

PLANNING COMMISSION

AGENDA **May 17, 2024** **9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 19, 2024.
4. **Hearing: Future Land Use Map Amendment No. 2024-02**
Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential (MDR) and Office/Commercial Retail Mixed Use (MU2) to Office/Commercial Retail Mixed Use (MU2) for property described as a tract of land located in part of the Southeast Quarter of the Southeast Quarter and in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).
5. **Hearing: Future Land Use Map Amendment No. 2024-03**
Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential (MDR) and Office/Commercial Retail Mixed Use (MU2) to Medium Density Residential (MDR) for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).
6. **Hearing: Rezoning No. 2024-07**
Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land located in part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).

7. Hearing: Rezoning No. 2024-08

Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District C-3, General Commercial District for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).

8. Hearing: Rezoning No. 2024-09

Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).

9. Hearing: Preliminary Plat No. 2024-05

Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for the Preliminary Plat for Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue). ***FINAL ACTION***

10. Hearing: Final Plat No. 2024-05

Application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for the Final Plat for Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).

11. Hearing: Annexation No. 2024-04

Request submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for the annexation of Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue).

12. Reports.

13. Adjournment.

<p>Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-234-1616 msdart@charter.net</p>	<p>Vice-Chairman Richard McGinnis 11 21st Avenue Place Kearney, NE 68845 308-325-4941 richmcginnisbanker@gmail.com</p>	<p>Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 308-293-7909 montedakan@hotmail.com</p>
<p>Board Member Dave Malone 4402 Avenue P Kearney, NE 68847 308-224-3188 dmalone@ipexneb.com</p>	<p>Board Member Joey Cochran 4104 10th Avenue Place Kearney, NE 68845 308-293-6445 jcochran@nlb.com</p>	<p>Board Member Brent Yaw 2224 Central Avenue, Loft 1 Kearney, NE 68847 308-627-2951 brentyaw@icloud.com</p>
<p>Board Member John Rickard 6309 Avenue L Place Kearney, NE 68847 308-390-7426 johnmidway@hotmail.com</p>	<p>Board Member Melissa Scott-Pandorf 612 West 68th Street Kearney, NE 68845 402-679-6476 mmsscotp@gmail.com</p>	<p>Board Member Jeffery Baker 2004 West 42nd Street Kearney, NE 68845 308-234-1881 jeff@mynewlifechurch.com</p>

A current agenda is on file at the Office of Development Services, 1st Floor at City Hall, 18 East 22nd Street, Kearney, Nebraska.
 For more information, call (308) 233-3254 or visit our website at www.cityofkearney.org