

ORDINANCE NUMBER 26-26

An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the real property legally described as:

The South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet,

from "GC" General Commercial District to "RC" Residential Commercial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for an effective date of this ordinance.

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

SECTION 1: That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "GC" General Commercial District to "RC" Residential Commercial District.

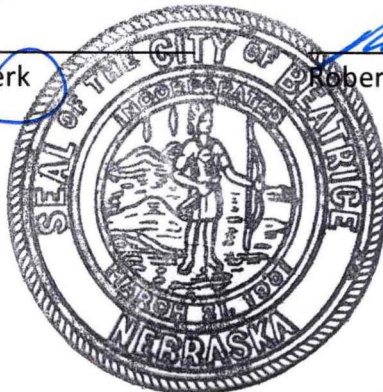
SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication in electronic form as required by law.

PASSED AND APPROVED this 17th day of August, 2026.

Attest:


Erin Saathoff, MMC, City Clerk




Robert Morgan, Mayor

COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov

PERMIT NUMBER: 20260309**REZONING APPLICATION****APPLICANT(S) INFORMATION**

Name(s): City of Beatrice

Address: 400 Ella Street
Beatrice, NE 68310

Phone: 402-228-5211

Email: _____

OWNER(S) INFORMATION (if not Applicant)

Name(s): Karen & Geoffrey Kerl

Address: 1006 Bell
Beatrice NE, 68310

Phone: _____

Email: _____

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 115 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The South 75 feet of Block 1, Wiebe's City Garden
, an Addition to the City of Beatrice, Gage County, Nebraska except the West 95 Feet of the North 5 feet of the
South 75 feet

Present Use: Residential Present Zone: General CommercialProposed Use: Residential Proposed Zone: Residential Commercial

How are adjoining properties used (list use type and zone for each):

North: Residential 4 South: General CommercialEast: General Commercial West: Residential CommercialIf change is granted, how will it affect adjoining properties? Should not effectList reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted: _____

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Signature _____

Date _____

Signature _____

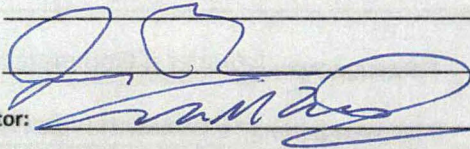
Date _____

OFFICE USE ONLY

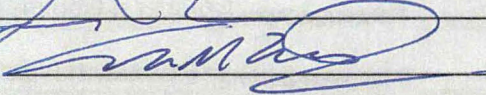
Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer:  _____

Date: 7-29-26

Com Dev Director:  _____

Date: 7/28/26

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this 17 day of August, 2026. ☒ Approved ☐ Denied

Planning and Zoning Chairman: Celan L. Lesty

Date: 8-17-26

CITY COUNCIL RECOMMENDATION this 17 day of August, 2026

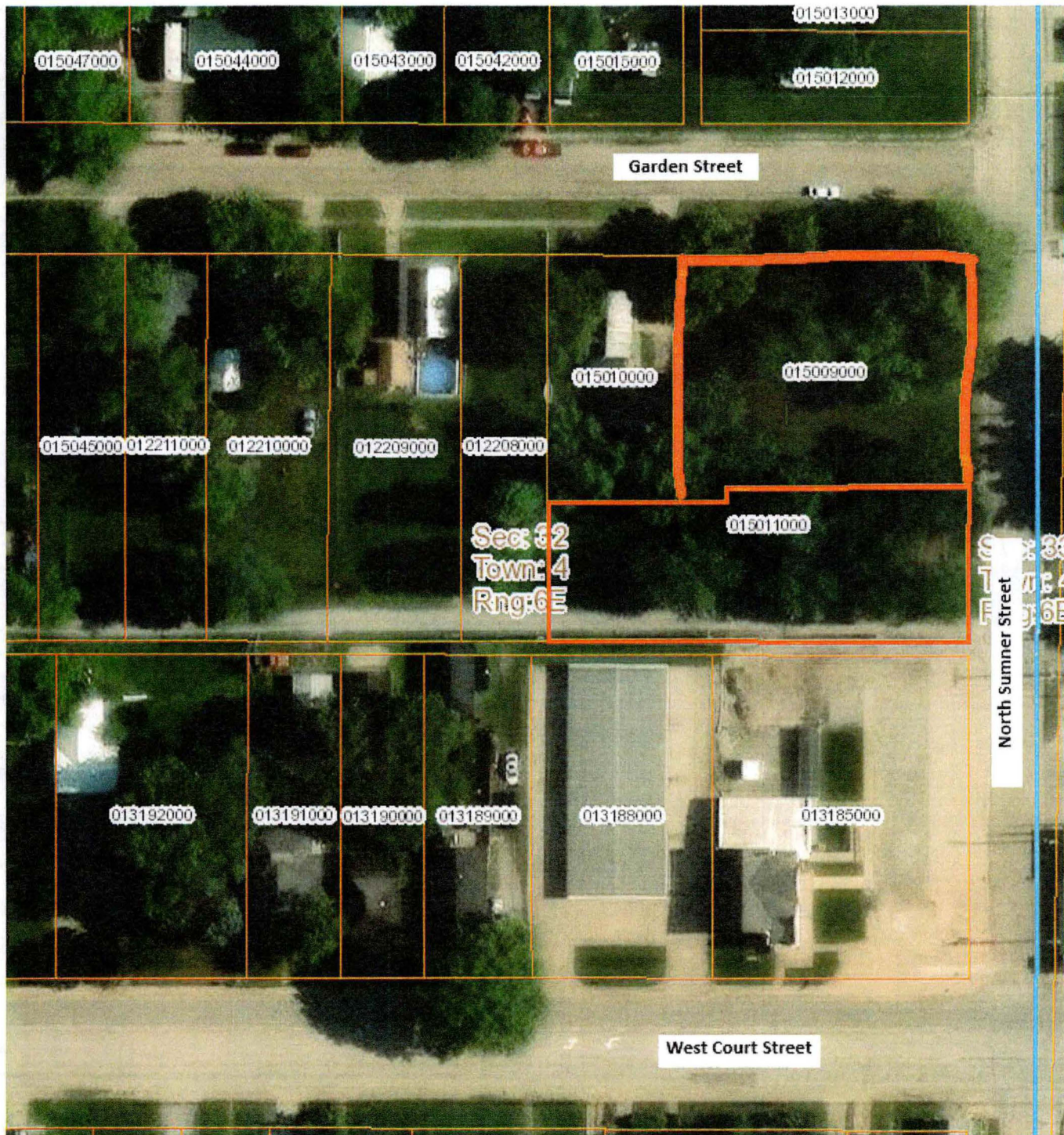
☒ Approved ☐ Denied

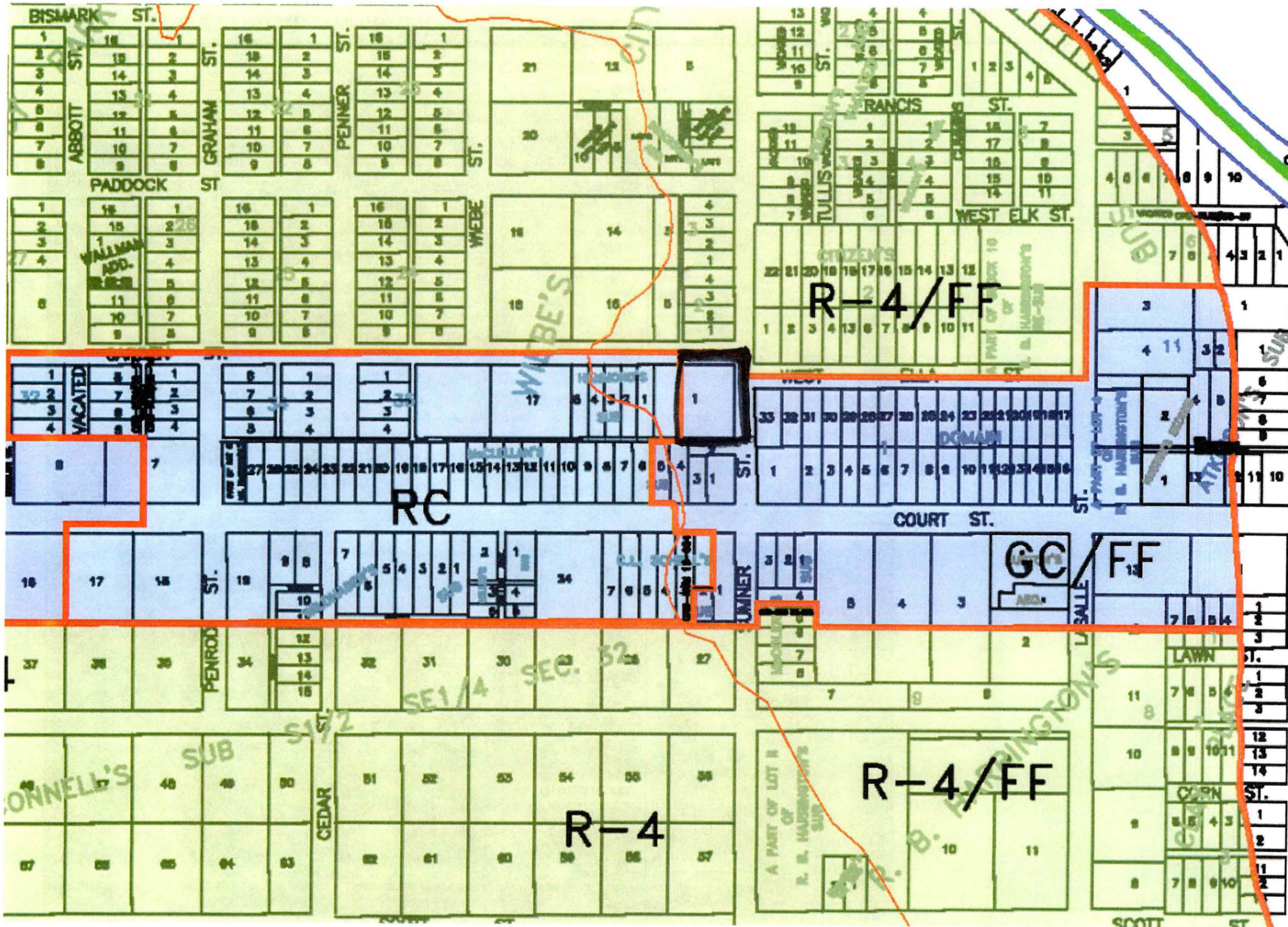
Mayor:  _____

Date: 8-17-26

City Clerk:  _____

Date: 8-17-26







CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Karen Kerl & Geoffrey Leach
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Karen & Geoffrey:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

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August 5, 2026

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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August 5, 2026

Todd Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Todd:

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August 5, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Matthew and Wendi:

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Sincerely,

Taylor Rivera
City Attorney



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August 5, 2026

LDC Enterprises, LLC
601 South Sumner Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

To Whom it May Concern:

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