

ORDINANCE NUMBER 26-25

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

All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska,

from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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:

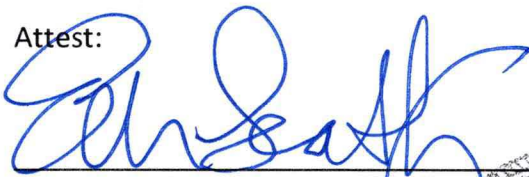
SECTION 1: That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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

**BEATRICE**
CITY • BOARD OF PUBLIC WORKSPERMIT NUMBER: 20260289**REZONING APPLICATION****APPLICANT(S) INFORMATION**Name(s): Brandon CrouseAddress: 9700 S. 60th
Lincoln NE 68516Phone: 402-440-7445Email: bcrouse1@msn.com**OWNER(S) INFORMATION (if not Applicant)**Name(s): Brandon CrouseAddress: 9700 S. 60th
Lincoln, NE 68516Phone: 402-440-7445Email: bcrouse1@msn.com**PROPOSED PROJECT DETAILS**

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

Project Address: 1807-1829 May Street

Legal Description (or attach legal description and label Exhibit "A"): _____

Lots 1, 2, 3, 4, 5 Block 1 Lamb PlacePresent Use: Vacant (Former 2-4plexes torn down) Present Zone: R3Proposed Use: 2-4plex's multifamily Proposed Zone: R4

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

North: R3 South: R3East: R3 West: R3

If change is granted, how will it affect adjoining properties? _____

Will be no change as may st only will have ~~these~~ this drivewayList reason(s) for request: Formality since the existing use was multi family.

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

Included site Plan to show intended use.

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]
Signature

7-20-24
Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: [Signature] Date: 7/25/24

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: [Signature] Date: 7-29-24

Com Dev Director: [Signature] Date: 7/25/2024

RECOMMENDATIONS

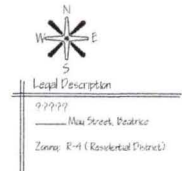
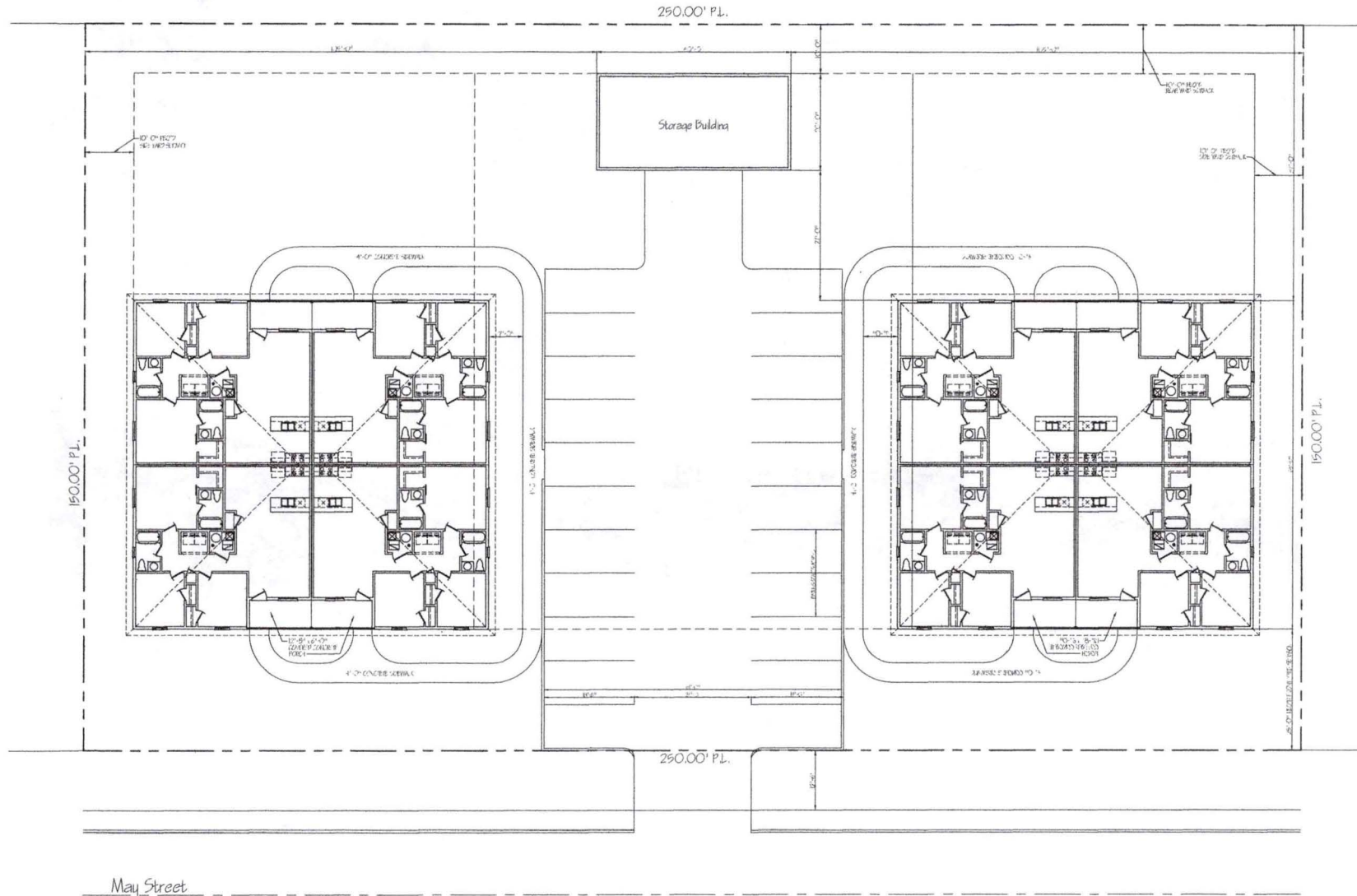
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this 17 day of August, 2024. ☒ Approved ☐ Denied

Planning and Zoning Chairman: [Signature] Date: 8-17-24

CITY COUNCIL RECOMMENDATION this 17 day of August, 2024. ☒ Approved ☐ Denied

Mayor: [Signature] Date: 8-17-24

City Clerk: [Signature] Date: 8-17-24



Site Plan
Scale: 1" = 10'

	PROJECT NO. 216-27 DATE 1-2-2024	CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATES AND BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. SHALL HAVE PERMISSION OVER SEAL.	PROJECT NO. 216-27 DATE 1-2-2024	
CRAVENS HOMES, INC. 11111 11111 11111 11111 11111 11111				

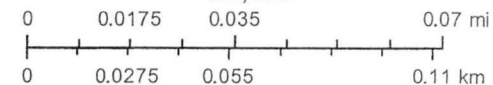


August 27, 2025
13:11 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,069

-  Parcels
-  Sections

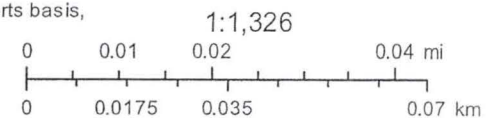




August 27, 2025
13:12 PM

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-  Parcels
-  Sections

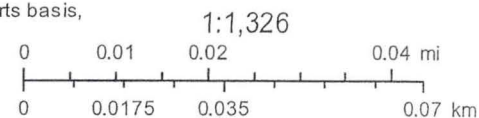


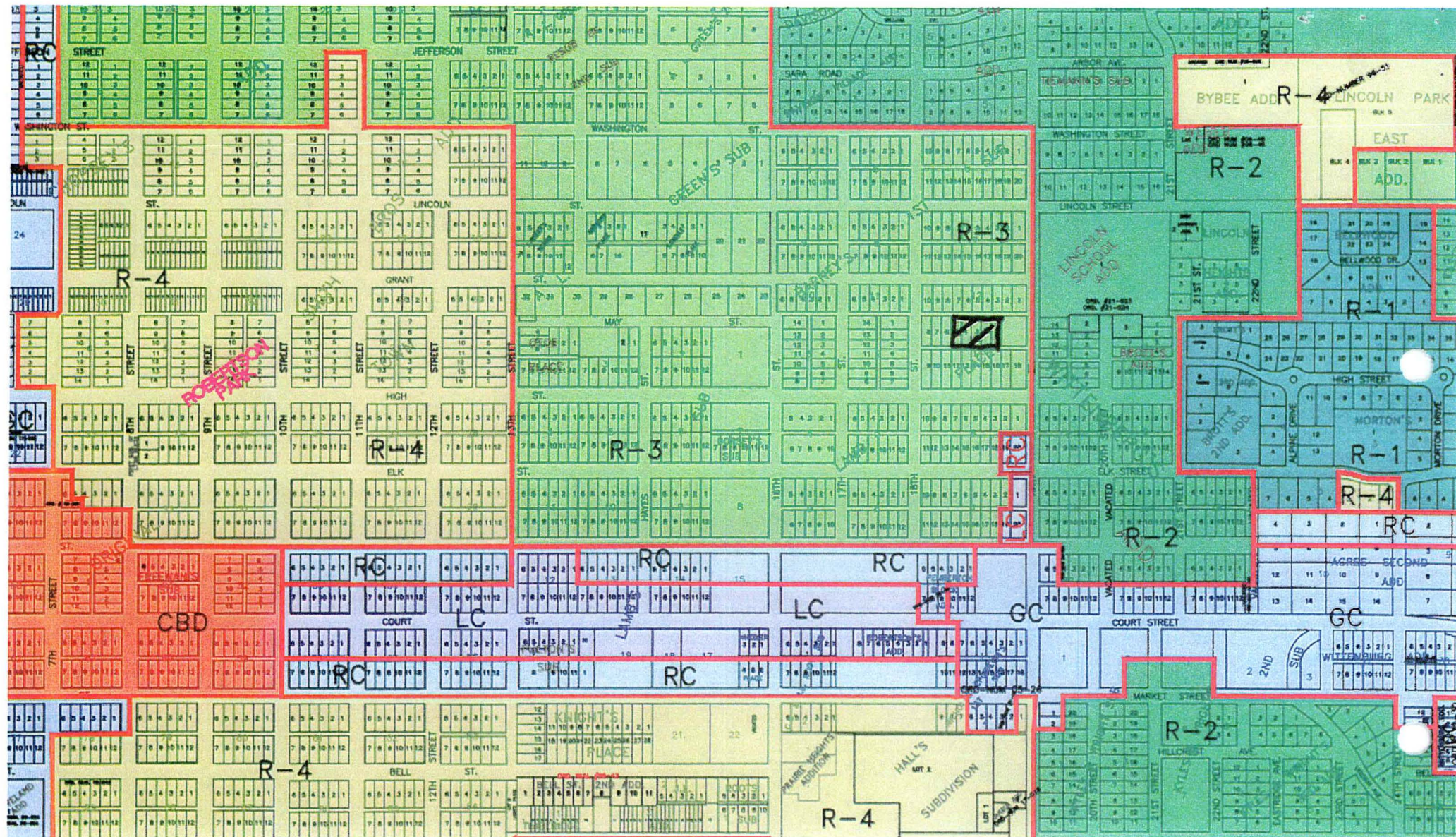


August 27, 2025
13:13 PM

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- Parcels
- Sections





**CITY HALL**

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Brandon Crounse
9700 South 60th Street
Lincoln, NE 68516

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Mr. Crounse:

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 your Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

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ENGINEERING & COMMUNITY DEVELOPMENT

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

August 5, 2026

Rhonda Penner
422 North 18th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crouse for 1807-1829 May Street

Dear Rhonda:

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 Brandon Crouse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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



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August 5, 2026

Dennis Coudeyras
318 South 22nd Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Dennis:

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Sincerely,

Taylor Rivera
City Attorney



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August 5, 2026

Brody Nelson & Deegan Nelson
503 Russell Ave
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Brody and Deegan:

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Sincerely,

Taylor Rivera
City Attorney



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August 5, 2026

Jayse Koehler
423 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Jayse:

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Sincerely,

Taylor Rivera
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Ryan Hock & Heidi Hock
421 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Ryan and Heidi:

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Taylor Rivera
City Attorney