



# 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  
 East: Agricultural

South: 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 \_\_\_\_\_  
 Filing Fee \$100.00  
 Cert. Of Ownership \_\_\_\_\_  
 Date Sign Posted \_\_\_\_\_

Case Number \_\_\_\_\_  
 Accepted By \_\_\_\_\_  
 Date Advertised \_\_\_\_\_  
 Date of Public Hearing \_\_\_\_\_



Current Zoning



433 COUNTY RD

GROVES RD

M1

A1

R1

R2



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.



**PLANNING COMMISSION  
CITY OF LEXINGTON**

**DETERMINATION FORM**

On **February 3, 2021**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Rezoning Application (A-1 to M-1)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located in **The Williamson Subdivision** (Location) for **Scott Williamson** (Name).

The Lexington Planning Commission made the following motion:

**Motion by:** Cameron Smith

**Seconded by:** Kristi Moyer

**Motion:** Moved by Smith, seconded by Moyer, to recommend to the City Council approval of the Application for Rezone for The Williamson Subdivision from A-1 to M-1.

**Roll Call:** Voting "aye" were Margritz, Roemmich, Kaiser, Quintero, VanCura, Moyer, Smith, Worthing. Motion carried.



Planning Secretary