

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

January 20, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held December 16, 2011.
4. **Partial Vacation No. 2004-15 Bel Air Second Addition and 2011-02 Bel Air Fourth Addition – Continued from the December 16, 2011 Meeting**
Application submitted by Buffalo Surveying Corp. (Applicant) for Starostka Group Unlimited, Inc. (Owner) to vacate Lots 1 thru 5, inclusive, of Block 3, all of Avenue L, a street in the City of Kearney, Buffalo County, Nebraska as it abuts said Lot 5, of Block 3, on the East, all of that part of 66th Street Place, a street in the City of Kearney, as it abuts said Lots 1 thru 5, inclusive, of Block 3, and all of that part of 66th Street Place as it abuts the aforescribed part of Avenue L on the North, all in Bel Air Second Addition, TOGETHER WITH Lot 5, of Block 2, and all of that part of 66th Street Place, a street in the City of Kearney, as it abuts said Lot 5, of Block 2, on the North, all in Bel Air Fourth Addition, all being located in the City of Kearney, Buffalo County, Nebraska. (west of the intersection of Avenue N and 66th Street).
5. **Hearing: Land Use Map Amendment No. 2011-04 – Proposed Starostka View Addition – Continued from the December 16, 2011 Meeting**
Application submitted by Buffalo Surveying Corp. (Applicant) for Starostka Group Unlimited, Inc. (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential to Medium Density Residential for property described as Lots 1 through 5 inclusive of Block Three (to be vacated), Bel Air Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska and part of 66th Street Place, a street in the City of Kearney, and part of Avenue L, a street in the City of Kearney (west of the intersection of Avenue N and 66th Street).
6. **Hearing: Rezoning No. 2011-13 – Proposed Starostka View Addition – Continued from the December 16, 2011 Meeting**
Application submitted by Buffalo Surveying Corp. (Applicant) for Starostka Group Unlimited, Inc. (Owner) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as Lots 1 through 5 inclusive of Block Three (to be vacated), Bel Air Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska and part of 66th Street Place, a street in the City of Kearney, and part of Avenue L, a street in the City of Kearney (west of the intersection of Avenue N and 66th Street).

- 7. Hearing: Preliminary Plat No. 2011-14 – Proposed Starostka View Addition – Continued from the December 16, 2011 Meeting**
Application submitted by Buffalo Surveying Corp. (Applicant) for Starostka Group Unlimited, Inc. (Owner) for the Preliminary Plat for Starostka View Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Lots 1 through 5 inclusive of Block Three, all of Avenue L, a street in the City of Kearney as it abuts said Lot 5 of Block Three on the east, all that part of 66th Street Place, a street in the City of Kearney as it abuts said Lots 1 through 5 inclusive of Block Three, and all that part of 66th Street Place, a street in the City of Kearney as it abuts the aforescribed part of Avenue L on the north, all in Bel Air Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; TOGETHER WITH Lot 5 of Block Two, and all that part of 66th Street Place, a street in the City of Kearney as it abuts said Lot 5 of Block Two on the north, all in Bel Air Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (said lots and streets to be vacated) (west of the intersection of Avenue N and 66th Street). ***FINAL ACTION***
- 8. Hearing: Final Plat No. 2011-14 – Proposed Starostka View Addition – Continued from the December 16, 2011 Meeting**
Application submitted by Buffalo Surveying Corp. (Applicant) for Starostka Group Unlimited, Inc. (Owner) for the Final Plat and Subdivision Agreement for Starostka View Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Lots 1 through 5 inclusive of Block Three, all of Avenue L, a street in the City of Kearney as it abuts said Lot 5 of Block Three on the east, all that part of 66th Street Place, a street in the City of Kearney as it abuts said Lots 1 through 5 inclusive of Block Three, and all that part of 66th Street Place, a street in the City of Kearney as it abuts the aforescribed part of Avenue L on the north, all in Bel Air Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; TOGETHER WITH Lot 5 of Block Two, and all that part of 66th Street Place, a street in the City of Kearney as it abuts said Lot 5 of Block Two on the north, all in Bel Air Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (said lots and streets to be vacated) (west of the intersection of Avenue N and 66th Street).
- 9. Hearing: Planned District Development Plan Approval No. 2011-13 – Continued from the December 16, 2011 Meeting**
Application submitted by Brungardt Engineering (Applicant) for Starostka Group Unlimited, Inc. (Owner) for Planned District Development Plan Approval for duplex development on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District for property described as proposed Lot 1 of Block Two, Starostka View Addition, an addition to the City of Kearney, Buffalo County, Nebraska (66th Street Place and Avenue L).
- 10. Hearing: Preliminary Plat No. 2012-01 - Proposed Bryson Estates**
Application submitted by Buffalo Surveying Corp. (Applicant) for Sally L. Bryson, Trustee of the Sally L. Bryson Revocable Trust dated June 14, 2000 (Owner) for the Preliminary Plat for Bryson Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being a part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M.,

Buffalo County, Nebraska (1600 West 35th Street on the north side of Kearney Lake).

FINAL ACTION

11. Hearing: Final Plat No. 2012-01 - Proposed Bryson Estates

Application submitted by Buffalo Surveying Corp. (Applicant) for Sally L. Bryson, Trustee of the Sally L. Bryson Revocable Trust dated June 14, 2000 (Owner) for the Final Plat and Subdivision Agreement for Bryson Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being a part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3500 West 35th Street on the north side of Kearney Lake).

12. Hearing: Planned District Development Plan Approval No. 1983-10 – Proposed Bryson Estates

Application submitted by Buffalo Surveying Corp. (Applicant) for Sally L. Bryson, Trustee of the Sally L. Bryson Revocable Trust dated June 14, 2000 (Owner) for Planned District Development Plan Approval for a residential lot on property zoned District R-1/PD, Urban Residential Single-Family (Low Density)/Planned Development Overlay District for property described as a tract of land being a part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3500 West 35th Street on the north side of Kearney Lake).

13. Hearing: Rezoning No. 2012-01 – Proposed Turkey Creek Subdivision

Application submitted by Miller & Associates (Applicant) for Turkey Creek Properties, LLC (Owner) to rezone from District AG, Agricultural District to District RR-1/PD, Rural Residential (Rural Standards)/Planned Development Overlay District property described as a tract of land located in part of Government Lots 6, 7, 8 and 9 and accretions abutting said Lots all in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Kea West to 30th Avenue, south of the North Channel of the Platte River).

14. Hearing: Preliminary Plat No. 2012-02 – Proposed Turkey Creek Subdivision

Application submitted by Miller & Associates (Applicant) for Turkey Creek Properties, LLC (Owner) for the Preliminary Plat for Turkey Creek Subdivision, Buffalo County, Nebraska for property described as a tract of land located in part of Government Lots 5, 6, 7, 8 and 9 and accretions abutting said Lots all in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Kea West to 30th Avenue, south of the North Channel of the Platte River). ***FINAL ACTION***

15. Hearing: Final Plat No. 2012-02 – Proposed Turkey Creek Subdivision

Application submitted by Miller & Associates (Applicant) for Turkey Creek Properties, LLC (Owner) for the Final Plat and Subdivision Agreement for Turkey Creek Subdivision, Buffalo County, Nebraska for property described as a tract of land located in part of Government Lots 6, 7, 8 and 9 and accretions abutting said Lots all in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Kea West to 30th Avenue, south of the North Channel of the Platte River).

16. Hearing: Planned District Development Plan Approval No. 2012-01 – Proposed Turkey Creek Subdivision

Application submitted by Miller & Associates (Applicant) for Turkey Creek Properties, LLC (Owner) for Planned District Development Plan Approval for single family large lot development on property to be zoned District RR-1/PD, Rural Residential (Rural Standards)/Planned Development Overlay District for property described as a tract of land located in part of Government Lots 6, 7, 8 and 9 and accretions abutting said Lots all in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Kea West to 30th Avenue, south of the North Channel of the Platte River).

17. Hearing: Rezoning No. 2012-02 – Proposed Garringer Subdivision

Application submitted by Trenton Snow (Applicant) for Steven and Marni Garringer (Owner) to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being part of the East Half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5335 Bison Road).

18. Hearing: Preliminary Plat No. 2012-03 – Proposed Garringer Subdivision

Application submitted by Trenton Snow (Applicant) for Steven and Marni Garringer (Owner) for the Preliminary Plat for Garringer Subdivision, Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5335 Bison Road). ***FINAL ACTION***

19. Hearing: Final Plat No. 2012-03 – Proposed Garringer Subdivision

Application submitted by Trenton Snow (Applicant) for Steven and Marni Garringer (Owner) for the Final Plat for Garringer Subdivision, Buffalo County, Nebraska for property described as a tract of land being part of the East Half of the Northwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 5335 Bison Road).

20. Partial Vacation of Subdivision No. 2004-16 – Johnson Estates

Application submitted by Trenton Snow (Applicant) for Guy Murray and Heather Swanson (Owner) to vacate property described as Lot 2, Johnson Estates, a subdivision being part of the West Half of the Southwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (west of 4510 Cottonmill Avenue).

21. Hearing: Rezoning No. 2012-03 – Proposed Johnson Estates Second

Application submitted by Trenton Snow (Applicant) for Heber and Carrie Crockett (Owner) to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being part of the Southwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (west of 4510 Cottonmill Avenue).

22. Hearing: Preliminary Plat No. 2012-04 – Proposed Johnson Estates Second

Application submitted by Trenton Snow (Applicant) for Heber and Carrie Crockett and Guy Murray and Heather Swanson (Owners) for the Preliminary Plat for Johnson Estates Second, Buffalo County, Nebraska for property described as a tract of land being part of the Southwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (west of 4510 Cottonmill Avenue).

23. Hearing: Final Plat No. 2012-04 – Proposed Johnson Estates Second

Application submitted by Trenton Snow (Applicant) for Heber and Carrie Crockett and Guy Murray and Heather Swanson (Owners) for the Final Plat for Johnson Estates Second, Buffalo County, Nebraska for property described as a tract of land being part of the Southwest Quarter of Section 29, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (west of 4510 Cottonmill Avenue).

24. Code Amendment No. 2012-01 – Chapters 52, 53, 54, 55, 56, 57

Proposed amendments to the Uniform Land Development Ordinance as follows:

- Chapter 52, “Subdivisions: Basic Conditions” to clarify terminology related to exemptions from subdivision requirements for large lot residential development; and, to clarify submittal requirements for minor subdivisions.
- Amendments to Chapter 53, “Subdivision Approvals and Procedures” to clarify terminology and requirements for subdivision applications; to require a Preliminary Infrastructure Feasibility Plan with all preliminary plat submittals and a “Final Infrastructure Feasibility Plan” with all final plat submittals; to clarify requirements for the “Subdivision Agreement” and “Utility Consent Form”; to define requirements for street lighting; to clarify the requirements for submittal of an electronic file of all subdivisions.
- Amendments to Chapter 54, “Subdivision Design Criteria and General Standards” to require a “Preliminary Infrastructure Feasibility Plan” with all preliminary plat submittals and a “Final Infrastructure Feasibility Plan” with all final plat submittals; to remove the requirement for a grading plan and add requirements for the National Pollutant Discharge Elimination program including new requirements for construction site activities, new requirements for building phases of development, and to reference the “Public Works Stormwater Ordinance”; to prohibit construction activity on all wetlands.
- Amendments to Chapter 55, “Circulation System Design” to specify design standards must comply with “Board of Public Roads Classifications and Standards-Nebraska Minimum Design Standards”; to clarify public sidewalk requirements and design standards; to require recreational trails to be in conformance with the Trails Master Plan of the City of Kearney Comprehensive Development Plan and in compliance with the “City of Kearney Specifications for Infrastructure Construction”; to add requirements for outdoor lighting on public streets; to clarify standards for arterial streets.
- Amendments to Chapter 56, “Public Improvements and Infrastructure” in the stormwater management section to remove references to retention and replace with requirements for detention and to reference required compliance with “City of Kearney Public Works Department Design Manual”; to reference requirements for submittal of an “Infrastructure Feasibility Plan”; to remove section pertaining to erosion control as that topic is now covered under the requirements of the National Pollutant Discharge Elimination System program; to clarify stormwater detention requirements; to add reference to the “Safe Dams Act” as administered by the Federal Emergency Management Agency and the State of Nebraska Department of Natural Resources; to amend the section pertaining to reservation of park land; to require submittal of the “Utilities Consent Form”; to clarify requirements for dedication of commonly held open space.

- Amendments to Chapter 57, "Improvement Financing and Guarantees" to add requirements for utility systems not operated by the City; to specify that developers that decide not to complete public improvements when paving, water, and/or sanitary sewer districts have been created shall reimburse the City for the entire cost of design, engineering, testing and any other fees incurred by the City; to clarify requirements for subdivision agreements and non-contiguous development; to add requirements for "Temporary Certificates of Occupancy."

25. Report/Comments from Board Members.

26. Adjournment.

Chairman James Ganz, Jr. 22 Hillcrest Drive Kearney, NE 68845 237-5146 jganzjr@frontiernet.net	Vice-Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 msdart@charter.net	Board Member Robert Cunningham 2203 West 50th Street Kearney, NE 68845 865-7591 rob Cunningham@catholichealth.net
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member Steve Homan 32 Red Fox Lane Kearney, NE 68845 237-0500 stephenchoman@gmail.com	Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 fastfreddy@fredconst.com
Board Member Andrew Williams 9030 Pleasant Valley Drive Kearney, NE 68845 234-4511 ajsewilliams@asaew.com	Board Member John Lowe 7 Wedge Way Kearney, NE 68845 440-3709 jslowe4@gmail.com	Board Member Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.com

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.