

RESOLUTION NO. 073 (2024/2025)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING  
TO AMEND THE ZONING ORDINANCE OF NEVADA, IOWA

**WHEREAS**, The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Nevada Housing, LLC to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 630 N 6<sup>th</sup> Street, owned by Nevada Housing, LLC and located within the corporate limits of the City of Nevada, Iowa, from R-3 (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District).

*The property for which the Rezoning Application is proposed is legally described as:*

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

*Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> 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 6<sup>th</sup> 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*

**WHEREAS**, The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 6<sup>th</sup> day of January, 2025. It is their recommendation to approve the rezoning request.

**WHEREAS**, The City Council of the City of Nevada, Iowa, held a public hearing on this request and approved the first reading of Ordinance No. 1064 on the 27<sup>th</sup> day of January, 2025 at the City Council Meeting. On February 10, 2025, the second reading of Ordinance No. 1064 was presented to the City Council of the City of Nevada, Iowa. The second reading failed.

**WHEREAS**, The City Council of the City of Nevada, Iowa, would like to reintroduce the Zoning Amendment Ordinance No. 1064 (2024/2025) and set a public hearing for Monday, April 14<sup>th</sup> at 6:00 p.m. at Nevada City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA. An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 630 6<sup>th</sup> Street, from R-3 (Urban Family Residential District to R-4 (Multiple Family Dwelling District).

**NOW THEREFORE BE IT RESOLVED** by the City Council of Nevada, Iowa that:

1. The Council desires to rezone the property described herein
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on April 14, 2025 at 6:00 p.m. or soon thereafter, in Nevada City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with legal description and the proposed property rezoning,

as set forth in Exhibit B, attached hereto.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**PASSED AND APPROVED** this 24<sup>th</sup> day of March, 2025.

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Ryan Condon, Mayor

Attest:

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Kerin Wright, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 073 (2024/2025) be adopted.

AYES:            \_\_\_  
NAYS:            \_\_\_  
ABSENT:          \_\_\_

The Mayor declared Resolution No. 073 (2024/2025) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 073 (2024/2025) at the regular Council Meeting of the City of Nevada, Iowa, held on the 24<sup>th</sup> day of March, 2025.

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

## EXHIBIT B

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

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Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa*

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 6<sup>th</sup> day of January, 2025. 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 14<sup>th</sup> day of April, 2025 at the City Council Meeting which is set to begin at 6:00 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 14<sup>th</sup> day of April, 2025.

Kerin Wright  
City Clerk