



APPLICATION FOR REZONING

\*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name Larry Snider
2. Property Owner's Address 43650 Road 751 Lexington, NE 68850
3. Telephone Number (308) 325-2745 E-Mail Address
4. Developer's Name Larry Snider
5. Developer's Address 43650 Road 751 Lexington, NE 68850
6. Telephone Number (308) 325-2745 E-Mail Address
7. Present Use of Subject Property Agricultural
8. Proposed Use of Subject Property Storage
9. Present Zoning Agricultural Requested Zoning Industrial
10. Legal Description of Property Requested to be Rezoned 29 9 21 00001875 LOT 1 & NW1/4NW1/4 & EXC ACC EXC 1.99A & EXC 8.42A TRACT (67.54A) (29-9-21)
Approximate Street Address and Location 75180 Road 433 Lexington, NE 68850
11. Area of Subject Property, Square Feet and/or Acres 130,000 square feet, 2.98 acres
12. Zoning of Adjacent Properties

North: Residential South: Agricultural
East: Agricultural West: Agricultural

The following information must be submitted at the time of application:

- ( ) Vicinity Map
( ) Copy of Site Plan (8 1/2 X 11 or digital copy)

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

Larry Snider
Signature of Owner

[Signature]
Signature of Applicant

Administrative Use Only

Date Submitted Case Number
Filing Fee \$100.00 Accepted By
Cert. Of Ownership Date Advertised
Date Sign Posted Date of Public Hearing

Current Zoning



R1

R2

M1

A1

GROVES RD

433 COUNTY RD

Proposed Zoning



R1

R2

M1

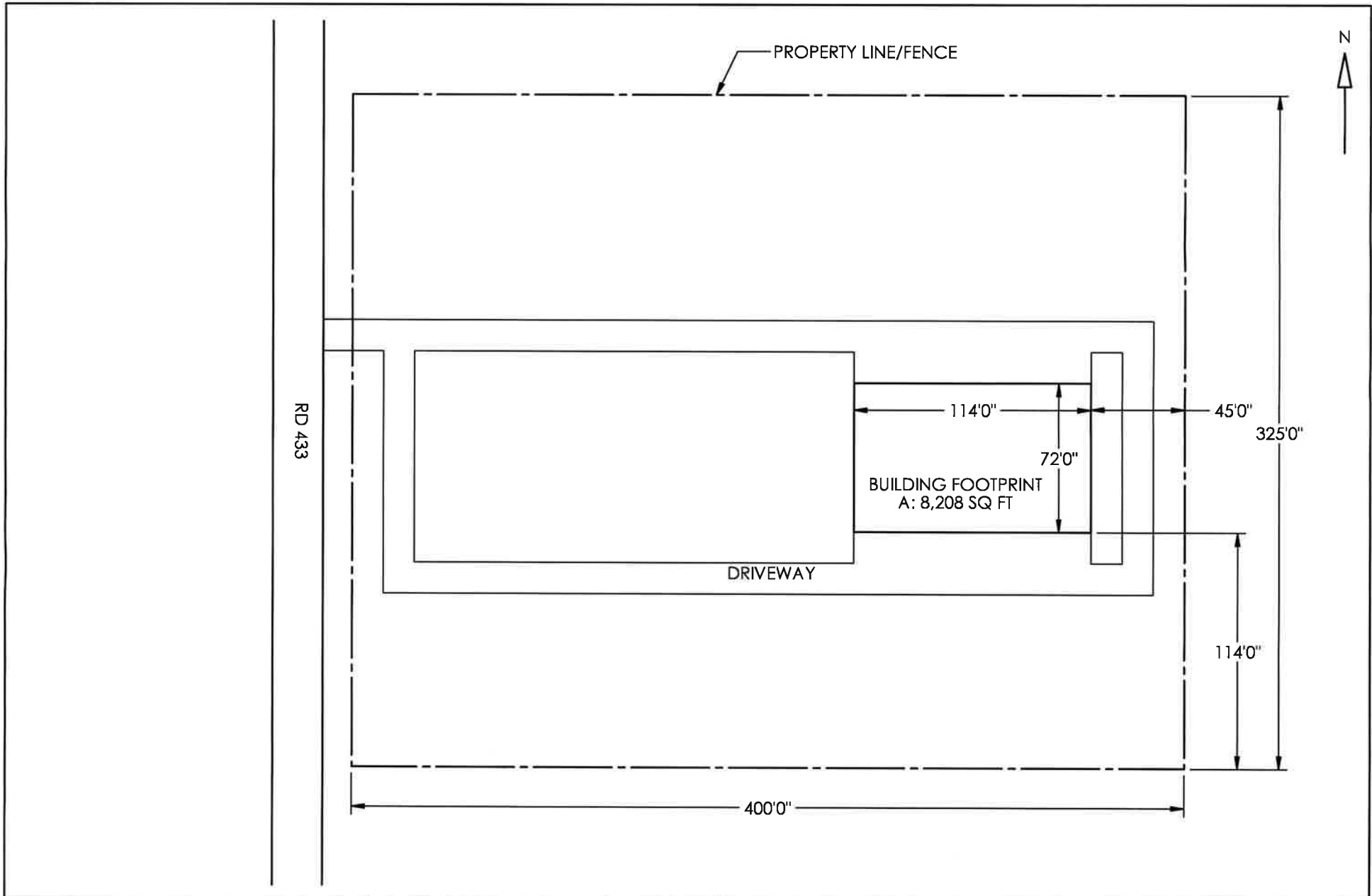
M1

433 COUNTY RD

GROVES RD

## **Section 7.11 Self Storage Units / Convenience Storage Units**

- 7.11.01 Minimum lot size of the self-storage facility shall be two acres.
- 7.11.02 Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
- 7.11.03 All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
- 7.11.04 All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
- 7.11.05 No storage may open into the front yards.
- 7.11.06 Facilities must maintain landscape buffer yards in accordance with Section 8.
- 7.11.07 Height limitations shall require a maximum height of 20 feet for any structure in the facility.
- 7.11.08 The perimeter of each facility shall be fully enclosed by fencing or screen walls. Perimeter fencing shall be provided at a minimum of six feet and maximum of eight feet in height, of material approved by the Building Official. Fencing shall be constructed behind required buffer yards.



2.98 AC 75180 RD 433 LEXINGTON, NE 68850		TEMPLATE A - SIZE 416X571																		
SITE SIZE AND ADDRESS		THIRD ANGLE PROJECTION																		
TITLE	SITE PLAN	X.X ±1		WILLIAMSON STORAGE LLC																
		X.XX ±.03		415 E 7TH ST																
		X.XXX ±.010		COZAD, NE 68130																
		X.XXXX ±.0020		SCALE PAGE																
		ANGLES ±1"		1:750 1 OF 1		SDW	SDW	FIRST DRAFT												
THIS DRAWING AND ALL INFORMATION THEREON IS THE PROPERTY OF WILLIAMSON STORAGE LLC IT IS LOANED CONFIDENTIALLY AND MUST NOT BE USED IN ANY WAY DETRIMENTAL TO OUR INTEREST.		DEFAULT STANDARDS AND TOLERANCES		DO NOT SCALE		CHG	CHK													
										REVISION RECORD		10/13/2020		A	PART NUMBER		Site Plan			
										DATE	ECN	REV								