

NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located in Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska (west side of 26th Avenue and 33rd Street), from "R-1" (Single Family Residential) to "R-2" (Two-Family Residential) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 04:09:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Rezone Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd Subdivision from R-1 Single-Family Residential to R-2 Two-Family Residential.

RECOMMENDATION:

I recommend approval of the proposed rezoning from R-1 Single-Family Residential District to R-2 Two-Family Residential District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd from R-1 Single-Family Residential to R-2 Two-Family Residential. The owner intends to develop the site for residential use. This rezoning is consistent with the Columbus Land Development Ordinance and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for rezoning.

SIGNATURE:

By: Andy J. Woehrer

Approved By: [Signature]

REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

PROPERTY OWNER NAME: Jeffrey Gotschall and Tammi Gotschall

APPLICANT: Jeffrey Gotschall and Tammi Gotschall

APPLICANT MAILING ADDRESS: 3360 26th Ave., Columbus, NE 68601

APPLICANT PHONE NUMBER: 402-276-0911

APPLICANT EMAIL ADDRESS: jcgotschall@neb.rr.com

ATTORNEY/FIRM: Clark J. Grant, Grant & Grant

ATTORNEY PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL ADDRESS: clark@grantattorney.com

ADDRESS OF PROPERTY TO BE REZONED: 34th Street and 26th Ave., Columbus, NE 68601

LEGAL DESCRIPTION OF PROPERTY:

Lots 1, 2, 3 and 4, Block B, and Lots 1, 2, 3, 4, 5, 6 and 7, Block C J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska.

PRESENT ZONING CLASSIFICATION: R-1, Single-Family Residential

REQUESTED ZONING CLASSIFICATION: R-2, Two-Family Residential

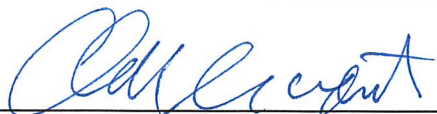
DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

Developing Subdivision

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS 10th DAY OF February, 2026.



Owner or Owner's Representative



Zoning and Future Land Use

