

**City of Seward, NE**  
**Tuesday, January 6, 2015**  
**Regular Session**

**Item G8**

**CONSIDERATION OF AN ORDINANCE TO AMEND ZONING FROM R-1 RESIDENTIAL USE TO R-4 RESIDENTIAL USE - LOT 1 & 2, SEWARD KUDLACEK ADDITION (1766 N 8th ST & 707 Pinewood Ave) - John Hughes**

**Administrative Report:** This rezone involves 2 parcels located on the corner of Pinewood Ave. and Hwy 15. Currently residential structures are located on the properties. The rezoning is applied for with the intent to demolish the current structure located at 1766 N 8th St. and convert the 707 Pinewood Ave structure into a dentist office. Per Article 4 Zoning District regulations Table 11.403 Use Matrix, the current R-1 Zoning District does not allow a dentist office however, an R-4 Zoning District would allow for a medical office occupancy under a Special Use permit. The land use on the north side of Pinewood is zoned R-4 so the new zoning would be contiguous in the new application for the land use area. Should the rezoning of the property be passed the owners will have to submit plans for a Building permit for the renovation of the residential structure to convert it to a Dentist office.

**The City of Seward Planning Commission recommended approval by unanimous vote at the Dec. 8, 2014 meeting.**

**The Public Hearing to consider the proposed zoning change was held on December 16.**

**Staff Contact:**



ORDINANCE NO. 2014-29

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA NOW ZONED "R-1 RESIDENTIAL" TO "R-4 RESIDENTIAL"; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within the corporate limits of the City of Seward, Nebraska is hereby rezoned from " R-1 Residential to R-4 Residential to wit:

Seward Kudlacek Addition, Lot 1, 1766 N 8<sup>th</sup> Street, & Lot 2, 707 Pinewood Avenue, Seward Nebraska, Seward County, Nebraska

Section 2. USES PERMITTED . Uses permitted by the ordinances of the City of Seward, Nebraska for "R-4 Residential District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended and it is ordered that the above described land heretofore shown as "R-1 Residential" upon the official zoning map shall now be shown as "R-4 Residential District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this 6th day of January, 2015.

THE CITY OF SEWARD, NEBRASKA,

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Joshua Eickmeier, Mayor

ATTEST:

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Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & Human Resources Director