

DRAFT

**ORDINANCE NO. 26-07**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18, 2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: 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., FROM THE PRESENT ZONING CLASSIFICATION OF "R-3" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO "ML/C-1" (LIGHT INDUSTRIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE.

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of hearings called for the purpose of rezoning and reclassifying the following described real estate, to wit:

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

from the present zoning classification of "R-3" (Multiple-Family Residential District) TO "ML/C-1" (Light Industrial District); and to amend the ZONING MAP and the FUTURE LAND USE MAP which have been adopted and made a part of the CITY OF COLUMBUS LAND DEVELOPMENT ORDINANCE, ZONING CHAPTER, to show said rezoning and reclassification as provided by law; and

WHEREAS, the Planning Commission held a hearing thereon, and has heard all persons appearing at such hearing and in consideration of the evidence and the premises, has voted to recommend approval of the rezoning application; and

WHEREAS, the mayor and city council have held a separate hearing thereon and have heard all persons appearing at such hearing and in consideration of the evidence and the premises hereby find and determine that said rezoning will be for the public good and general welfare and will provide for the proper, appropriate, and best use of said real estate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA;

Section 1. That the Columbus Land Development Ordinance, Zoning Chapter, passed and adopted November 18, 2024, as the Zoning Code for the City of Columbus by Ordinance No. 24-32 and as amended thereafter, be and the same is hereby amended to show that the following described real estate, to-wit:

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

has been rezoned and reclassified from the present zoning classification of "R-3" (Multiple-Family Residential District) TO " ML/C-1" (Light Industrial District); and that the Future Land Use Map as well as the Zoning Map which have been adopted and made a part of said Columbus Land Development Ordinance, Zoning Chapter, be and the same are hereby amended to show such rezoning and reclassification.

Section 2. That all ordinances and resolutions or parts thereof in conflict herewith be and the same are hereby repealed.

Section 3. That this ordinance shall become effective immediately upon and be in full force and effect after its passage, adoption, and publication as provided by law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the city offices.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY