

ORDINANCE NO. 1064 (2024/2025)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 630 6TH STREET, FROM R-3 (URBAN FAMILY RESIDENTIAL DISTRICT) TO R-4 (MULTIPLE 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 Nevada Housing, LLC, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

*Parcel 11 072 554 00 – The old medical center at 630 N 6th St:
Block Forty (40), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 503 60 – The parking lot at 5th St and F Ave:
The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine (39), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 556 60 – The Parking lot at 6th St and F Ave:
Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa*

and shall be rezoned from “R-3” (Urban Family Dwelling District) to R-4 (Multiple 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 14th day of April, 2025, through the first reading.
PASSED AND APPROVED this 28th day of April, 2025, through the second reading
PASSED AND APPROVED this 12th day of May, 2025, through the third and final reading.
Enacted upon publication.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Public Hearing Scheduled – March 24, 2025
Published – April 3, 2025
Public Hearing held– April 14, 2025

1st Reading – April 14, 2025

Motion by Council Member Dane Nealson, seconded by Council Member Steve Skaggs, to adopt the first reading of Ordinance No. 1064 (2024/2025).

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

2nd Reading – April 28, 2025

Motion by Council Member Dane Nealson, seconded by Council Member Jason Sampson, to approve the second reading of Ordinance No. 1064 (2024/2025).

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

3rd Reading – May 12, 2025

Motion by Council Member Dane Nealson, seconded by Council Member Steve Skaggs, to approve the third and final reading of Ordinance No. 1064 (2024/2025).

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

The Mayor declared Ordinance No. 1064 (2024/2025) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1064 (2024/2025) at the regular Council Meeting of the City of Nevada, Iowa, held on the ___ day of May, 2025.

Kerin Wright, City Clerk

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