Deboer

South, AG – Virginia Peterson Living Trust

West, AG – Ryan & Amy Ruether

BRIEF SUMMARY OF REQUEST:

A proposed Minor Plat application for 2583 Fletcher Rd.



APPLICATION CONTACT

Robert Peterson, 402-641-0455

2611 Alvo Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The comprehensive plan has no detail for this area.

ANALYSIS

Applicant has requested a minor plat to separate a parcel of land from the remaining agricultural property. There is an existing residence that the applicant is selling. It meets the requirements for a minor plat. The property has not been previously platted. It does not meet the AG zoning requirements for a lot size of 20 acres. The applicant has filed an application for rezoning the parcel to rural residential. The parcel does meet 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:

5.57 Acres or 242629.2 sq. ft. +/-

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S89°45'09"E (SEWARD COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 421.00 FEET; THENCE S04°07'59"E, A DISTANCE OF 362.00 FEET; THENCE N89°44'55"W, A DISTANCE OF 523.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A 636.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 407.85 FEET, THE CHORD OF SAID CURVE BEARS N37°38'15"W , A DISTANCE OF 400.91, THENCE N00°20'08"W, A DISTANCE OF 44.50 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S89°45'04"E ON SAID NORTH LINE, A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, MORE OR LESS, WHICH INCLUDES 0.56 ACRES, MORE OR LESS, OF CURRENTLY OCCUPIED PUBLIC ROAD RIGHT OF WAY.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

2611 Alou
3006t letters



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: 8/9/24 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: \$ 52 = Amount Due: \$ 252

Owner/Developer: Virgina Peterson Living Trust Name of Subdivision: Peterson Acres
Phone Number: (402) 641-0455 Number of Lots: 1
Email Address: Bejn Present Zoning: AG Requested Zoning: RR
Legal Description: part of the NE1/4 NW1/4 and pat of the NW1/4 of the NE1/4 in 3-10-3

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: Brain Foral

Signature of Owner/Developer: [Signature]
Robert Peterson

Office Use Only
Preliminary Plat Review

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: _____

MINOR PLAT PETERSON ACRES

PART OF THE NE1/4 NW1/4 AND PART OF NW1/4 NE1/4 SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY, NEBRASKA

CORNER TIES:

- (A) NW CORNER NE1/4 NW1/4 SECTION 3-T10N-R3E**
 FOUND A 1-1/2" ALUMINUM CAP AS RECORDED BY BLODGETT, 10/20/2024, 0.3' DEEP.
 SE 49.14' TO A 5/8" BY 24" REBAR WITH A GREEN PLASTIC CAP STAMPED "R.M. 2024" SET FLUSH WITH SURFACE AND IN-LINE WITH AN EAST-WEST POWER LINE (S45°54'00"E)
 S 33.04' TO A 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS-610" FOUND 0.1' DEEP (S01°01'10"W)
 S 33.74' TO A NAIL FOUND IN THE EAST FACE OF AN OLD UTILITY POLE CORNER FENCE POST (1.0' ABOVE GROUND)
 SW 42.45' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "BRIAN J. FORAL LS-588" SET IN THE TOP OF AN OLD UTILITY POLE GATE POST
 S 1' TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD
 W 1' TO A RANGE OF FENCE SOUTH
 NOTE: SEARCHED FOR TIE BARS RECORDED BY BLODGETT AND COULD NOT LOCATE.
- (B) NE CORNER NW1/4 SECTION 3-T10N-R3E**
 FOUND A 5/8" REBAR AS RECORDED BY BLODGETT, 11/25/2002, CAP MISSING. I LOWERED THE REBAR TO 0.4' DEEP.
 N 35.87' TO A 5/8" REBAR FOUND 0.1' DEEP (N03°58'04"E)
 NE 44.75' TO A 5/8" REBAR FOUND 0.1' DEEP (N39°22'23"E)
 SE 40.26' TO A 1/2" IRON PIPE FOUND 0.1' DEEP (S30°37'00"E)
 S 33.45' TO A 5/8" REBAR FOUND 0.1' DEEP (S04°59'44"W)
 SW 43.09' TO A 5/8" REBAR FOUND 0.1' DEEP (S38°05'56"W)
 CORNER IS 0.31' EAST OF LINE BETWEEN TIE BARS NORTH AND SOUTH
- (C) NE CORNER NW1/4 NE1/4 SECTION 3-T10N-R3E**
 FOUND A 1/2" (I.D.) IRON PIPE AS RECORDED BY MALONE, 10/20/2024, 0.3' DEEP.
 N 32.96' TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LS-440" FOUND 0.1' DEEP (N00°12'20"E)
 S 32.84' TO A 1" IRON PIPE FOUND PROTRUDING 0.1' ABOVE GROUND
 SW 39.98' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "BRIAN J. FORAL LS-588" SET IN THE NW FACE OF A POWER POLE (0.8' ABOVE GROUND)
 CORNER IS 0.14' EAST OF LINE BETWEEN TIE PIPES NORTH AND SOUTH

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, THAT I HAVE SURVEYED AND STAKED THE FOREGOING MINOR PLAT OF "PETERSON ACRES" IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY, A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S89°45'09"E (SEWARD COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 421.00 FEET; THENCE S04°07'59"E, A DISTANCE OF 362.00 FEET; THENCE N89°44'55"W, A DISTANCE OF 523.00 FEET; THENCE IN A NORTH-WESTERLY DIRECTION ON A 636.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 407.85 FEET, THE CHORD OF SAID CURVE BEARS N37°38'15"W, A DISTANCE OF 400.91; THENCE N00°20'08"W, A DISTANCE OF 44.50 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST OF SAID SECTION 3; THENCE S89°45'04"E ON SAID NORTH LINE, A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, MORE OR LESS, WHICH INCLUDES 0.56 ACRES, MORE OR LESS, OF CURRENTLY OCCUPIED PUBLIC ROAD RIGHT OF WAY.

SIGNED THIS 2nd DAY OF August, 2024

BRIAN J. FORAL LS-588



OWNERSHIP CERTIFICATE:

I, VIRGINIA L. PETERSON, TRUSTEE OF THE VIRGINIA L. PETERSON LIVING TRUST, THE UNDERSIGNED OWNER 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 "PETERSON ACRES", A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 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

VIRGINIA L. PETERSON
TRUSTEE OF THE VIRGINIA L. PETERSON LIVING TRUST

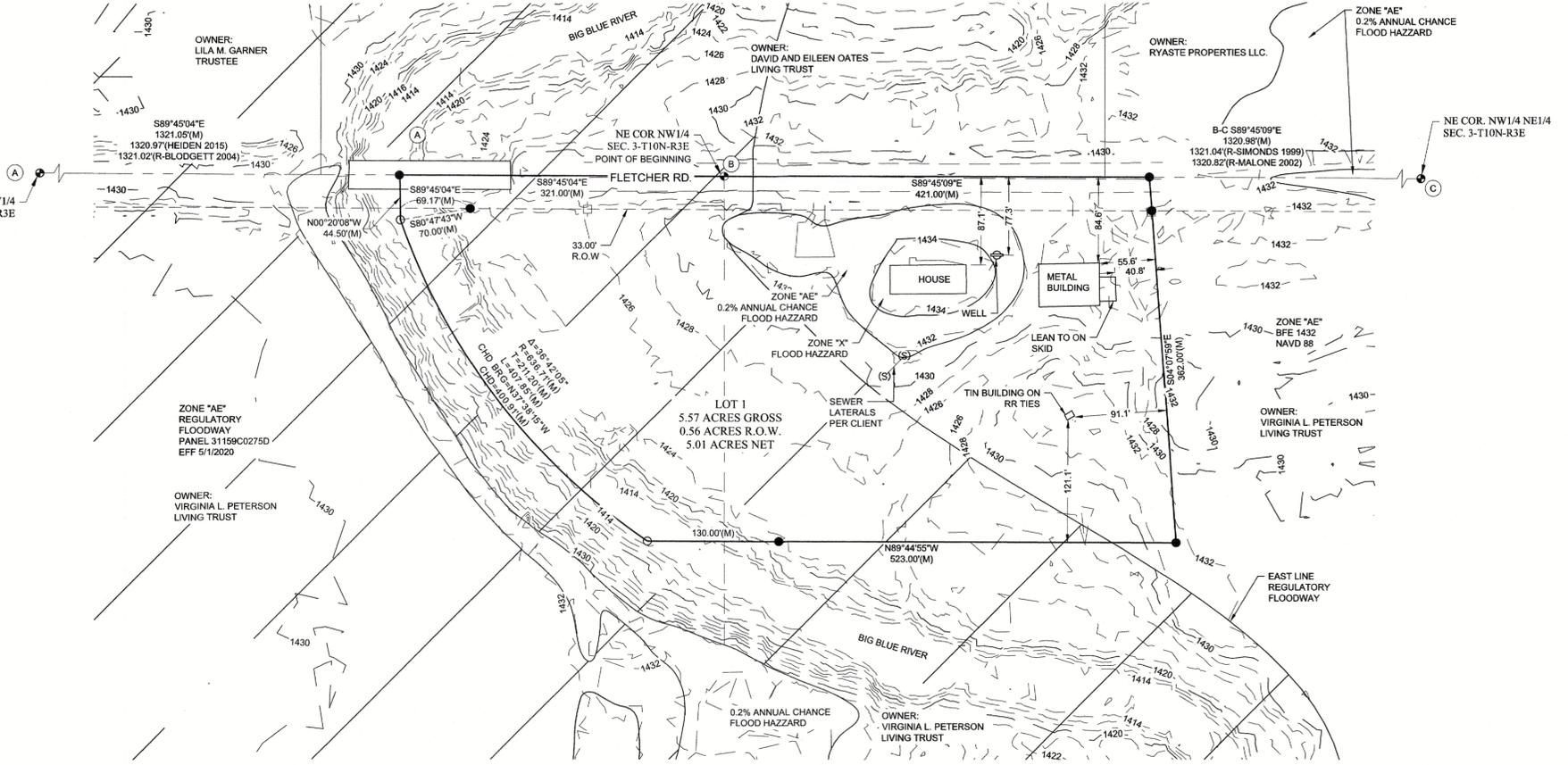
ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME VIRGINIA L. PETERSON, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



APPROVAL OF THE CITY OF SEWARD, NEBRASKA, ZONING ADMINISTRATOR:
 THIS MINOR PLAT OF "PETERSON ACRES" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SEWARD, NEBRASKA, ZONING ADMINISTRATOR.

SIGNED THIS _____ DAY OF _____, 2024.

CITY OF SEWARD
ZONING ADMINISTRATOR

APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF SEWARD, NEBRASKA:
 THIS MINOR PLAT OF "PETERSON ACRES" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SEWARD, NEBRASKA, PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2024.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

REGISTER OF DEEDS:
 ENTERED ON TRANSFER DEED THIS _____ DAY OF _____, 2024

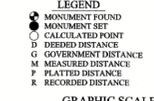
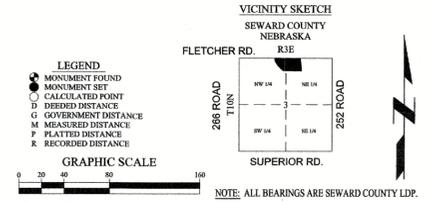
FILED IN DRAWER _____ AT _____
 AS INSTRUMENT NO. _____

REGISTER OF DEEDS

FEE: _____

PRESENT ZONING: AG-AGRICULTURE DISTRICT
 SETBACKS:
 AG FRONT YARD: 50'
 STREET SIDE YARD: 50'
 SIDE YARD: 25'
 REAR: 50'

PROPOSED ZONING: RR-RURAL RESIDENTIAL DISTRICT
 SETBACKS:
 RR FRONT YARD: 50'
 STREET SIDE YARD: 50'
 SIDE YARD: 25'
 REAR YARD: 50'



NOTE: ALL BEARINGS ARE SEWARD COUNTY LDP.

2024
 PT NE1/4 NW1/4 & NW1/4 NE1/4
 SECTION 3, T10N, R3E, OF THE 6TH P.M.
 SEWARD COUNTY, NEBRASKA
 SURVEY RECORD

PETERSON ACRES

PROJECT NO. R241453
 DATE 8/2/2024
 DRAWN BY BJF
 FILE NAME sv-241453.dwg
 FIELD BOOK SEWARD CO. #15
 FIELD CREW BJF
 SURVEY FILE NO. 2024-147
 REVISIONS #



800041267

34-11-3E

800041275

800041291

800217462

FLETCHER RD FLETCHER RD

800003012

800003039

800003055

3-10-3E

800213440

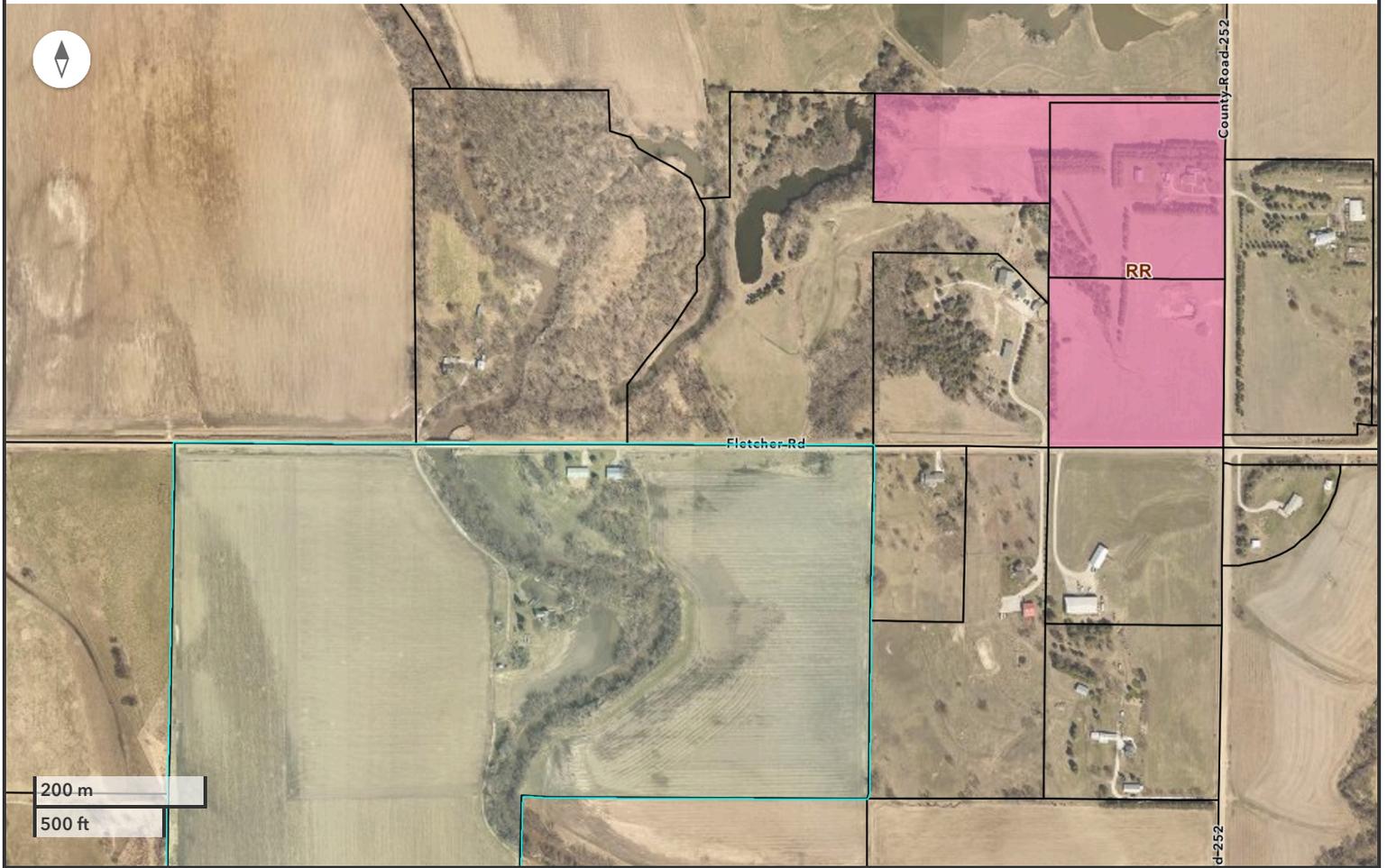
800003063

800107926

800003020



Zoning Viewer



Parcels City Limits



Zoning



Two Mile Limits



Return To:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2024-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "PETERSON ACRES", A PLAT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA," 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. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S89°45'09"E (SEWARD COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 421.00 FEET; THENCE S04°07'59"E, A DISTANCE OF 362.00 FEET; THENCE N89°44'55"W, A DISTANCE OF 523.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A 636.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 407.85 FEET, THE CHORD OF SAID CURVE BEARS N37°38'15"W, A DISTANCE OF 400.91, THENCE N00°20'08"W, A DISTANCE OF 44.50 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S89°45'04"E ON SAID NORTH LINE, A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, MORE OR LESS, WHICH INCLUDES 0.56 ACRES, MORE OR LESS, OF CURRENTLY OCCUPIED PUBLIC ROAD RIGHT OF WAY.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Peterson Acres", Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

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 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

3. Public Hearing 7:30pm: review a rezone application of Lot 1, Peterson Acres 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 Application

FINAL ACTION?

DEVELOPER/OWNER

Virginia Peterson Living Trust/Robert Peterson

PC HEARING DATE

September 9, 2020

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

2583 Fletcher Rd, AG, Agriculture/Residential

ADJACENT ZONING DISTRICTS/USE:

North, AG – David & Eileen Oates-Trustees, RYASTE Properties LLC

East, AG – Mitchell & Katelyn Schroeder, Richard & Julie Deboer

South, AG – Virginia Peterson Living Trust

West, AG – Ryan & Amy Ruether

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District).



APPLICATION CONTACT

Robert Peterson, 402-641-0455

2611 Alvo Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

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 current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward.

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:

5.57 Acres or 242629.2 sq. ft. +/-

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



Request for Amendment to the Unified Land Development Ordinance

Date: 8/9/2024 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Virginia Peterson Living Address: 2583 Fletcher Rd Seward NE

Phone: (402) 641-0455 Email: _____

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

Legal Description: pat of the NE1/4 NW1/4 and part of the NW1/4 NE1/4 of 3-10-3

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

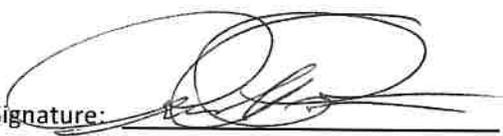
To the following proposed zoning classification: RR-Rural Residential

Amend the text or district regulations as follows: _____

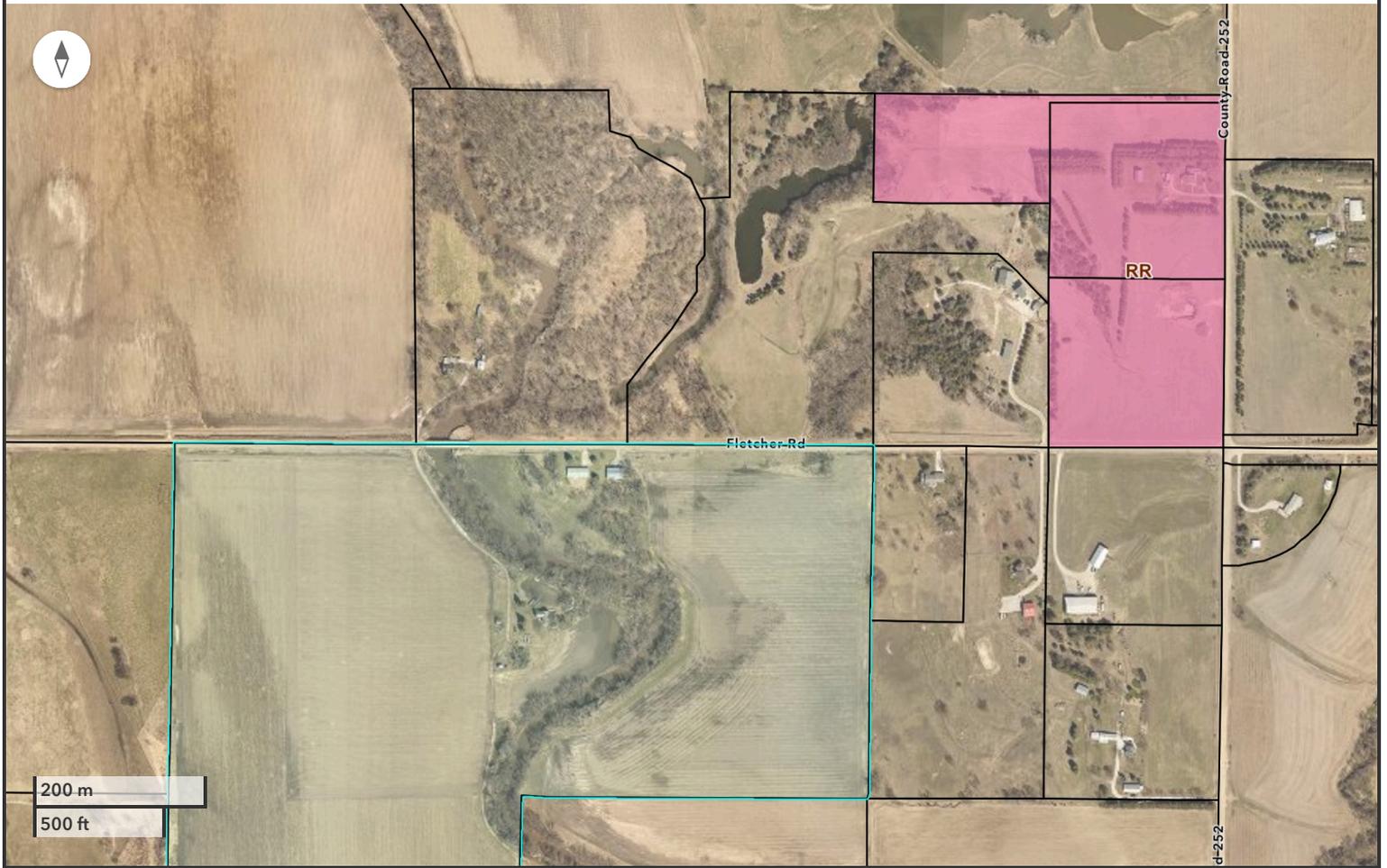
To permit the following improvement or use: _____

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.

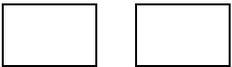
I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature: 
Robert Peterson

Zoning Viewer



Parcels City Limits



Zoning



Two Mile Limits



ORDINANCE NO. 2024-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND SOUTH OF FLETCHER RD AND WEST OF 252ND RD; 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 the Two-Mile 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 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, 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 "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

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

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

Seward Rail Campus 2nd Addition

City of Seward NE

Major sub-division Final Plat

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

September 9, 2024

ADJACENT ZONING DISTRICTS/USE:

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

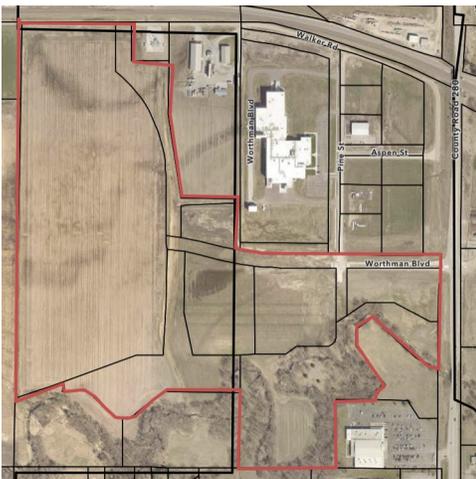
South, C-2, I-1, R-1, Exempt-Hillcrest Evangelical Free Church Inc., Single Family-Twin Oaks Development,
Single Family-Twin Oaks 1st Addition Development, Agricultural-Twin Oaks 7th Addition Development

East, C-2, Undeveloped

West, AG, Undeveloped

BRIEF SUMMARY OF REQUEST

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



APPLICATION CONTACT

Michael Oneby/Tim Dworak

COMPATIBILTY WITH THE COMPREHENSIVE PLAN

Use types match the comprehensive plan.

ANALYSIS

The Seward rail Campus 2nd Addition final plat is virtually unchanged from the preliminary plat. The only addition is a 15 foot utility easement along the south side of Worthmann Blvd to accommodate electrical equipment along the boulevard to the west. The only change is on lot 16 where a 40 foot easement was labeled utility and is actually a drainage easement, if needed, to allow storm water to drain from lot 17 to the south toward the drainage pond.

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 - FINAL PLAT

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

FINAL PLAN

PROJECT NO. 09336001 SHEET NO. 1 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

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

EXISTING RAILROAD EASEMENT

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

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

ROADWAY DESIGN DIVISION.

STATE OF NEBRASKA)
 COUNTY OF SEWARD)SS
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE.
 DATE: _____, 2024, TIME: _____, IN DRAWER NO. _____
 AS INSTRUMENT NO. _____

LEGEND

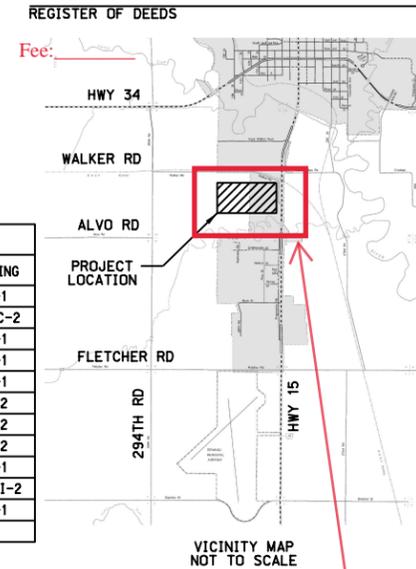
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- SURVEY CORNER FOUND
- SURVEY CORNER COMPUTED

- [Pattern] EXISTING PERMANENT EASEMENT
 - [Pattern] EXISTING RAILROAD EASEMENT
 - [Pattern] PROPOSED PERMANENT EASEMENT
 - [Pattern] 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 +/-	

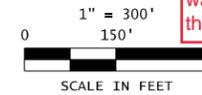
WORTHMAN BOULEVARD CENTERLINE CURVE TABLE					
CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	14°7'16"	246.46'	245.84'	N 83° 13'45" E
C2	1000.00'	14°9'38"	247.15'	246.52'	N 83° 14'56" E

Should this say to a point on the center section line? Register of Deeds doesn't like it because its not a point on the exterior of the Section.



wants the vicinity map to have the shape of the subdivision

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



DEVELOPER
 CITY OF SEWARD
 SEWARD, NE 68434

ZONING
 I-1, I-2, BP/C-2

OWNERS OF PROPERTY
 CITY OF SEWARD
 MEYCO HOLDINGS, L.L.C.

SURVEYOR'S CERTIFICATE

I, ANTHONY L. BRUCKNER, 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, 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 SECRETARY OF THE SEWARD PLANNING COMMISSION

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

...Seward Rail Campus Second Addition Replat - Final Plat_08262024.dgn
 LINNEGANS
 1:300

- (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 71° 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'

Change to: Drainage

Change to: Owner: MeyCo Holdings LLC

SEWARD RAIL CAMPUS PUD SECOND ADDITION - FINAL PLAT

SCHEMMER
Design with Purpose. Build with Confidence.

FINAL PLAN

PROJECT NO. 09336001 SHEET NO. 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

City of Seward

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 ADJUTING 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 PLATED 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.

OWNERS CERTIFICATE

I, THE UNDERSIGNED, JOSHUA EICKMEIER, MAYOR OF THE CITY OF SEWARD, NEBRASKA, SEWARD COUNTY, NEBRASKA, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE 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 AS SEWARD RAIL CAMPUS PUD SECOND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ADDITION TO THE CITY OF SEWARD, NEBRASKA, ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE. CLEAR TITLE TO THE LAND CONTAINED IN THE PLAT IS GUARANTEED.

THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA, A MUNICIPAL CORPORATION

BY: _____

NAME: JOSHUA EICKMEIER
TITLE: MAYOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOSHUA EICKMEIER, MAYOR, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF SEWARD, SEWARD COUNTY NEBRASKA, A MUNICIPAL CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION.

Notary Signature

OWNERS CERTIFICATE

I, THE UNDERSIGNED, KELLEN M. MEYER, MANAGING MEMBER OF MEYCO HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY AS SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE 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 AS SEWARD RAIL CAMPUS PUD SECOND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ADDITION TO THE CITY OF SEWARD, NEBRASKA, ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE. CLEAR TITLE TO THE LAND CONTAINED IN THE PLAT IS GUARANTEED.

MEYCO HOLDINGS LLC, A MUNICIPAL CORPORATION

BY: _____

NAME: KELLEN M. MEYER
TITLE: OWNER, MEYCO HOLDINGS LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME KELLEN M. MEYER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS THE OWNER OF MEYCO HOLDINGS LLC, A MUNICIPAL CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION.

Notary Signature

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

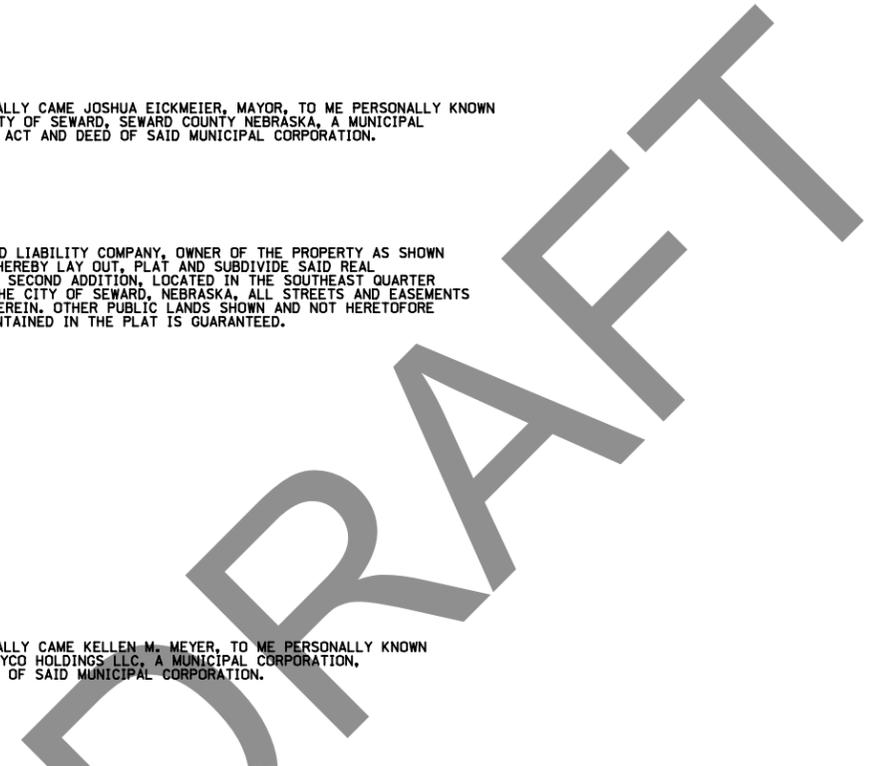
- ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, RESTAURANTS, LIQUOR SALES, LODGING, TRADE SERVICES, RESEARCH SERVICES, 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.

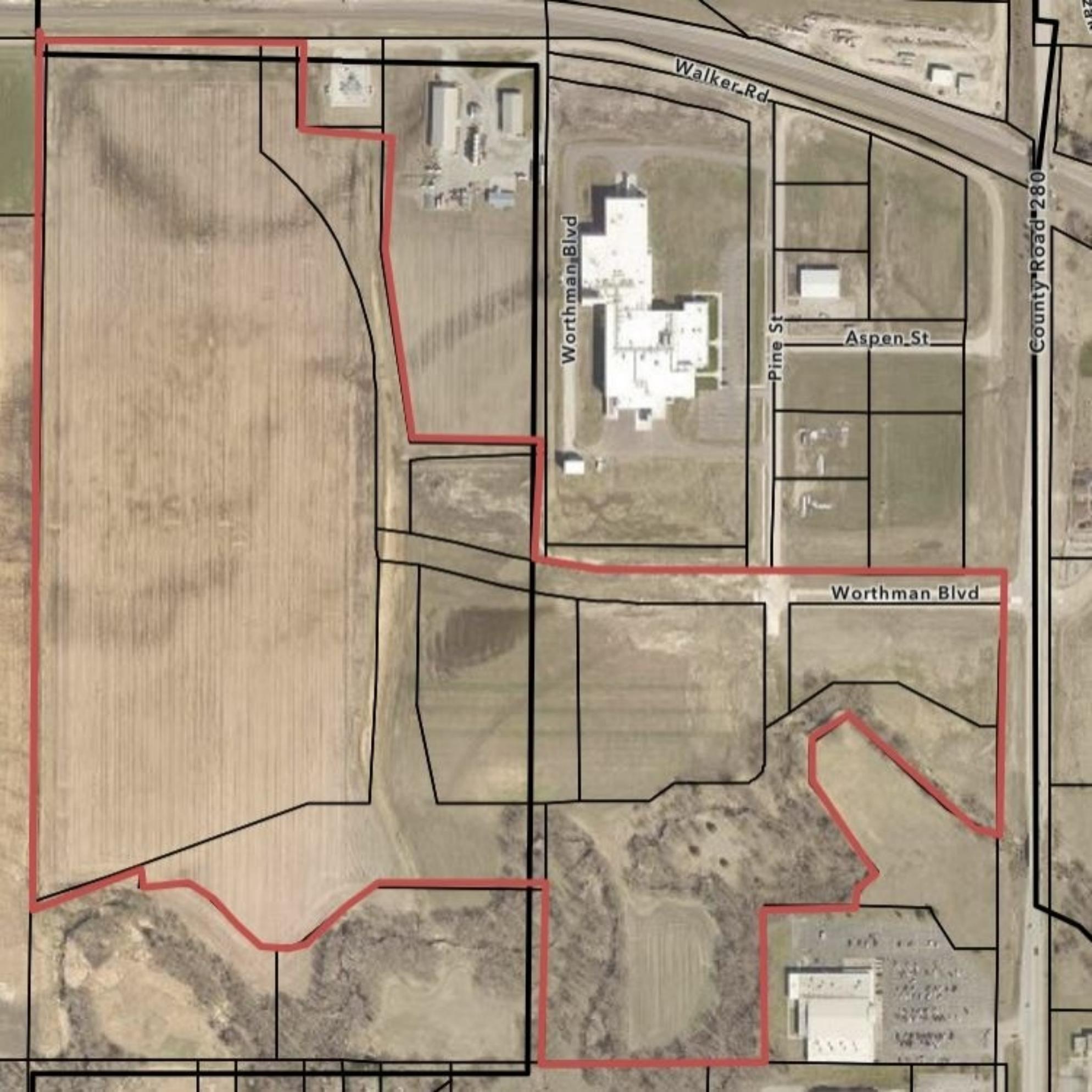
USAGE NOTES

- 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 - Final Plat_08262024.dgn Computer: LIMMIGANS Date: 26-AUG-2024 14:43 Scale: 1:300





Walker Rd

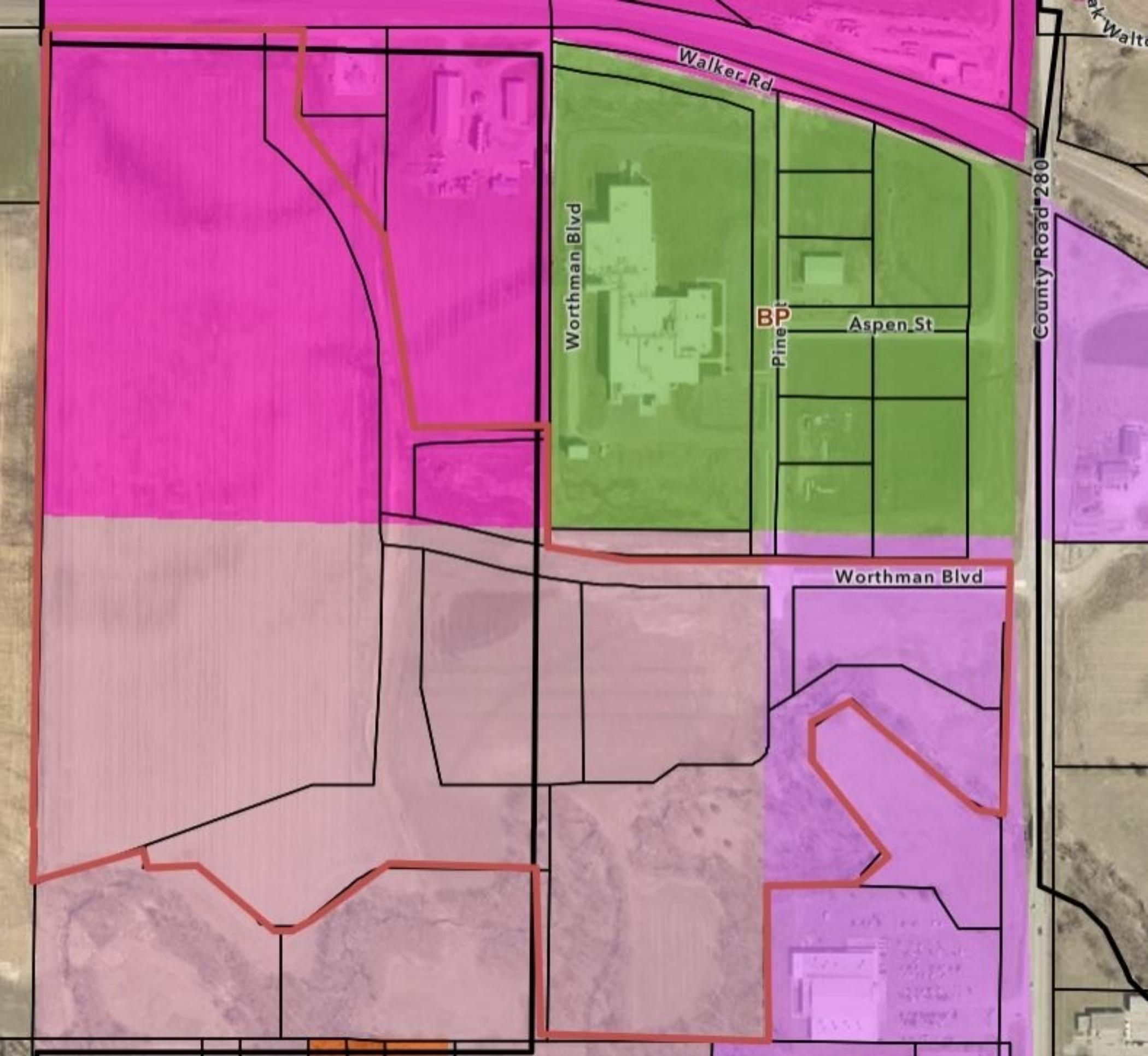
Worthman Blvd

Pine St

Aspen St

County Road 280

Worthman Blvd



Walker Rd

Worthman Blvd

BP
Pine Pt

Aspen St

County Road 280

Worthman Blvd

at Walter

Return to:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2024-

AN ORDINANCE TO APPROVE THE FINAL PLAT ENTITLED "SEWARD RAIL CAMPUS PUD 2nd ADDITION", AS HEREINAFTER SET FORTH, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR AN EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate parcels is hereby approved:

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

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Seward Rail Campus PUD 2nd Addition, City of Seward, Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

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 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

DRAFT

**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