

## 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 Lying South of the Union Pacific Railroad Right-of-Way and all of Lots 5, 6, 7 and 8, Block 73, Original City of Columbus, Platte County Nebraska and the vacated alley adjacent thereto and the E 1/2 of vacated 15th Avenue from the northern boundary of 12th Street to the southern boundary of the Burlington Northern Railroad Right-of-Way and from the southern boundary of the Burlington Northern Right-of-Way to the southern boundary of the Union Pacific Right-of-Way, and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska lying South of Union Pacific Railroad Right-of-Way and all of the vacated alley lying south of and adjacent to said Lot 1, and all of that portion of the W 1/2 of vacated 15th Avenue lying east of and adjoining said Lot 1 and north of the south line of alley to the south line of the Union Pacific Railroad Right-of-Way (northwest corner of 12th Street and 14th Avenue) from "R-3" (Multiple-Family Residential) to "ML/C-1" (Light Industrial District) 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

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## MEMORANDUM

**DATE:** April 7, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Andy Woehrer, Chief Building & Code Official  
**RE:** Rezone Parcel # 710161787 from R-3 Multi-Family Residential District to ML/C-1 Light Industrial District

**RECOMMENDATION:**

I recommend approval of the proposed rezoning from R-3 Multi-Family Residential District to ML/C-1 Light Industrial District and to amend the Future Land Use Map accordingly.

**DISCUSSION:**

We have received a rezoning application for Parcel # 710161787 from R-3 Multi-Family Residential to ML/C-1 Light Industrial District. The owner intends to develop the site for convenience storage. 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]

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# 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: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

APPLICANT MAILING ADDRESS: \_\_\_\_\_

APPLICANT PHONE NUMBER: \_\_\_\_\_

APPLICANT EMAIL ADDRESS: \_\_\_\_\_

~~ATTORNEY~~/FIRM: \_\_\_\_\_

~~ATTORNEY~~ PHONE NUMBER: \_\_\_\_\_

~~ATTORNEY~~ E-MAIL ADDRESS: \_\_\_\_\_

ADDRESS OF PROPERTY TO BE REZONED: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY:

PRESENT ZONING CLASSIFICATION: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Owner or Owner's Representative

## Legal Description for Rezone

Lots 1, 2, 3, and 4 Lying South of the Union Pacific Railroad Right-of-Way and all of Lots 5, 6, 7 and 8, Block 73, Original City of Columbus, Platte County Nebraska and the vacated alley adjacent thereto and the E 1/2 of vacated 15th Avenue from the northern boundary of 12th Street to the southern boundary of the Burlington Northern Railroad Right-of-Way and from the southern boundary of the Burlington Northern Right-of-Way to the southern boundary of the Union Pacific Right-of-Way, and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska lying South of Union Pacific Railroad Right-of-Way and all of the vacated alley lying south of and adjacent to said Lot 1, and all of that portion of the W ½ of vacated 15<sup>th</sup> Avenue lying east of and adjoining said Lot 1 and north of the south line of alley to the south line of the Union Pacific Railroad Right-of-Way.







REZONE   CURRENT ZONING MAP		No.	Revision	Date
Block 73 Storage				
SCALE: 1:20				
STATE: NE		DIGGERS HOTLINE: 1-800-331-5666		
COUNTY: Platte				
CITY: Columbus				
DRAWN BY: BEL				
CHECKED BY:				
PROJECT NO: 26000				
DATE: 02/20/2026				
SHEET				
REZONE				



