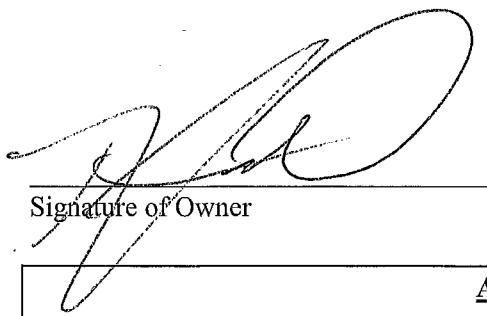




Application for Conditional Use Permit

1. Applicant's Name McKinna Moats
2. Applicant's Address 43839 Rd 759
3. Applicant's Telephone Number 308-325-0226
4. Owner's Name Troy Moats
5. Owner's Address 43839 Rd 759 Lexington, NE
6. Owner's Telephone Number 308-325-4367
7. Purpose of Conditional Use Permit outdoor storage (U-hauls) ~~overflow personal storage~~
8. Present Zoning Highway Commercial
9. Within City Limits YES Within Zoning Jurisdiction
10. Legal Description
11. Street Address of Property or Approximate Location 209 W Taft
12. Site Plan (if applicable) *See attached

I/We the undersigned do hereby acknowledge that I/We do fully understand and agree to comply with the provisions and requirements for an application for a special use permit 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.



Signature of Owner



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 _____

240217365

240182790

240137507

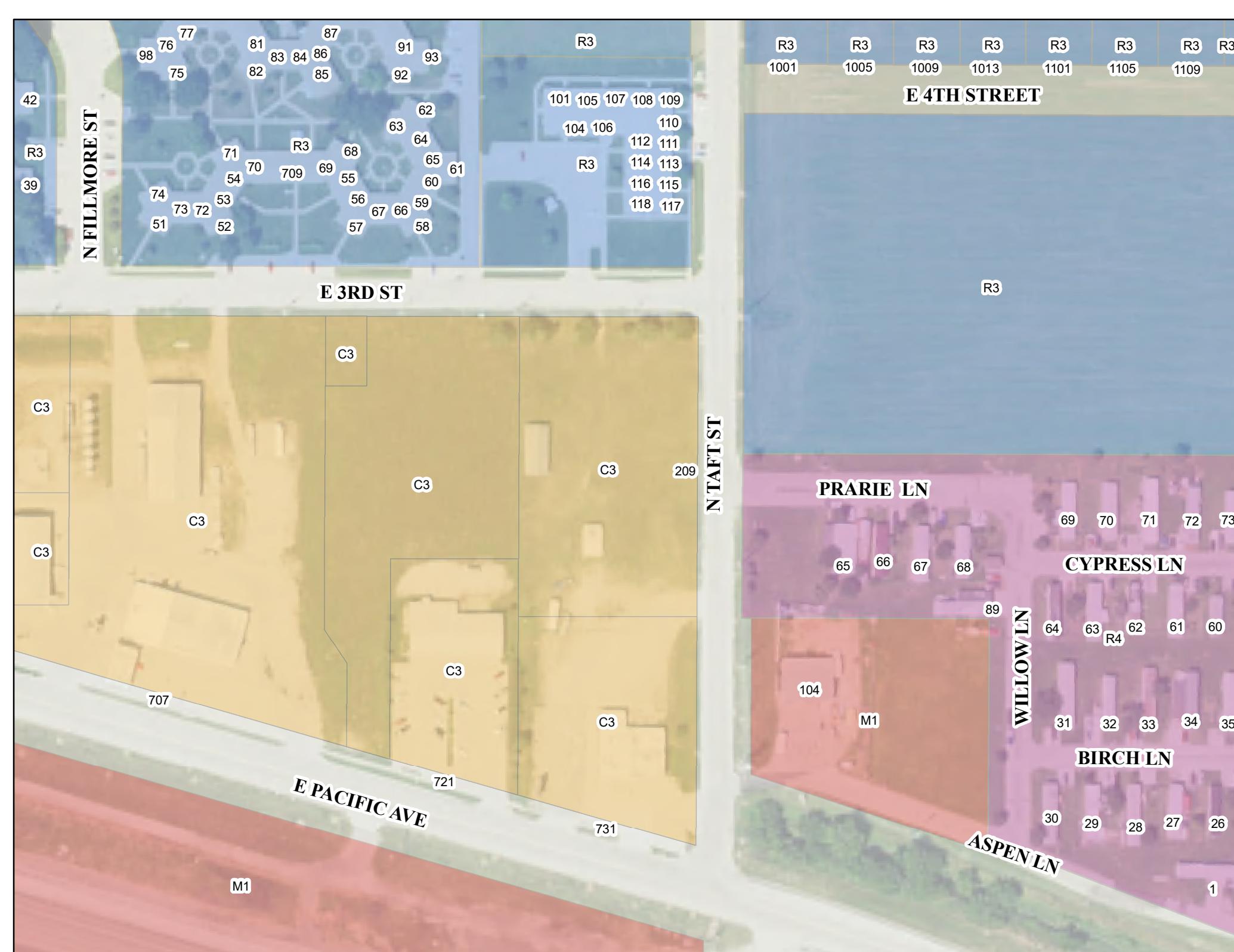
240137590

Taft

6 ft
true
etc

drive

2





Section 6.08 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.08.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- 6.08.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.08.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.08.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.08.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.08.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.08.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.08.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- 6.08.010 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.08.011 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

PLANNING COMMISSION CITY OF LEXINGTON

DETERMINATION FORM

On January 7, 2026, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended Approval (Approval/Disapproval) of a Conditional Use Permit for property located at 209 N. Taft Street (Location) for U-Haul/Outdoor Storage (Owner).

The Lexington Planning Commission made the following motion:

Motion by: Jeremy Kaiser

Seconded by: Kristi Moyer

Motion: **Recommend Approval**

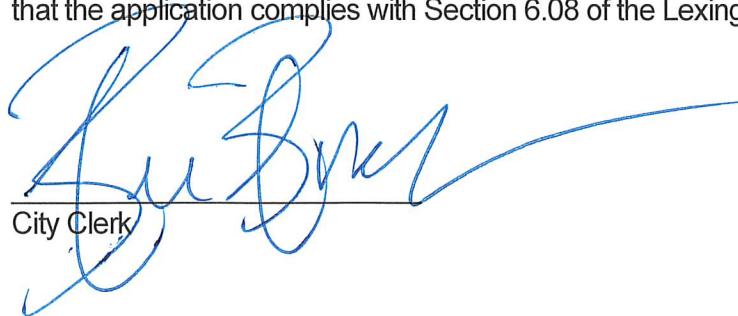
Roll Call: Voting "aye" were Novoa, Margritz, Tappan, Moyer, Kaiser, Gonzalez, Roemmich, Smith, Worthing
Voting "Nay" were _____

Based on the facts set forth at the Public Meeting, the Planning Commission hereby makes the following findings of fact: *

- _____ 6.08.01 That the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- _____ 6.08.02 That the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

- _____ 6.08.03 That the establishment of the conditional use will impede the normal and orderly development of the surrounding property for uses permitted in the district.
- _____ 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are not being provided.
- _____ 6.08.05 Adequate measures have not been or will not be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- _____ 6.08.06 The use shall include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- _____ 6.08.07 The use shall involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- _____ 6.08.08 The use shall involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- _____ 6.08.09 The use shall involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- _____ 6.08.010 The use shall involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- _____ 6.08.011 The use shall involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

*If no standards are checked, then the Planning Commission has made findings of fact that the application complies with Section 6.08 of the Lexington Zoning Ordinance.



City Clerk