

Administrative Use Only

Date Submitted 2/12/09
Filing Fee \$100.00
Cert. Of Ownership _____
Date Sign Posted _____

Case Number _____
Accepted By _____
Date Advertised _____
Date of Public Hearing _____

APPLICATION FOR REZONING

CITY OF LEXINGTON

*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 Greater Lexington Corporation/ Community Redevelop-
ment Authority of
Lexington
2. Property Owner's Address 406 East 7th St., P.O. Box 70, Lexington
3. Telephone Number (Home) 308-324-2341 (Work) same
4. Developer's Name Mesner Development Co.
5. Developer's Address 2604 26th Avenue, P.O. Box 335, Central City, NE 68826
6. Telephone Number (Home) 308-946-3826 (Work) same
7. Present Use of Subject Property vacant
8. Proposed Use of Subject Property housing - elderly
9. Present Zoning R-3 Requested Zoning RP-3
10. Legal Description of Property Requested to be Rezoned Block 3, Parkview
Addition to the City of Lexington, Dawson County, Nebraska
Approximate Street Address and Location West 20th Street - south side
11. Area of Subject Property, Square Feet and/or Acres 260,631 sq. ft = ≈ 5.98 Acres
12. Characteristics of Adjacent Properties (including zoning and actual use)
North: residential South: residential
East: residential West: church

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Justification of Rezoning | <input checked="" type="checkbox"/> Written Statement of Authorization from all Property Owners |
| <input type="checkbox"/> Blueline copies of site plan | |
| <input checked="" type="checkbox"/> Reduced copy of site plan | |

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.

Greater Lexington Corporation
Signature of Owner

Mesner Development Co - Developer
Cristy R. Larson
Signature of Applicant

By: J. Reppert

FEB 12 2009

Justification of Re-zoning:

The property will be the site of newly constructed duplexes to be managed by the Housing Authority of the City of Lexington. Block 3 is currently zoned R-3 which allows for duplexes. The parties are proposing to change the zoning to RP-3 in order allow a design of Block 3 for the construction of a total of 19 duplexes. These units will serve elderly persons 55 years of age and older. The first phase will include construction of 10 duplexes within the next year and the second phase is for 9 more proposed duplexes to be built at a later time. Redesigning Block 3 in this manner will offer a neighborhood feel to the area.


Statement of Authorization from all Property Owners:


The current property owner is The Greater Lexington Corporation. Great Lexington Corporation may sell the property to the Community Redevelopment Authority of Lexington before the re-platting and/or re-zoning are completed.

By signing this statement, the Owner and interested parties hereby authorize the re-zoning and re-platting of Block 3 to a Planned Unite Development zoned RP-3.

The Greater Lexington Corporation

Community Redevelopment Authority of
Lexington





REZONING CHECKLIST

Case No.: _____
Date Filed: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 3-4-09 P.C.;

APPLICANT:

Greater Lexington Corporation

LOCATION OF PROPERTY:

Block 3, PARKVIEW ADDITION
Southwest of 20th & ADAMS ST. INTERSECTION

PRESENT ZONING: R-3 REQUESTED ZONING: RP-3

PRESENT USE OF PROPERTY:

vacant land

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R-2</u>
South	<u>Residential</u>	<u>R-3</u>
East	<u>Residential</u>	<u>R-1</u>
West	<u>Residential</u>	<u>R-2</u>

CHARACTER OF NEIGHBORHOOD:

Residential along Adams Street Corridor

NEAREST EQUIVALENT ZONING:

LOCATION: Adgarat
CURRENT USE: Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? No, would fit residential uses.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES If yes, explain need to reduce minimum lot requirements to meet project needs

3. Are there adequate sites for the proposed use in areas already properly zoned?
No If yes, explain _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with development policies? YES
 2. Consistent with future land use map? YES
 3. Are public facilities adequate? YES

TRAFFIC CONDITIONS:

1. Street(s) with access to property: 20th Street, future 18th St.
 2. Classification of street(s):
 Arterial _____ Collector _____ Local X Lanes _____
 3. Right-of-way width: 48-50'
 4. Will turning movements caused by the proposed use create an undue traffic hazard? No
 5. Comments on traffic: traffic created, local in nature

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately sized lots? YES, to accommodate project needs.
 2. Properly sized street right-of-way? NO, simply needs to be platted
 3. Drainage easements? "
 4. Utility easements:
 Electricity? _____ "
 Gas? _____ "
 Sewers? _____ "
 Water? _____ "
 5. Additional Comments: The replat of the parcel is needed prior to development; per prior agreements.

UNIQUE CHARACTERISTIC OF PROPERTY IN QUESTION:

NONE

ADDITIONAL COMMENTS:

Proposed project is a housing development for individuals 55+ years of age in mixed income levels.

Administrative Use Only

Date Submitted 2/12/09 Case Number _____
Filing Fee \$100.00 Accepted By _____
Date Advertised _____ Date Property Posted _____

SUBDIVISION PLAT APPLICATION

CITY OF LEXINGTON

1. Applicant's Name Greater Lexington Corp / Mesner Development Co.
2. Applicant's Address 2604 26th Ave., Central City, NE 68826
3. Applicant's Telephone Number 308-946-3826
4. Within City Limits yes Within Zoning Jurisdiction R-3
(change to RP-3)

February
Date Paid

Cristy R. Larson
Signature Of Applicant
Mesner Development Co.

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____

Date Filed: _____

- 1. Name of Subdivision: Replat of Block 3, PARKVIEW ADDITION
- 2. Name of Owner: Greater Lexington Corporation
- 3. Name of Subdivider: Same
- 4. Name of Person who prepared the Plat: Miller & Associates
- 5. Date of Hearing: 3-4-09

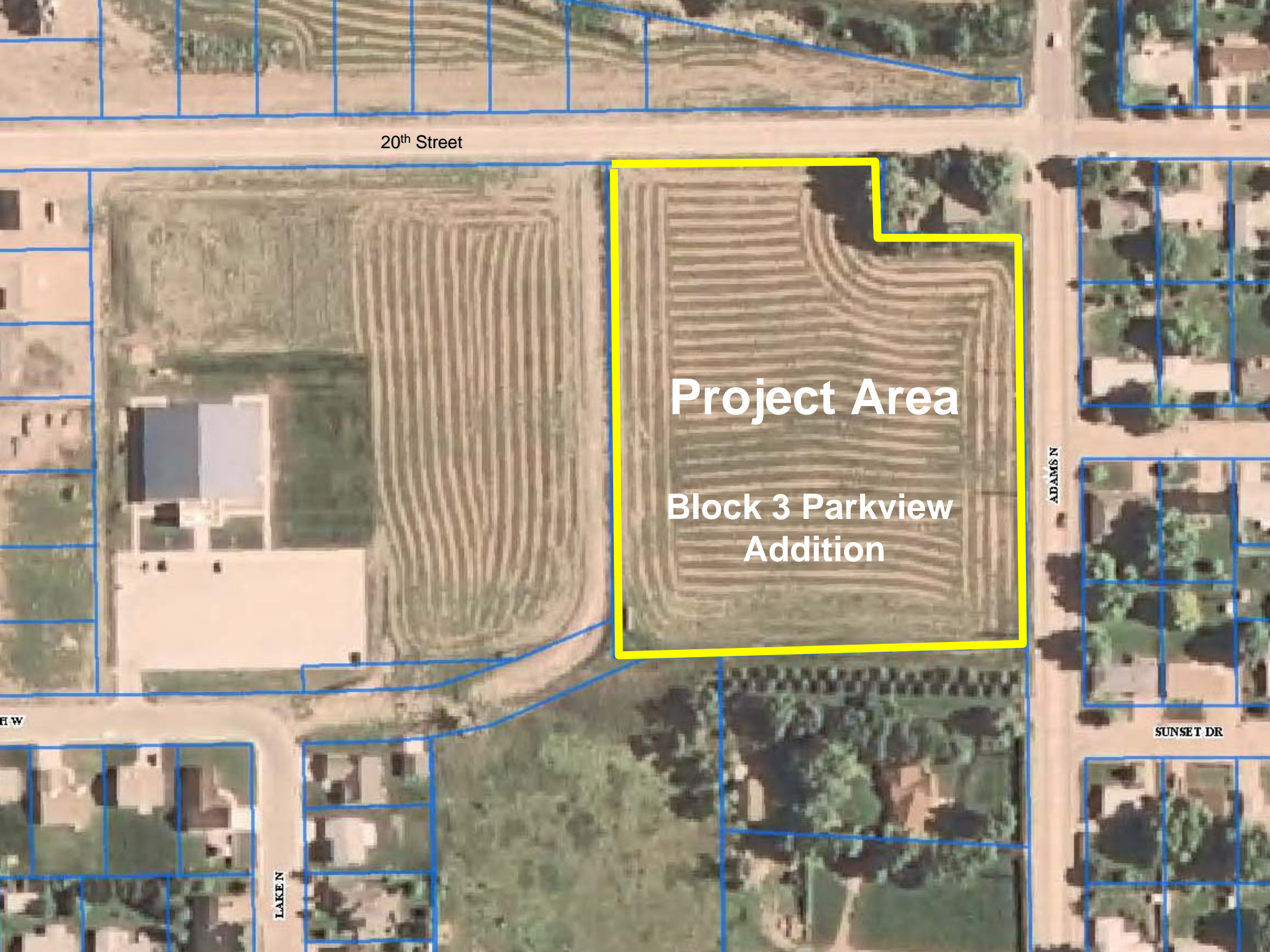
Instructions:

The following checklist is to be completed by the Building Inspector and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No," a written explanation must accompany this checklist.

6. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<u>X</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>X</u>	_____
D. Name and address of owner(s).	<u>X</u>	_____
E. Name and address of subdivider(s).	<u>X</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>X</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>X</u>	_____
H. Date of preparation and basis for north.	<u>X</u>	_____
I. Current zoning classification and proposed use of the area being platted.	_____	<u>X</u> <u>OTHER APPLICATION</u>
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<u>X</u>	_____
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	_____	<u>X</u>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>
M. Topography at contour intervals of not more than five (5) feet referred to USGS datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features.	<u>✓</u>	_____
N. Arrangement of lots and their approximate sizes.	<u>✓</u>	_____
O. Location and width of proposed streets, alleys, pedestrian ways and easements.	<u>✓</u>	_____
P. General plan of sewage disposal, water supply and utilities, if public.	_____	_____ - overall plan
Q. Notation of type of sewage disposal and water supply if non-public.	_____	<u>N/A</u>
R. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.	_____	<u>N/A</u>
S. Relationship to adjacent unsubdivided land.	<u>x</u>	_____
T. Approximate gradient of streets.	<u>x</u>	_____
U. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes.	<u>✓</u>	_____
7. Does the proposed subdivision design conform to the Comprehensive Plan?	<u>x</u>	_____
8. Will the proposed subdivision make the development of adjacent property more difficult?	_____	<u>✓</u>
9. Are lots sized appropriately for zoning district?	<u>x</u>	_____ RP-3
10. Are all lots free from flood plain encroachment?	_____	_____
11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site?	<u>x</u>	_____
12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions?	<u>x</u>	_____
13. Do proposed street grades and alignment meet all requirements?	<u>x</u>	_____ RP-3
14. Were twelve (12) copies of the preliminary plat submitted?	<u>x</u>	_____
15. Was the preliminary plat fee of \$_____ paid?	<u>✓</u>	_____



20th Street

Project Area

**Block 3 Parkview
Addition**

ADAMS N

SUNSET DR

LAKEN

H W

NOTICE
THIS PROPERTY IS BEING CONSIDERED
FOR A *REZONING* R3 RP3

A PUBLIC HEARING WILL BE
HELD AT 406 E. 7TH

MAR 4, 09 5:30