

**ORDINANCE NO. 1053 (2023/2024)**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 2000 5<sup>th</sup> STREET, FROM AR (AGRICULTURAL-RESIDENTIAL DWELLING DISTRICT) TO R-2 (SINGLE-AND TWO-FAMILY DWELLING DISTRICT).**

Be it enacted by the City Council of the City of Nevada, Iowa;

SECTION 1. ZONING AMENDMENT. The Zoning Map of the City of Nevada, Iowa, is hereby amended by rezoning parcel of land owned by Kyle & Katrina Nelson, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

*Section:06 Township:83 Range:22 Parcel F SE NW & SW NE 6-83-22 And Dana's Add Lot 1 Blk 2 Slide 629 Pg 5 Nevada*

and shall be rezoned from an "AR" (Agricultural-Residential Dwelling) District, to a "R-2" (Single- and Two-Family Dwelling) District.

SECTION 2. NOTATION. The City Zoning Official shall record the ordinance number and date of passage of this Ordinance on the Official Zoning Map as required by Section 165.09(5)(B), Code of Ordinances of the City of Nevada, Iowa, 2006 as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

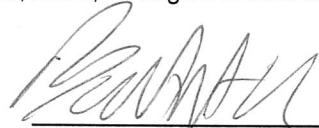
SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

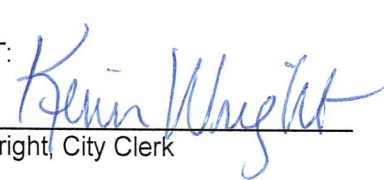
PASSED AND APPROVED this 25<sup>th</sup> day of March, 2024, through the first reading.

PASSED AND APPROVED this 8<sup>th</sup> day of April, 2024, through the second reading

PASSED AND APPROVED this 22<sup>nd</sup> day of April, 2024, through the third and final reading. Enacted upon publication.

  
Brett Barker, Mayor

ATTEST:

  
Kerin Wright, City Clerk

Public Hearing Scheduled – March 11, 2024  
Published – March 14, 2024  
Public Hearing held– March 25, 2024

1<sup>st</sup> Reading – March 25, 2024

Motion by Council Member Steve Skaggs, seconded by Council Member Dane Nealson, to adopt the first reading of Ordinance No. 1053 (2023/2024).

AYES: Skaggs, Nealson, Sampson, Ehrig, Corbin  
NAYS: None  
ABSENT: None

2<sup>nd</sup> Reading – April 8, 2024

Motion by Council Member Jason Sampson, seconded by Council Member Steve Skaggs, to approve the second reading of Ordinance No. 1053 (2023/2024).

AYES: Sampson, Skaggs, Ehrig, Muschick, Corbin, Nealson  
NAYS: None  
ABSENT: None


3<sup>rd</sup> Reading – April 22, 2024

Motion by Council Member Dane Nealson, seconded by Council Member Henry Corbin, to approve the third and final reading of Ordinance No. 1053 (2023/2024).

AYES: Nealson, Corbin, Sampson, Skaggs, Ehrig, Muschick  
NAYS: None  
ABSENT: None

The Mayor declared Ordinance No. 1053 (2023/2024) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1053 (2023/2024) at the regular Council Meeting of the City of Nevada, Iowa, held on the 22<sup>nd</sup> day of April 2024.

  
\_\_\_\_\_  
Kerin Wright, City Clerk

# LOCALiQ

## Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

### PROOF OF PUBLICATION

CITY CLERK'S OFFICE  
City Of Nevada  
1209 6Th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

03/14/2024

and that the fees charged are legal.

Sworn to and subscribed before on 03/14/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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AMY KOKOTT  
Notary Public  
State of Wisconsin

NOTICE OF REQUEST TO AMEND  
THE ZONING ORDINANCE OF NEVADA, IOWA

The City Council of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Kyle & Katrina Nelson, to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 2000 5th Street, owned by them and located within the corporate limits of the City of Nevada, Iowa, from AR (Agricultural-Residential Dwelling District) to R-2 (Single and Two Family Dwelling District). The property for which the Rezoning Application is proposed is legally described: *Section:06 Township:83 Range:22 Parcel F SE NW & SW NE 6-83-22 And*

*Dana's Add Lot 1 Blk 2 Slide 629 Pg 5 Nevada*

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 4th day of March, 2024. It is their recommendation to approve the rezoning request. The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 25th day of March, 2024 at the City Council Meeting which is set to begin at 6:15 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation. It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 25th day of March, 2024.

Kerin Wright, City Clerk

March 14 2024

L10W0071950

Item # 5D  
Date: 3/11/24



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

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City Council:

Continuing to process permits.

Getting ready to start nuisances for yard waste and junk collection.

I have included a rezoning application that was approved by P&Z Commission.

I have included a Nevada Urban Renewal Area/Urban Renewal Plan Amendment

Respectfully,

Ryan Hutton  
Building and Zoning Official



## Rezoning Application Form

(This form must be filled out completely before your application will be accepted.)

**1. Property Address** for this Rezoning Request: 2000 5<sup>th</sup> St. Nevada, IA

**2. Legal Description** (attach, if lengthy):

SECTION:06 TOWNSHIP:83 RANGE:22 PARCEL F SE NW & SW NE 6-83-22 ANDDANA'S ADD LOT 1 BLK 2 SLIDE 629 PG 5 NEVADA

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**3. Applicant:** Kyle & Katrina Nelson

Address: 2000 5<sup>th</sup> St. Nevada IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-460-4436 NA NA  
(Home) (Business) (Fax)

**4. Property Owner:** Kyle & Katrina Nelson

Address: 2000 5<sup>th</sup> St. Nevada IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-460-4436 NA NA  
(Home) (Business) (Fax)

**5. Contact Person:** Kyle Nelson

Address: 2000 5<sup>th</sup> St. Nevada IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-460-4436 NA NA  
(Home) (Business) (Fax)



Obtaining approval of this Rezoning does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

**I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada, and have submitted all the required information which is accurate, true and correct.**

Signed by:     *Kyle Nelson*     Date:     2/3/2024    

**(Applicant)**

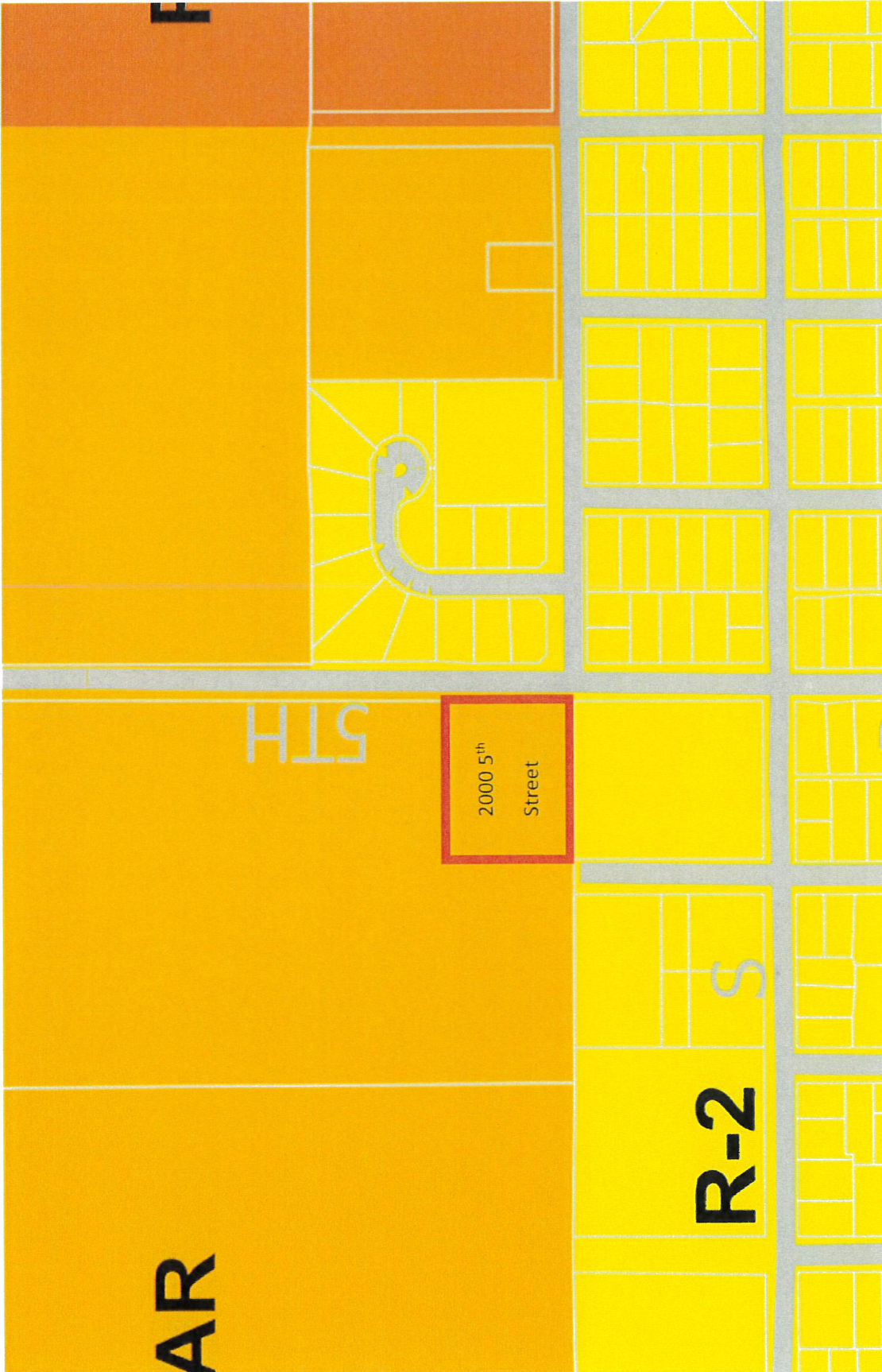
**(Note: No other signature may be substituted for the Property Owner's Signature)**

and:     *Kyle Nelson*     Date:     2/3/2024    

**(Property Owner)**

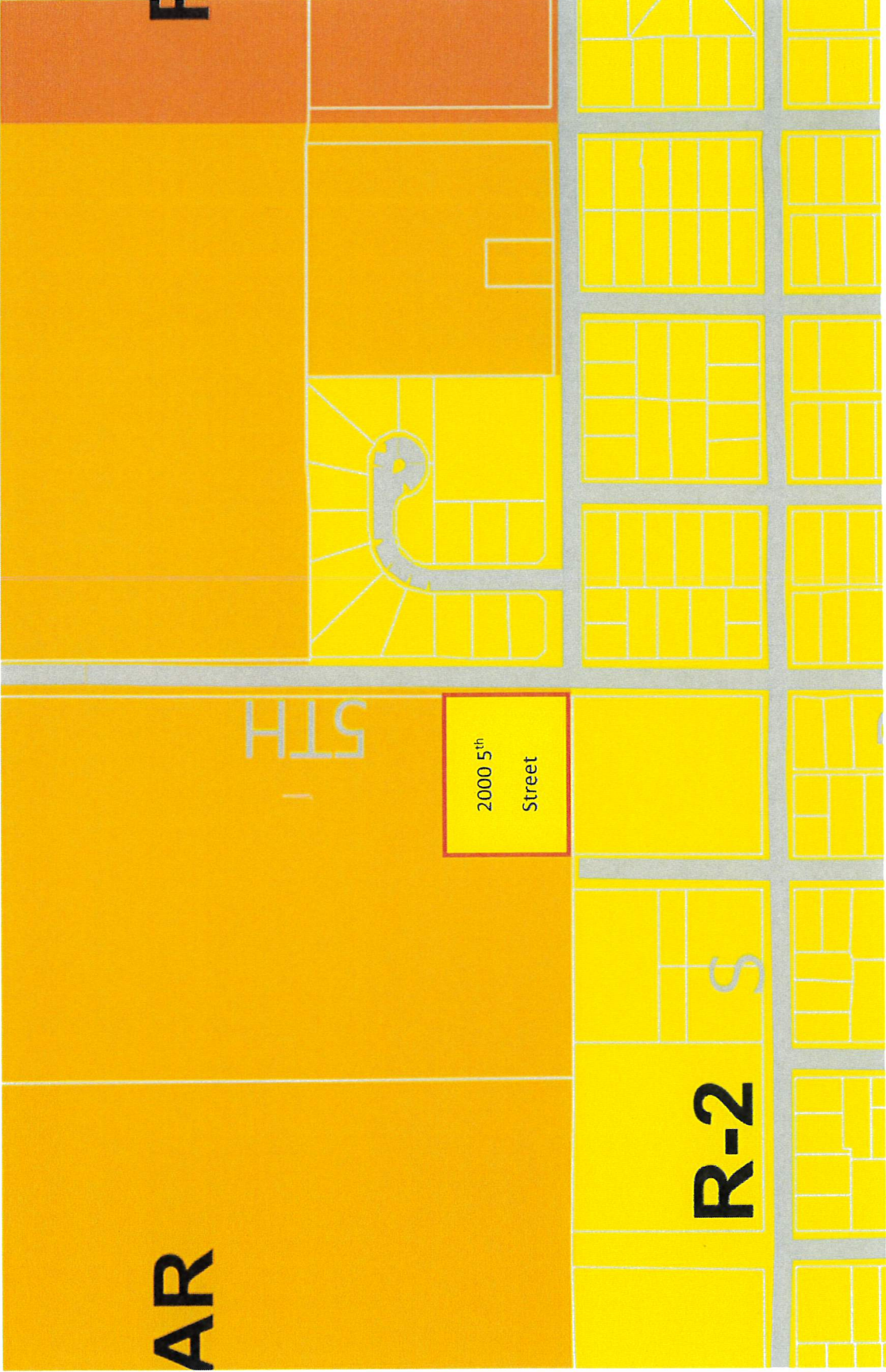
and: \_\_\_\_\_ Date: \_\_\_\_\_

**(Contact Person)**



Current Zoning





Requested Zoning

# Memo

**To:** Planning & Zoning Commission  
**From:** Ryan Hutton, Zoning Supervisor  
**CC:** Jordan Cook, City Administrator  
**Date:** 03/04/2024

## **RE: General Information**

- 1. Rezoning of 2000 5<sup>th</sup> Street:** The City of Nevada has received a Rezoning Application. The proposed rezoning location is 2000 5<sup>th</sup> Street. The applicant is currently zoned as AR (Agricultural-Residential Dwelling District). The applicant is requesting to be rezoned to R-2 (Single and Two Family Dwelling District). The proposed location requires a public hearing from Planning and Zoning Commission. The Planning and Zoning Commission can make a recommendation to send the rezoning application to be reviewed by the City Council. Included in your packet is a copy of the application and location map.
- 2. Nevada Urban Renewal Area/ Urban Renewal Plan Amendment:** The City of Nevada has an updated Urban Renewal Area to be reviewed and recommend to Council.
- 3. Oak Park Estates Final Plat:** The Final Plat of Oak Park Estates has been submitted and ready to be reviewed by the Planning & Zoning Commission. The Planning and Zoning Commission can make a recommendation to send the final plat application to be reviewed by the City Council. Included in your packet is a copy of the application and location map.

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting

## AGENDA

Planning & Zoning Commission  
*March 4<sup>th</sup>, 2024 6:15pm*  
Council Chambers, City Hall 1209 6<sup>th</sup> Street

1. Call the meeting to order – Roll Call
2. Approval of the Agenda
3. Approve and place on file the minutes of the February 5<sup>th</sup>, 2024
4. Public Forum: Time for comments from the public on P&Z business other than those listed on this agenda.
5. Public Hearing Rezoning Application at 2000 5<sup>th</sup> Street
  - a. Recommend to Council.
6. Review Nevada Urban Renewal Area/Urban Renewal Plan Amendment and send recommendation to City Council.
7. Review and Approve Final Plat for Oak Park Estates Phase 1.
8. City Administrator/ Commission Members/ Staff Reports
9. Adjourn

This agenda was posted on the official bulletin board Friday March 1<sup>st</sup>, 2024 in compliance with the requirements of the open-meeting law.

# LOCALIQ

## Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

### AFFIDAVIT OF PUBLICATION

CITY CLERK'S OFFICE  
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STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

05/02/2024

and that the fees charged are legal.

Sworn to and subscribed before on 05/02/2024

Legal Clerk

Notary, State of WI, County of Brown

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May 2 2024  
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