



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

Tuesday, November 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 Tuesday, November 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 September 9, 2024

City of Seward Planning Commission

Minute Record September 9, 2024

The City of Seward Planning Commission met in regular session at 7:30p.m. September 9, 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, Ron Wallman, Sue Bowen, Jake Miller, Ron Niemoth, Scott Seevers, Lacey Koch, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: Dan Ellis

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 August 12, 2024.

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

Aye: Kotera, Soucek, Wallman, Bowen, Miller, Niemoth, Seevers, Koch, Menke.

Nay: None.

Absent: Ellis. Motion carried.

Chairperson Wallman opened the public hearing. He stated we will be cancelling the portion of the Rail Campus Final plat.

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

Dworak stated we just rezoned and platted this as a potential affordable housing area. Ross expressed interest in the larger lot and has potential interests in storage. Storage is not allowed in R-4 Zoning. Must be I1 or I2. The last official zoning map has I1 to the east and is contiguous. Ross was struggling with access. 2nd Street he would have to cross second street and the bike trail. Depot street he would have to cross the bike trail and a drainage swale. The north lot was an odd shape and a difficult lot to build on, so that will be used for access. Doing that, he will not have to cross the bike trail. There is a building envelope depending on the type of storage. There will be screening requirements.

Dean Schultz, 750 S 1st Street, is concerned with the drainage and the amount that it has been filled in from driving through it. He was opposed to storage sheds. He would like to keep it residential.

Brent Horne, 10 Depot Street, is concerned that if we have storage sheds, what is it going to do with our property value.

Cosette Varona, 147 Oak Street, is concerned about the changes and the safety for the children in that area.

Becky Horne, 20 Depot Street, shares a concern for the property values and the maintenance of the property in regard to grass and weeds.

Ross Meissen, 716 NW 18th Street Lincoln, ideally this would have been affordable housing. There's railroad track boarding this property. It doesn't make sense to put housing along the railroad track. If you look at the rest of the community, as the railroad track follows entirely through the town of Seward, there's one or two houses that board the railroad track. Everything else is zoned for commercial or industrial. As far as how the property will be maintained, the City has code that we have to abide to.

Chairperson Wallman suspended the public hearing.

Commission Member Miller moved to approve the rezone application of Lots 5 & 6, Meihomes Addition from R-4 Urban Residential Multifamily (High Density) to I-1 Limited Industrial District; Commission Member Soucek seconded.

Commission Member Kotera asked Tim to address the drainage issue.

Dworak stated we have a drainage easement there. Meissen will have to talk with Bob Miers in the Street Department and the engineer. Anything that is built there, housing or storage will have to have a drainage plan.

Chairperson Wallman asked for Tim to address why the property has become overgrown.

Tim stated everything we do is complaint driven. We haven't received a complaint on this property. There are buffer requirements with everything that gets developed in the City. What that plan is we do not know until we see the plan.

Commission Member Soucek asked what kind of fence would be allowed.

Dworak stated we would allow an 8-foot fence of some kind. It depends on what kind of storage he chooses. It is camper, it would be some sort opaque screening. It could be landscaping.

Commission Member Miller asked between commercial and industrial setbacks would be.

Dworak stated there is a 30-foot buffer as shown in the packet.

Commission Member Kotera asked if this could be spot zoning.

Dworak stated it is 11 across the street.

Chairperson Wallman stated he's not comfortable with the rezone.

Commission Member Seevers clarified that there would still be adjacent new homes built adjacent to the area.

Aye: None.

Nay: Kotera, Soucek, Wallman, Bowen, Miller, Niemoth, Seevers, Koch, Menke.

Absent: Ellis. Motion failed.

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

Chairperson Wallman opened the public hearing.

Dworak stated we have an application for a rural residential piece of property south of town, 2583 Fletcher Road, south of Walmart. The house itself is entirely outside the flood zone. The rest are either .2 which is 500-year flood, 100 year is the blue, and the rest is floodway. None of it is farmable.

Commission Member Soucek stated he will abstain from voting, as Bob is his wife's uncle.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to approve the minor plat of Peterson Acres; Commission Member Menke seconded.

Commission Member Kotera asked if the barn is in the 500 year.

Dworak stated the barn is in the 100 year.

Commission Member Niemoth asked how many acres.

Dworak stated 5.57 acres. We ask for a little more in case the road is dedicated, then they will still have their five acres.

Chairperson Wallman stated to let the record show the Planning Commission finds it fits with the comprehensive plan and the pertinent zoning regulations.

Aye: Kotera, Wallman, Bowen, Miller, Niemoth, Seevers, Koch, Menke.

Abstain: Soucek

Nay: None.

Absent: Ellis. Motion carried.

3. Public Hearing 7:30pm: review a rezone application of Lot 1, Peterson Acres from Ag Agricultural District to RR Rural Residential District.

Chairperson Wallman opened the public hearing.

Chairperson Wallman closed the public hearing.

Commission Member Kotera moved to approve the rezone application of Lot 1, Peterson Acres from Ag Agricultural to RR Rural Residential; Commission Member Seevers seconded.

Aye: Kotera, Wallman, Bowen, Miller, Niemoth, Seevers, Koch, Menke.

Abstain: Soucek

Nay: None.

Absent: Ellis. Motion carried

4. Administrative Item

5. Reports

6. Agenda Items

7. Upcoming Events

Meeting adjourned 8:15 p.m.

Sara Van Cura
Administrative Assistant

DRAFT

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a Minor Plat of KDBCLB Addition.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Minor Plat

FINAL ACTION?

DEVELOPER/OWNER

Cidric & Karrol Beckler/Beckler Family Trust

PC HEARING DATE

November 12, 2024

RELATED APPLICATIONS

Rezone

PROPERTY ADDRESS, ZONING DISTRICT/USE

2416 Old Mill Rd - AG

ADJACENT ZONING DISTRICTS/USE:

North, AG – Lori Kreimer

East, AG – Merle Beckler

South, R-2 – AJ & L Properties LLC

West, AG – Cid & Karrol Beckler

BRIEF SUMMARY OF REQUEST:

Review of a proposed Minor Plat application for KDBCLB addition.



APPLICATION CONTACT

Cidric Beckler, 402-641-6530

2416 Old Mill Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat is compatible with the Comprehensive Plan.

ANALYSIS

Applicant has requested a minor plat to separate a parcel of land with an existing residence from agricultural land. It meets the requirements for a minor plat. The property does not currently meet the AG zoning requirements for a minimum 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:

5.13 Acres or 223462.8 Square Feet +/-

LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF A PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ON THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 01°43'00" W, FOR A DISTANCE OF 673.59'; THENCE S 88°19'32" W FOR A DISTANCE OF 509.38'; THENCE S 10°35'50" E FOR A DISTANCE OF 211.99'; THENCE S 19°43'27" E FOR A DISTANCE OF 169.26'; THENCE N 88°19'32" E FOR A DISTANCE OF 272.95'; THENCE S 00°47'08" W FOR A DISTANCE OF 303.51' TO A POINT ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE N 88°19'32" E, ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 164.64' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 5.13 ACRES MORE OR LESS.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



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: 10/7/24 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: 52 = Amount Due: ~~\$200~~ ^{\$252}

Owner/Developer: The Beckler Family Trust Name of Subdivision: KDBCLB Addition
 Phone Number: (402) 641-6530 Number of Lots: 1
 Email Address: Kdb-clb@btmail.com Present Zoning: AG Requested Zoning: RR
 Legal Description: a part of the west 1/2 of the SE 1/4 in Section 2-11-3 East of the 6th P.M.

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: Allied Surveying Signature of Owner/Developer: Karol Beckler

Office Use Only
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: _____

Zoning Administrator: _____



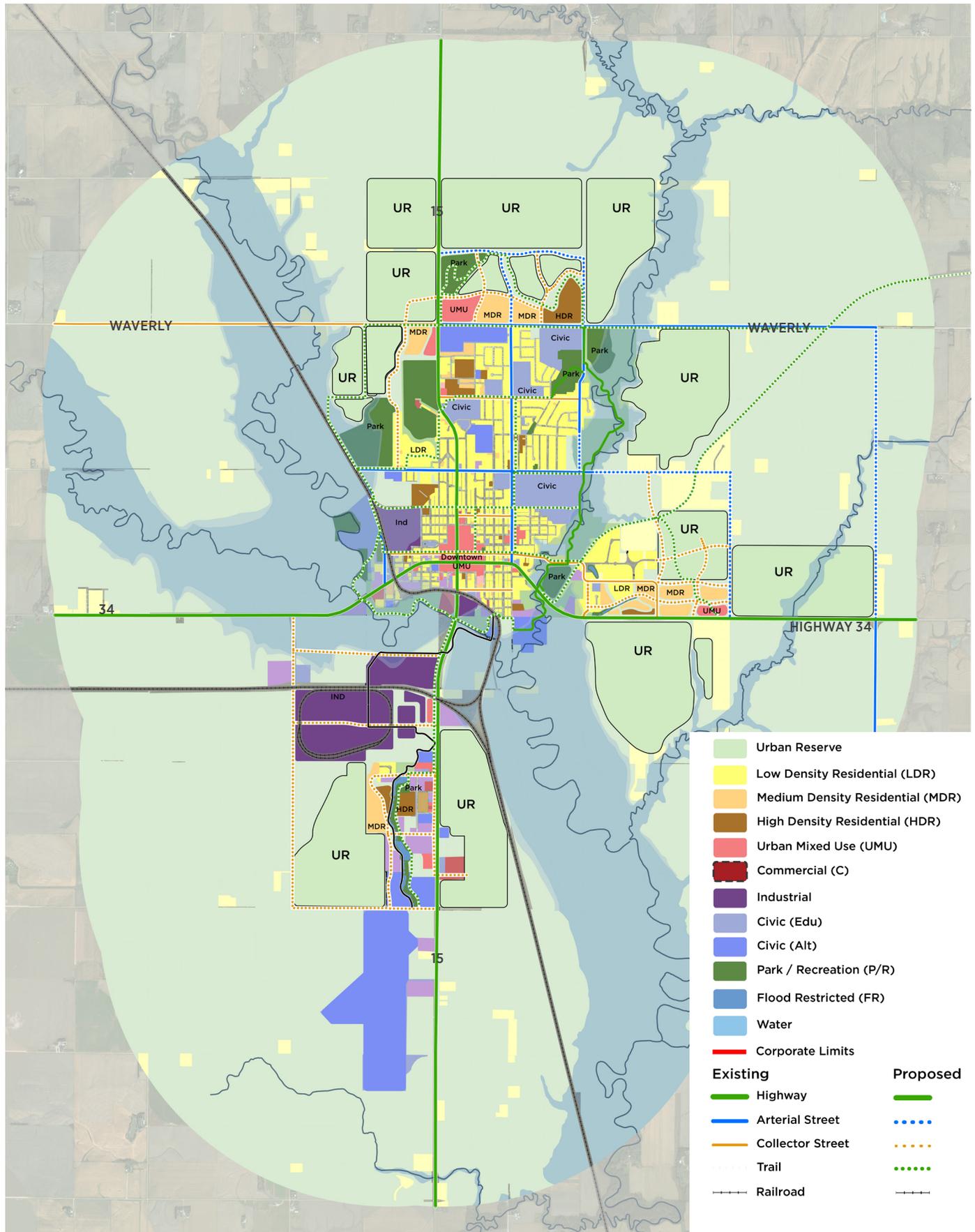


Figure 3.4: Future Land Use Map

-
2. Public Hearing 7:30pm: review a rezone application for Lot 1, KDBCLB Addition from Ag Agricultural District to RR Rural Residential District.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Cidric & Karrol Beckler/Beckler Family Trust

PC HEARING DATE

November 12, 2024

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

2416 Old Mill Rd - AG

ADJACENT ZONING DISTRICTS/USE:

North, AG – Lori Kreimer

East, AG – Merle Beckler

South, R-2 – AJ & L Properties LLC

West, AG – Cid & Karrol Beckler

BRIEF SUMMARY OF REQUEST:

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



APPLICATION CONTACT

Cidric Beckler, 402-641-6530

2416 Old Mill 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:

5.13 Acres or 223462.8 Square Feet +/-

LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF A PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ON THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 01°43'00" W, FOR A DISTANCE OF 673.59'; THENCE S 88°19'32" W FOR A DISTANCE OF 509.38'; THENCE S 10°35'50" E FOR A DISTANCE OF 211.99'; THENCE S 19°43'27" E FOR A DISTANCE OF 169.26'; THENCE N 88°19'32" E FOR A DISTANCE OF 272.95'; THENCE S 00°47'08" W FOR A DISTANCE OF 303.51' TO A POINT ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE N 88°19'32" E, ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 164.64' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 5.13 ACRES MORE OR LESS.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



Request for Amendment to the Unified Land Development Ordinance

Date: 10/7/20 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: 62 = Amount Due: \$300

Applicant: Cid Beckler Address: 2416 Old Mill Rd

Phone: (402) 641-6530 Email: Kdb_14@hotmail.com

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

Legal Description: lot 1, KDBCLB Addition: a part of the West 1/2 of the SE 1/4 of Section 2-11-3 East of the 6th P.M.

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: 



800099435

Old Mill Rd

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 NORTH OF OLD MILL RD AND EAST 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 LEGAL DESCRIPTION OF A PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ON THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 01°43'00" W, FOR A DISTANCE OF 673.59'; THENCE S 88°19'32" W FOR A DISTANCE OF 509.38'; THENCE S 10°35'50" E FOR A DISTANCE OF 211.99'; THENCE S 19°43'27" E FOR A DISTANCE OF 169.26'; THENCE N 88°19'32" E FOR A DISTANCE OF 272.95'; THENCE S 00°47'08" W FOR A DISTANCE OF 303.51' TO A POINT ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE N 88°19'32" E, ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 164.64' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 5.13 ACRES MORE OR LESS. ALSO KNOWN AS KDBCLB ADDITION.

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

3. Public Hearing 7:30pm: review the 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

November 12, 2024

ADJACENT ZONING DISTRICTS/USE:

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

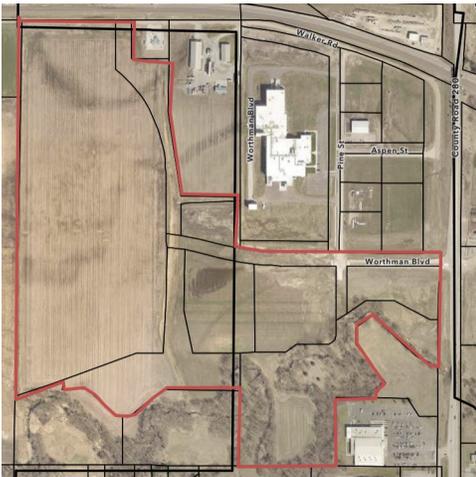
South, C-2, I-1, R-1, Exempt-Hillcrest Evangelical Free Church Inc., Single Family-Twin Oaks Development,
Single Family-Twin Oaks 1st Addition Development, Agricultural-Twin Oaks 7th Addition Development

East, C-2, Undeveloped

West, AG, Undeveloped

BRIEF SUMMARY OF REQUEST

Review a 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. An addition to the final plat is a 15 foot utility easement along the south side of Worthmann Blvd and along the south property line of lot 15 to accommodate electrical equipment along the boulevard to the west. Also, a labeling change 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

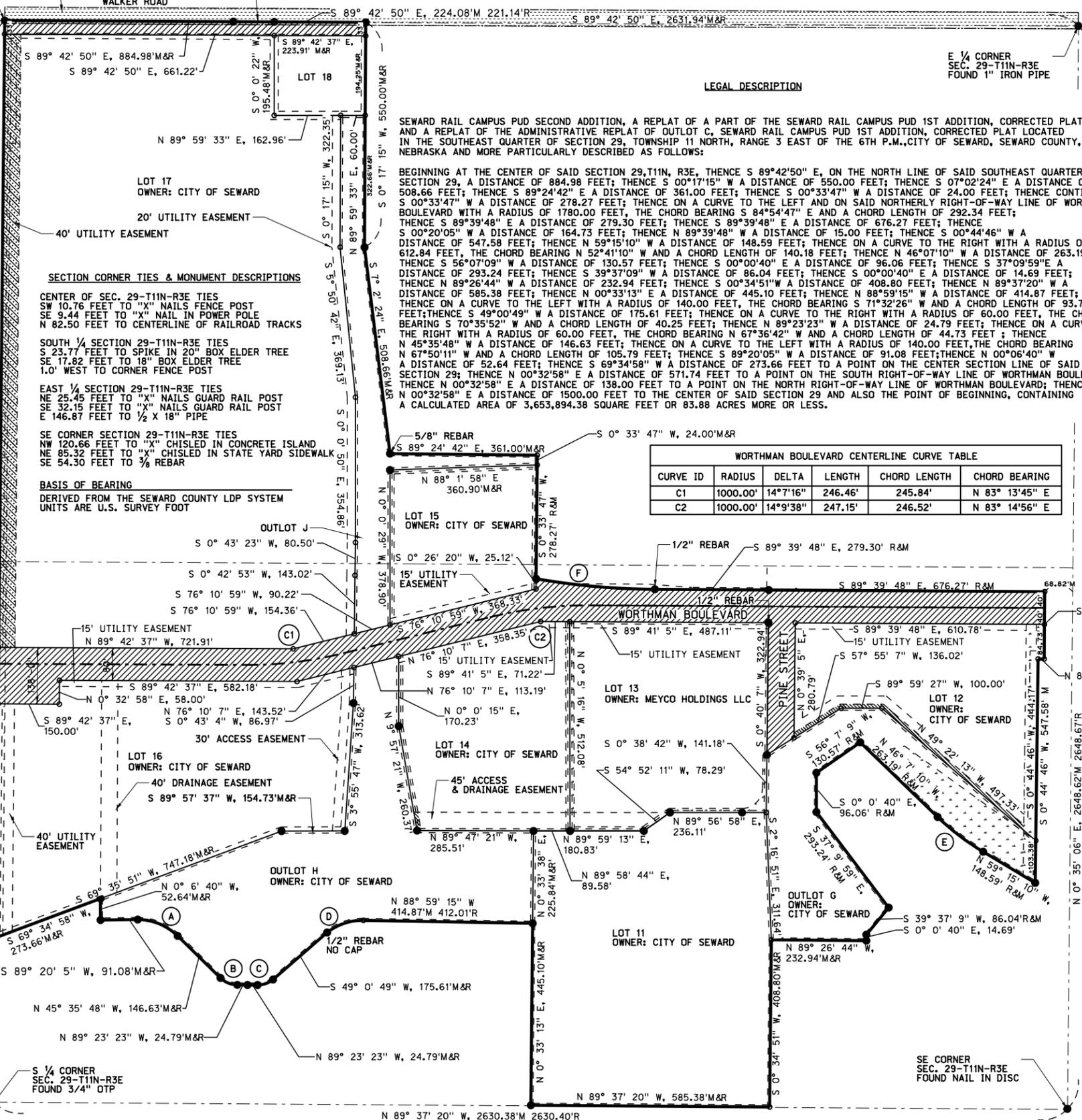
SCHEMMER
 Design with Purpose. Build with Confidence.
 333 SOUTH 21ST STREET, SUITE 102
 LINCOLN, NEBRASKA 68510
 CERTIFICATE OF AUTHORIZATION CA-0666

FINAL PLAT

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., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

EXISTING RAILROAD EASEMENT
 POINT OF BEGINNING
 CENTER OF
 SEC. 29-T11N-R3E
 FOUND 1" SQUARE BAR

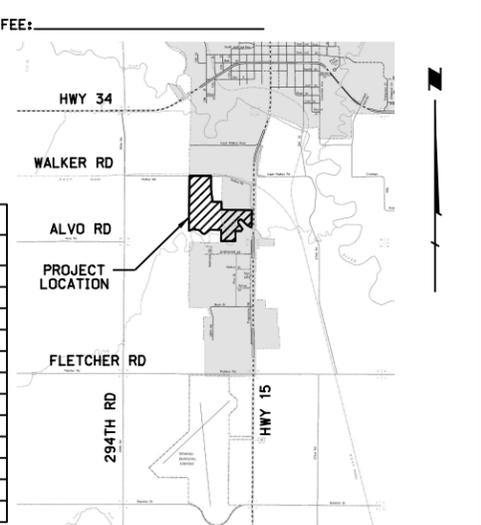


- LEGEND**
- SECTION LINE
 - BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - SURVEY CORNER FOUND (1/2" REBAR W/ LS 525 CAP UNLESS NOTED)
 - SURVEY CORNER, SET 5/8" REBAR WITH L.S. 865 CAP
 - EXISTING PERMANENT EASEMENT
 - EXISTING RAILROAD EASEMENT
 - PERMANENT EASEMENT
 - NEW RIGHT-OF-WAY
 - M = MEASURED DISTANCE
 - R = RECORDED DISTANCE
 - R&M = RECORDED AND MEASURED DISTANCE

NUMBER	AREA IN S.F.	AREA IN AC.	ZONING
LOT 11	404,397.19 SF +/-	9.28 AC +/-	I-1
LOT 12	190,463.38 SF +/-	4.37 AC +/-	BP/C-2
LOT 13	234,966.22 SF +/-	5.39 AC +/-	I-1
LOT 14	194,177.50 SF +/-	4.46 AC +/-	I-1
LOT 15	122,447.83 SF +/-	2.81 AC +/-	I-1
LOT 16	401,369.66 SF +/-	9.21 AC +/-	I-2
LOT 17	1,240,231.04 SF +/-	28.47 AC +/-	I-2
LOT 18	43,546.58 SF +/-	1.00 AC +/-	I-2
OUTLOT G	159,603.18 SF +/-	3.66 AC +/-	I-1
OUTLOT H	294,372.22 SF +/-	6.76 AC +/-	I-1/I-2
OUTLOT J	101,572.86 SF +/-	2.33 AC +/-	I-1
RIGHT-OF-WAY	266,746.73 SF +/-	6.12 AC +/-	

STATE OF NEBRASKA)
)SS
 COUNTY OF SEWARD)
 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. _____
 REGISTER OF DEEDS

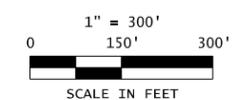


ENGINEER/SURVEYOR
 SCHEMMER
 333 S. 21ST ST., SUITE 102
 LINCOLN, NE 68510
 CONTACT: ALEX ROTH
 (402) 488-2500

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

DEVELOPER
 CITY OF SEWARD
 SEWARD, NE 68434

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



APPROVAL OF THE CITY PLANNING COMMISSION:
 THIS FINAL 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 FINAL 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

SURVEYOR'S CERTIFICATE
 I, JOSEPH J. POOLE, NEBRASKA REGISTERED LAND SURVEYOR NO. 865, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

DATED THIS _____ DAY OF _____, 2024
 BY: _____ JOSEPH J. POOLE, RLS NO. 865



...Seward Rail Campus Second Addition... LINNEGANS

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., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

SEWARD RAIL CAMPUS PLANNED UNIT DEVELOPMENT

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

1. ALLOWED USES SHALL INCLUDE: HEALTH CARE, ANY OFFICE USE, AUTO SALES/SERVICE, EQUIPMENT RENTAL/SALES/REPAIR, BODY REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, RESTAURANTS, FOOD SALES (ALL TYPES) LIQUOR SALES, LODGING, TRADE SERVICES, PERSONAL SALES, RESEARCH SERVICES, RETAIL SERVICES (MASS & LARGE), TRAVEL CENTERS, TRUCK STOPS, CUSTOM MANUFACTURING, WAREHOUSING (ENCLOSED), LIGHT INDUSTRIAL.
2. MAXIMUM BUILDING HEIGHT SHALL BE 40'.
3. MINIMUM SIDE YARD: 20', MINIMUM REAR YARD: 30', FLOOR AREA RATIO: 2:0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL GENERAL - ZONED I-1

1. ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
2. MAXIMUM BUILDING HEIGHT SHALL BE 60'.
3. MINIMUM SIDE YARD: 5', MINIMUM REAR YARD: 5', FLOOR AREA RATIO: 1:0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL PARK - ZONED I-2

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

USAGE NOTES

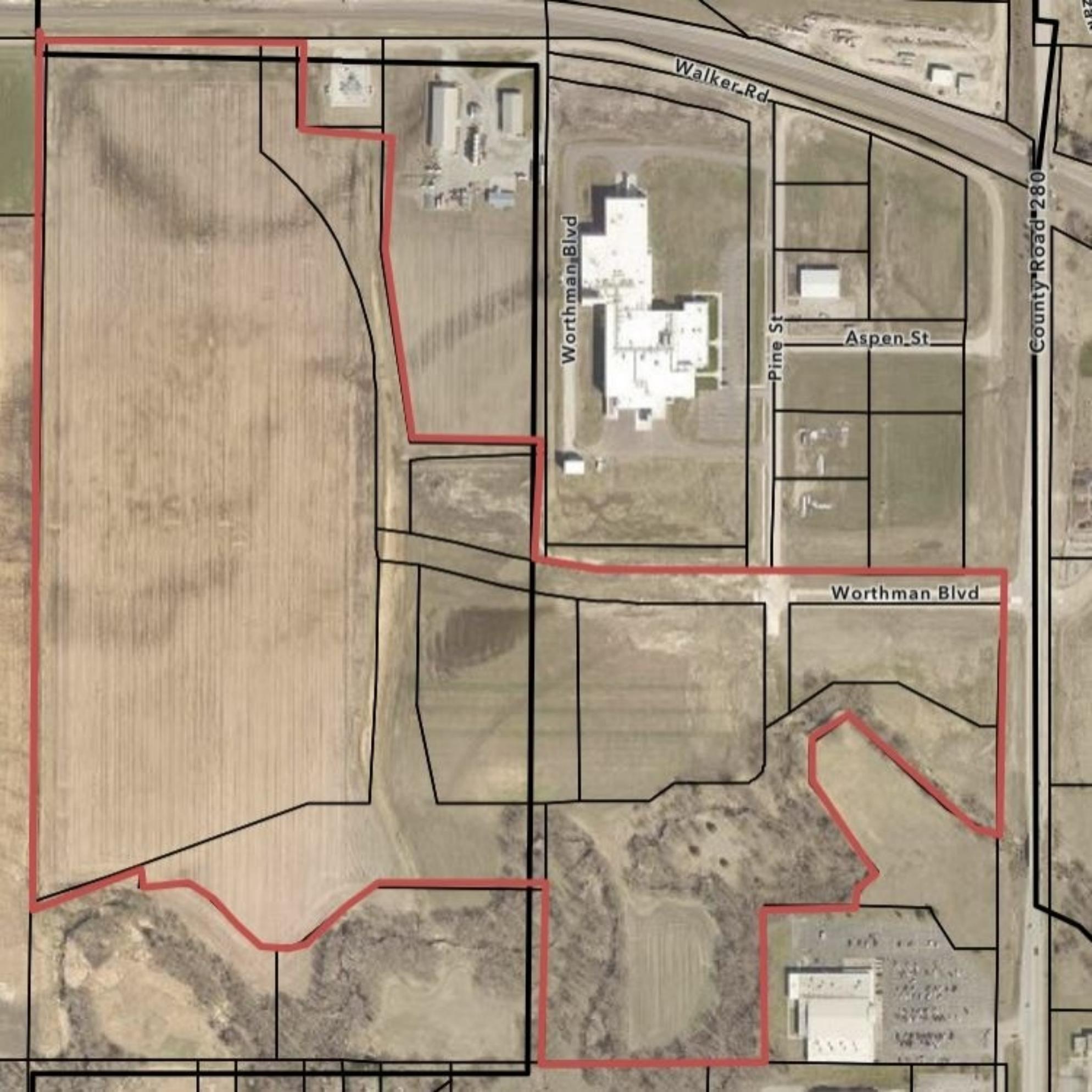
1. THE USES LISTED FOR EACH AREA SHALL BE ALLOWED IN THE SPECIFIED USE AREA, IF A USE IS NOT LISTED, IT SHALL NOT BE ALLOWED, WHICH SHALL SUPERCEDE ANY BASE OR OVERLAY ZONING DISTRICT ALLOWED USE. ANY SPECIAL USE PERMIT REQUIRED BY THE BASE OR OVERLAYING ZONING DISTRICT SHALL STILL BE REQUIRED.
2. THE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

PUD SITE SPECIFIC NOTES

1. SANITARY SEWER AND WATER LINES TO BE A MINIMUM OF 8" PIPE FOR EACH UNLESS OTHERWISE SHOWN AND TO BE BUILT TO THE CITY OF SEWARD SPECIFICATIONS.
2. ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF SEWARD FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SEWARD RAIL CAMPUS DESIGN STANDARDS. COMPLIANCE WITH THE DESIGN STANDARDS SHALL BE DETERMINED BY THE CITY OF SEWARD RAIL CAMPUS COMMITTEE.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
7. ALL SIDEWALK, DRIVE AND PARKING LAYOUTS AND PAVEMENTS TO BE BUILT TO THE CITY OF SEWARD CODE.
8. EACH BUILDING SITE SHALL CONNECT TO THE PUBLIC SIDEWALK SYSTEM BY WAY OF A SIDEWALK THAT SERVES THE MAIN ENTRANCE OF EACH BUILDING. THIS ENTRANCE SIDEWALK SHALL BE 6' MIN. WIDTH.
9. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH AND 5" THICK CONCRETE ALONG EACH SIDE OF THE PUBLIC ROADWAYS. ALL SIDEWALKS ALONG THE 'WORTHMAN BOULEVARD' AND ALONG THE PEDESTRIAN CORRIDOR SHALL BE 6' MIN. WIDTH. ALL SIDEWALKS SHALL BE BUILT BY THE PURCHASER OF THE ABUTTING LOT. SIDEWALKS SHALL BE CONSTRUCTED WITHIN 2 YEARS OF PURCHASE OF LOT OR AT THE TIME OF BUILDING CONSTRUCTION, WHICHEVER COMES FIRST.
10. ALL ELEVATIONS ARE TO NAVD 1988.
11. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT EXCEPT AS NOTED.
12. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, UNCOVERED PATIOS AND PORCHES, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRDACHING INTO THE SETBACKS.
13. BUILDING SETBACKS ALONG THE 'WORTHMAN BOULEVARD' SHALL BE A MINIMUM OF 50'.
14. 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.
15. 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, UNLESS OTHERWISE SPECIFIED.
16. ALL PROPERTY CORNERS AND MONUMENTS WILL BE SET BY A LICENSED SURVEYOR AT THE TIME OF UTILITIES AND ROAD INSTALLATION.
17. THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES AND GAS LINES SHALL BE DETERMINED BY THE CITY OF SEWARD. USE OF THE EASEMENTS BY UTILITIES SHALL BE GRANTED BY THE CITY OF SEWARD. UTILITIES SHALL SUBMIT PLANS IN ADVANCE FOR APPROVAL BY THE CITY OF SEWARD.
18. THE 'WORTHMAN BOULEVARD' MEDIANS AND ALL LANDSCAPING AREAS, GREENSPACE AREAS, OUTLOTS NOT FOR DETENTION, SIDEWALKS, AND PEDESTRIAN CORRIDORS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
19. STREET TREES SHALL BE REQUIRED EVERY 150' OR AT LEAST TWO (2) PER LOT, WHICHEVER IS GREATER.
20. LANDSCAPE PLANTING: 1 DECIDUOUS TREE AND 120 SF OF SHRUB COVERAGE FOR EACH 3,000 SF OF BUILDING COVERAGE WITH A MAXIMUM OF 9 DECIDUOUS TREES AND 1200 SF OF SHRUB COVERAGE IS REQUIRED. ORNAMENTAL TREES MAY BE USED IN LIEU OF DECIDUOUS TREES IF 2 FOR EVERY 1 REQUIRED ARE PROVIDED. TREES SHALL BE 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.
21. A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS. IF REQUESTED BY THE CITY. PAVEMENT TO THE PROPERTY LINE MAY BE REQUIRED FOR CONTINUOUS TRAFFIC FLOW THROUGH EACH LOT.
22. NO ON-STREET PARKING WILL BE ALLOWED IN THE PUD, EXCEPT IN ON-STREET PARKING BAYS, WHICH SHALL BE CONSTRUCTED BY THE PROPERTY OWNER. NO ON-STREET PARKING BAYS SHALL BE CONSTRUCTED ON THE 'WORTHMAN BOULEVARD'. PARKING BAYS SHALL COMPLY WITH THE CITY OF SEWARD PARKING STALL DESIGN STANDARDS, AND SHALL PARALLEL PARKING.
23. LOT 1 OF BLOCK 1 SITE IN PHASE I SHALL ESTABLISH DETENTION FOR NO NET INCREASE IN RUNOFF RATE. DETENTION FOR PHASE I & PHASE II SHALL BE ESTABLISHED IN PHASE III BY THE DEVELOPER AT THE TIME WHEN UTILITIES AND ROADS ARE INSTALLED, IN THE AREAS SHOWN FOR DRAINAGE/GREENSPACE. ANY SITE OF 10+ ACRES SHALL ESTABLISH SITE SPECIFIC DETENTION FOR NO NET INCREASE IN RUNOFF RATE. ALL DETENTION AND DETENTION FACILITIES SHALL MEET THE CITY OF SEWARD STANDARDS, AS SET FORTH IN THE ULDO PORTION OF THE CITY CODE. ALL DETENTION SHALL BE 10YR AND 100YR RUNOFF.
24. DETENTION AREAS PLATTED IN OUTLOTS OR EASEMENTS, SHALL BE MAINTAINED BY THE POA.
25. ANY LEFT HAND TURN LANE THAT IS WARRANTED ON THE 'WORTHMAN BOULEVARD' SHALL BE CONSTRUCTED BY THE PURCHASER OF THE LOT WHOSE TRAFFIC WARRANTS THE NEED FOR THE TURN LANE. LEFT HAND TURN LANE IS WARRANTED WITH GREATER THAN 150 ADT OR 100 ADTT. LEFT TURN LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SEWARD AND SHALL BE A MINIMUM OF 12' WIDE, WITH A MINIMUM STORAGE OF 75'.
26. NEBRASKA DEPARTMENT OF TRANSPORTATION SHALL BE GRANTED ACCESS CONTROL ON BOTH SIDES OF 'WORTHMAN BOULEVARD' (NORTH AND SOUTH SIDES OF THE RIGHT-OF-WAY), AS IT APPROACHES HIGHWAY 15. THE DEDICATION OF CONTROLLED ACCESS SHALL BE 220' FROM THE EDGE OF THE SOUTH BOUND THROUGH LANE OF HIGHWAY 15 TO THE WEST ALONG 'WORTHMAN BOULEVARD', AS SHOWN.
27. ALL BUILDINGS SHALL BE CONSTRUCTED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION AS SHOWN IN THE NE DEPT OF NATURAL RESOURCES CURRENT FLOODPLAIN MAPS.
28. EXISTING BUSINESSES SHALL NOT BE SUBJECT TO THE PUD SITE REQUIREMENTS.

ROADWAY DESIGN DIVISION.

File: Seward Rail Campus Second Addition Plat Final Plat.dwg - 09/26/2024 09:03 AM
Scale: 1:300
Date: 23-OCT-2024 09:03
Computer: LIMEGANS



Walker Rd

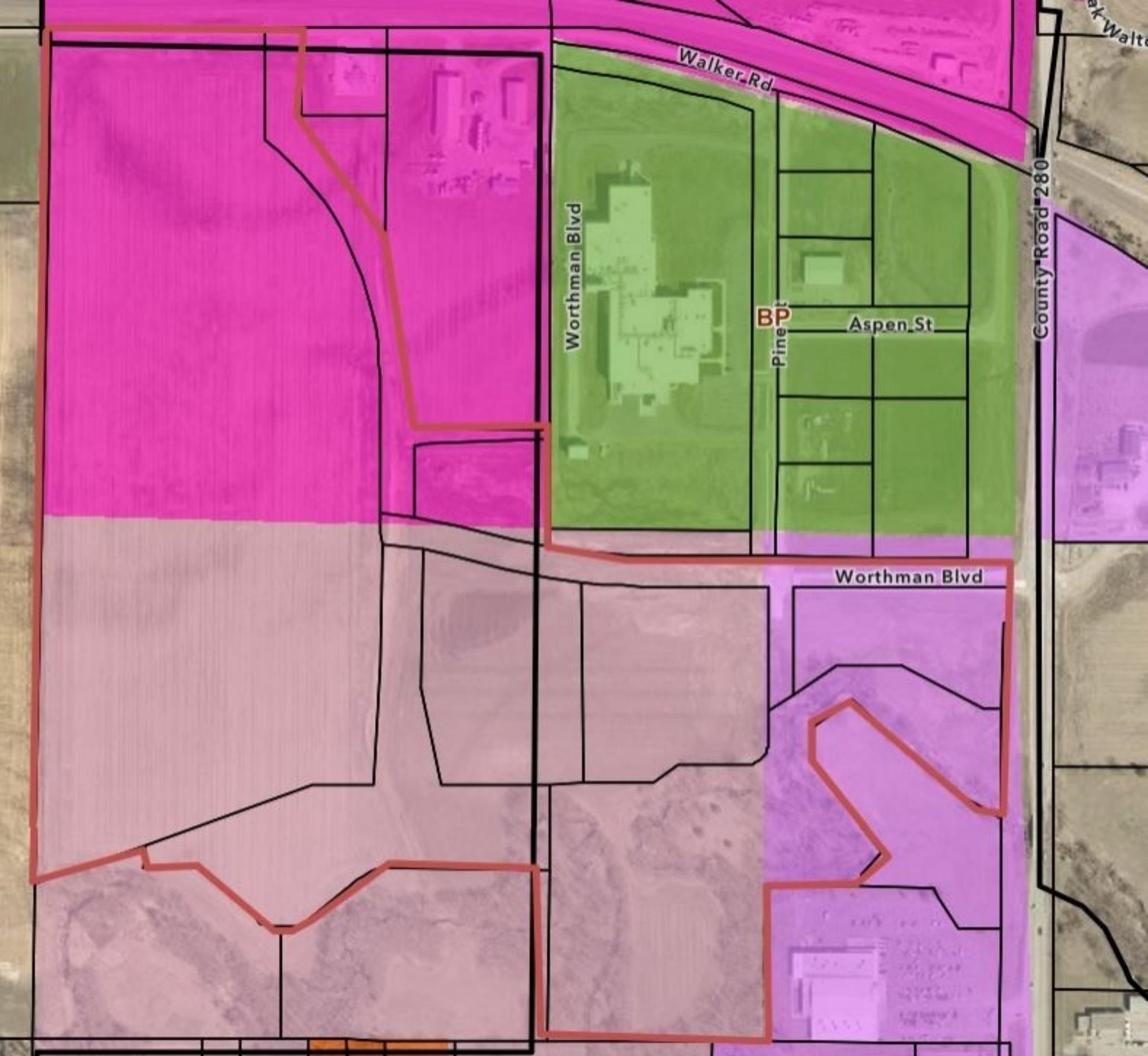
Worthman Blvd

Pine St

Aspen St

County Road 280

Worthman Blvd



at Walter

Walker Rd

Worthman Blvd

BP
Pine St

Aspen St

County Road 280

Worthman Blvd

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:

SEWARD RAIL CAMPUS PUD SECOND ADDITION, A REPLAT OF A PART OF 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., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, T11N, R3E, 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 550.00 FEET; THENCE S 07°02'24" E A DISTANCE OF 508.66 FEET; THENCE S 89°24'42" E A DISTANCE OF 361.00 FEET; THENCE S 00°33'47" W A DISTANCE OF 24.00 FEET; THENCE CONTINUING S 00°33'47" W A DISTANCE OF 278.27 FEET; THENCE ON A 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 164.73 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; THENCE N 59°15'10" W A DISTANCE OF 148.59 FEET; THENCE ON A 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 FEET; THENCE S 56°07'09" W A DISTANCE OF 130.57 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 14.69 FEET; THENCE N 89°26'44" W A DISTANCE OF 232.94 FEET; THENCE S 00°34'51" W A DISTANCE OF 408.80 FEET; THENCE N 89°37'20" W A DISTANCE OF 585.38 FEET; THENCE N 00°33'13" E A DISTANCE OF 445.10 FEET; THENCE N 88°59'15" W A DISTANCE OF 414.87 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING S 71°32'26" W A CHORD LENGTH OF 93.78 FEET; THENCE S 49°00'49" W A DISTANCE OF 175.61 FEET; THENCE ON A 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 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 146.63 FEET; THENCE ON A 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 91.08 FEET; THENCE N 00°06'40" W A DISTANCE OF 52.64 FEET; THENCE S 69°34'58" W A DISTANCE OF 273.66 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 29; THENCE N 00°32'58" E A DISTANCE OF 571.74 FEET TO A POINT ON THE 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 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 3,653,894.38 SQUARE FEET OR 83.88 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

**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