



APPLICATION FOR REZONING

*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name TL Sund Constructors Inc.
- 2. Property Owner's Address P.O. Box 826, Lexington, NE 68850
- 3. Telephone Number (308) 324-5186 E-Mail Address deb@tlsund.com
- 4. Developer's Name --
- 5. Developer's Address --
- 6. Telephone Number -- E-Mail Address --
- 7. Present Use of Subject Property Construction Sales and Service
- 8. Proposed Use of Subject Property Construction Sales and Service
- 9. Present Zoning A1 Requested Zoning M1
- 10. Legal Description of Property Requested to be Rezoned Proposed Subdivision

Approximate Street Address and Location 75513 Road 435, Lexington, NE 68850

11. Area of Subject Property, Square Feet and/or Acres approximately 6 acres

12. Zoning of Adjacent Properties

North: A1
East: A1

South: M1
West: A1

The following information must be submitted at the time of application:

- Vicinity Map
- Copy of Site Plan (8 1/2 X 11 or digital copy)

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

Debra Sund
Signature of Owner

Debra Sund
Signature of Applicant

Administrative Use Only

Date Submitted _____
Filing Fee \$100.00
Cert. Of Ownership _____
Date Sign Posted _____

Case Number _____
Accepted By _____
Date Advertised _____
Date of Public Hearing _____

Section 5.14 M-1 Light Industrial

5.14.01 **Intent:** It is the intent of the Light Industrial District Regulations to provide standards for areas suitable for limited industrial, commercial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to avoid incompatible land uses, to serve these areas with adequate transportation facilities, and to prevent or mitigate hazards to adjacent properties. In addition, this district prohibits all exterior storage, except merchandise for sale to the public, unless a separate Conditional Use Permit is requested for the use and granted by the City.

5.14.02 Permitted Uses:

The following principal uses are permitted in the M-1 District:

1. Light manufacturing operation;
2. Agriculture, excluding the expansion of existing or development of new intensive livestock confinement facilities/operations as defined in Section 2.02;
3. Automobile sales, service, and repair;
4. Mail order services;
5. **Construction sales and services, construction equipment sales;**
6. Building materials sales and storage;
7. Veterinary services (not including livestock), animal hospitals, kennels;
8. Industrial dry cleaning, laundry plants;
9. Farm implement/equipment sales and services;
10. Freight and truck terminals;
11. Garden centers and nurseries;
12. Printing, publishing and allied industries;
13. Public owned and operated facilities, services;
14. Warehouse and distribution;
15. Self-service storage facilities per Section 7.11;
16. Wholesale establishments, sales and services;
17. Laboratories;
18. Landscape and horticultural services;
19. Vocational training facilities;
20. Business Services.

5.14.03 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the M-1 District as recommended by the Planning Commission and approved by the City Council:

1. Child care center;
2. Radio, television and communication towers and transmitters, as per Section 7.07;
3. Indoor recreational facility;
4. Car wash, industrial car wash;
5. Recycling centers and collection points;
6. Outdoor storage, subject to the following requirements:
 - A. A landscape buffer shall be provided subject to the approval of the Building Official.
 - B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
 - C. All outdoor storage areas shall be screened by a fence or wall or a combination of both, and shall be located to the rear of the landscape buffer.

5.14.04 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses, including outdoor storage containers per Section 7.17;
2. Buildings and uses incidental to construction work are permitted to remain until completion or abandonment of the construction work, at which time they shall be removed;
3. Parking as permitted in Sections 7.01-7.05;
4. Signs allowed in Chapter 109 of the Municipal Code;
5. Landscaping as required by Article 8.

5.14.05 **Height and Lot Requirements:**

1. The height and minimum lot requirements, including accessory uses, shall be as follows:

Use	Lot Area	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Max. Height (ft)	Max. Lot Coverage (%)
Permitted Uses	10,000	80	15*	10	15	35	60
Conditional Uses	10,000	80	15*	10	15	35	60

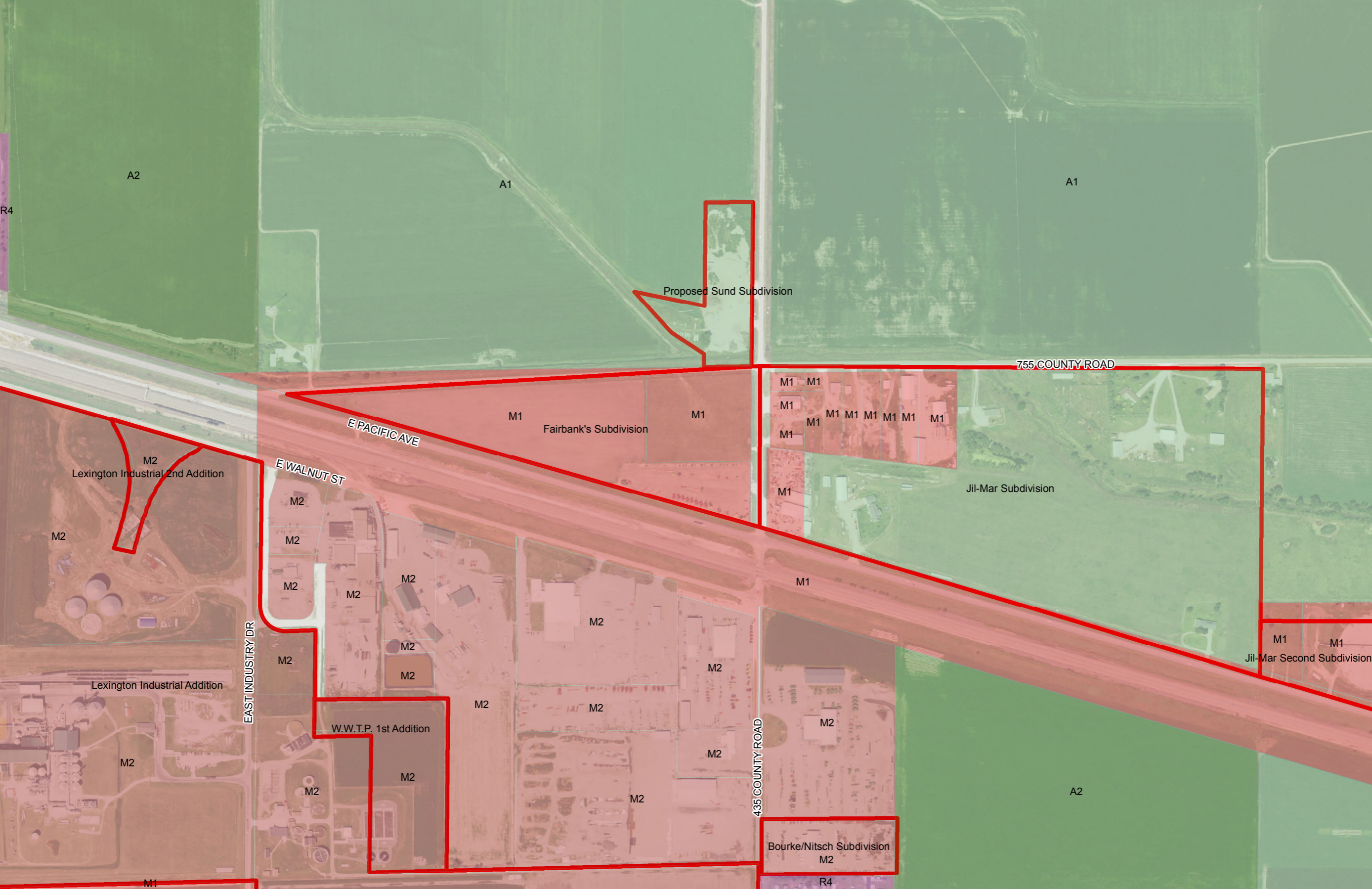
* 15 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of 50 feet.

5.14.06 **Use Limitations:**

1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within thirty (30) feet of such district.
2. Permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Article 8.
3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

5.14.07 **Performance Standards:**

See Section 7.10 of the Supplemental Regulations for performance standards.



A2

A1

A1

Proposed Sund Subdivision

755 COUNTY ROAD

M1

M1

Fairbank's Subdivision

M1

M1

M1

M1

M1

M1

M1

M1

M1

M1

M1

Jil-Mar Subdivision

M1

M1

Jil-Mar Second Subdivision

M1

M2

M2

M2

A2

435 COUNTY ROAD

Bourke/Nitsch Subdivision

M2

R4

E PACIFIC AVE

E WALNUT ST

EAST INDUSTRY DR

W.W.T.P. 1st Addition

Lexington Industrial 2nd Addition

Lexington Industrial Addition

M2

M2

M2

M2

M2

M2

M2

M2

M2

M2

M2

M2

M2

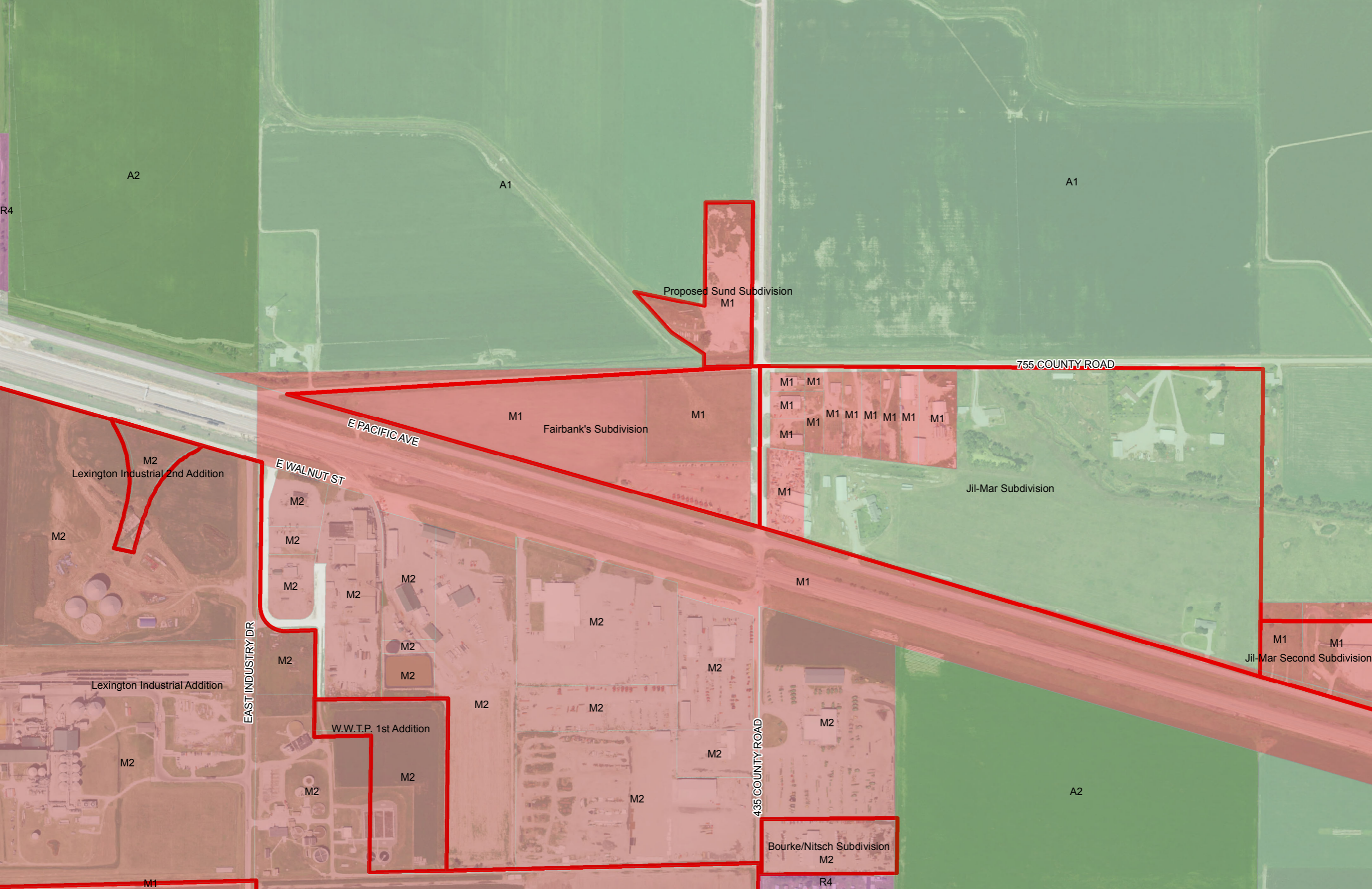
M2

M2

M2

M2

M1



A2

A1

A1

R4

Proposed Sund Subdivision
M1

755 COUNTY ROAD

M1

Fairbank's Subdivision

M1

M1

M1

M1

M1

M1

M1

M1

M1

Jil-Mar Subdivision

M1

M1

Jil-Mar Second Subdivision

M2

Lexington Industrial 2nd Addition

M2

E WALNUT ST

M2

M2

M2

M2

M2

M2

M2

M2

EAST INDUSTRY DR

M2

W.W.T.P. 1st Addition

M2

M2

M2

M2

M2

M2

M2

M2

M1

435 COUNTY ROAD

M2

Bourke/Nitsch Subdivision
M2

R4

A2

M1

MDR/HDR

MDR/HDR

IND

Proposed Sund Subdivision

TA

755 COUNTY ROAD

IND

E PACIFIC AVE

Fairbank's Subdivision

IND

Jil-Mar Subdivision

Lexington Industrial 2nd Addition

E WALNUT ST

COM
Jil-Mar Second Subdivision

EAST INDUSTRY DR

IND

Lexington Industrial Addition

W.W.T.P. 1st Addition

435 COUNTY ROAD

P/QP

Bourke/Nitsch Subdivision