

PETITION TO AMEND THE ZONING ORDINANCE

APPLICATION NUMBER: 20A23-01

DATE: April 24, 2023

APPLICATION FEE: \$ 200.00

NAME: Dittmer & Dittmer, L.L.C.

The undersigned hereby petitions to amend the Zoning Ordinance of the City of Crete in order that the following may be allowed:

The construction of a 30 unit, 3-story, senior 55+ multi-family apartment building

The amendment is requested for the following reasons:

The majority of the site is currently zoned R3 and a small portion of the site is zoned C1

We are requesting the portion zoned C1 be rezoned R3 to keep zoning consistent across the parcel
Changes in the zoning map required by this proposed amendment are shown on the attached map.

C-1 District changed to R-3 District.

Legal Description of Premises to be amended: (Lot, Block, Addition or Section, Township, Range)

Legal description attached

Interest of Petitioner in the above described property:

Owner of the property

Address of petitioner: 1600 W 12th Street, Crete, NE 68333

Signature: Ken Dittmer For Dittmer & Dittmer

Date of Planning Commission Hearing: June 26th 2023

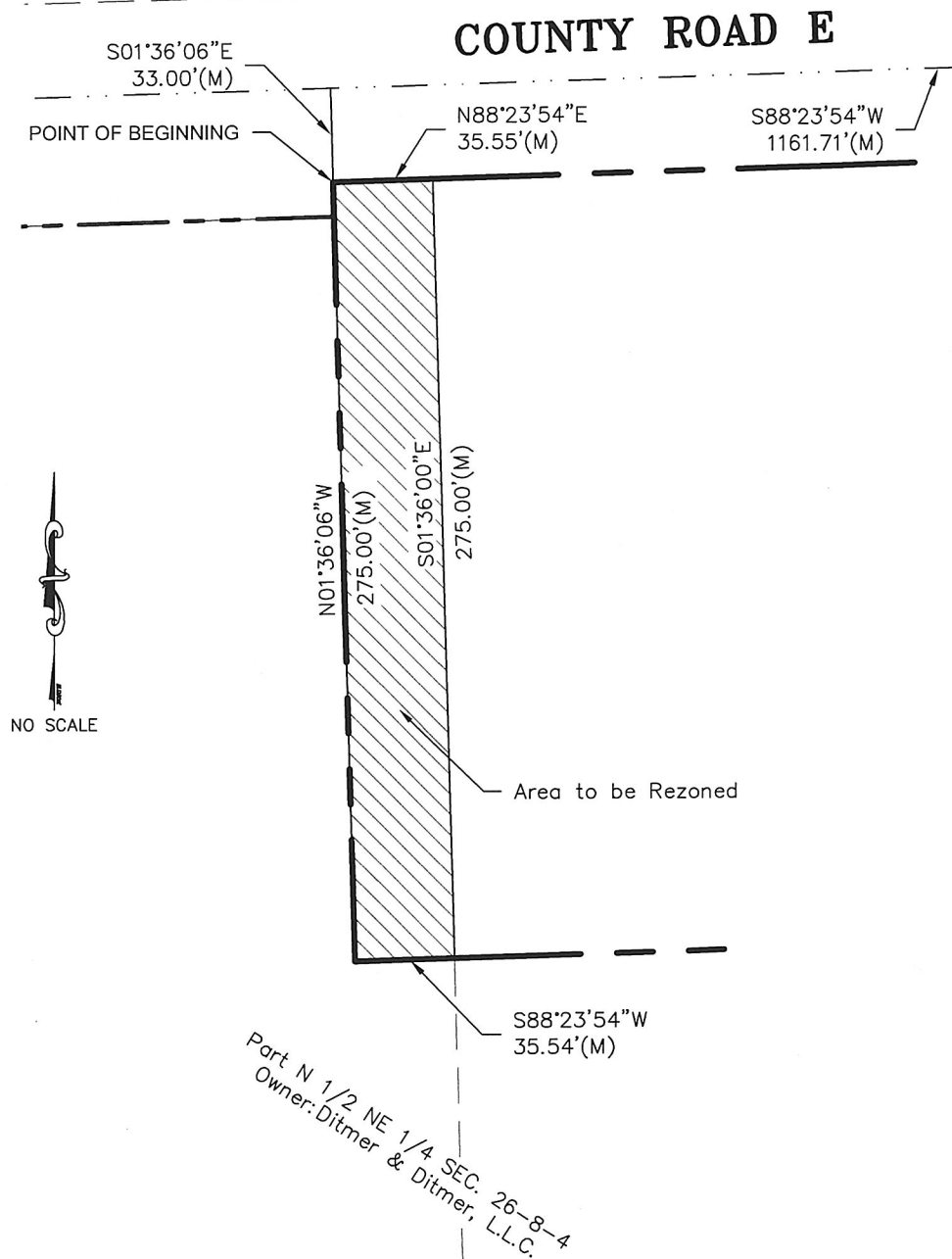
Date of City Council Hearing: July 5th 2023

Date posted and published: June 14th 2023

NOTE: The City of Crete and the adjacent two (2) mile area is zoned by dividing the area into District in accordance with the Comprehensive Plan. A single lot is not a Zoning District. A small area is not necessarily a Zoning District.

Re-Zoning Exhibit

REZONING OF A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SECTION 26, T8N, R4E OF THE 6TH P.M., CRETE, SALINE COUNTY, NEBRASKA



REZONING OF A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SECTION 26, T8N, R4E OF THE 6TH P.M., CRETE, SALINE COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, THENCE ON THE NORTH LINE OF SAID NE 1/4 BEARS S88°23'54\"W, 1161.71 FEET ALL BEARINGS HEREON ARE RELATIVE THERETO; THENCE S01°36'06\"E, A DISTANCE OF 33.00 FEET TO THE SOUTH R-O-W LINE OF COUNTY ROAD E BEING 33' SOUTH OF AND PARALLEL WITH SAID NORTH LINE AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH R-O-W, S88°23'54\"E, 35.55 FEET; THENCE S01°36'00\"E, 275.00 FEET; THENCE N88°23'54\"W, 35.54 FEET; THENCE N01°36'06\"W, 275.00 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 9,775.28 SQUARE FEET MORE OR LESS.

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

A PRELIMINARY PLAT OF

231057

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SECTION 26, 18N, R4E OF THE 6TH P.M., CRETE SALINE

THENCE S01°36'06"E A DISTANCE OF 33.00 FEET TO THE SOUTH R-O-W LINE OF COUNTY ROAD E BEING 33' SOUTH OF AND PARALLEL WITH SAID NORTH LINE AND THE POINT OF BEGINNING;

THENCE ON SAID EAST BOUNDARY S01°16'06"E 275.00 FEET

THENCE ON SAID WEST BOUNDARY S01°16'08"E 275.00 FEET TO THE POINT OF

CONTAINING A CALCULATED AREA OF 130,625 SQUARE FEET OR 3.00 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE CHANGES FROM THE PREVIOUS EDITION APPEARING IN THE LAST EDITION OF THIS SURVEY HAVE BEEN CORRECTED, THAT THE PLAN IS A TRUE AND CORRECT TRANSFER OF ALL INFORMATION SHOWN THEREON ACTUALLY AS DESCRIBED, AND THAT ALL MONUMENTS SHOWN THEREON ARE CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

OWNERS CERTIFICATION:

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS COUNTY ROAD E, SIALES, AN ADDITION TO CRETE, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS

LOT 1 SHALL HAVE ACCESS TO COUNTY ROAD E.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

FOR ALL LOTS WITHIN THIS PLAT.

ACKNOWLEDGE OF NOTARY:

[illegible]

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING
IN SAID COUNTY, PERSONALLY CAME RON DITMER, MANAGING MEMBER OF DITMER
& DITMER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE
NAME IS AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND HE
ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE
VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES THE _____ DAY OF _____

THIS IS TO CERTIFY THAT I FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____

THIS PRELIMINARY PLAT OF GREEN LIGHT ESTATES WAS REVIEWED BY THE OFFICE OF SALINE COUNTY SURVEYOR ON THIS DAY OF 20

SHEET NO.

1 of 1

