

# **PLANNING COMMISSION**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**February 17, 2012**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held January 20, 2012.
4. **Partial Vacation of Subdivision No. 2004-16 – Lot 2, Johnson Estates – (Continued from the January 20, 2012 Planning Commission Meeting)**  
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).
5. **Hearing: Rezoning No. 2012-03 – Proposed Murray Estates – (Continued from the January 20, 2012 Planning Commission Meeting)**  
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).
6. **Hearing: Preliminary Plat No. 2012-04 – Proposed Murray Estates – (Continued from the January 20, 2012 Planning Commission Meeting)**  
Amended application submitted by Trenton Snow (Applicant) for Heber and Carrie Crockett and Guy Murray and Heather Swanson (Owners) for the Preliminary Plat for Murray Estates, 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). **\*FINAL ACTION\***
7. **Hearing: Final Plat No. 2012-04 – Proposed Murray Estates – (Continued from the January 20, 2012 Planning Commission Meeting)**  
Amended application submitted by Trenton Snow (Applicant) for Heber and Carrie Crockett and Guy Murray and Heather Swanson (Owners) for the Final Plat for Murray Estates, 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).
8. **Hearing: Rezoning No. 2012- 04 – 2214 14th Avenue – Proposed Loper Suites**  
Application submitted by BD Construction (Applicant) and Loper Suites LLC (Owner) to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial/Planned Development Overlay District property described as the south 49

feet of Lot 2, all of Lots 3, 4, 5, 6, 9, 10, and the south 49 feet of Lot 11, all in Block 9, Kearney Land & Investment Company 2nd Addition to the City of Kearney, Buffalo County, Nebraska, excepting therefrom the west 92 feet of Lot 7 and the west 92 feet of the south 30 feet of Lot 8, Block 9 thereof (2214 14th Avenue).

**9. Hearing: Planned District Development Plan Approval No. 2012-04**

Application submitted by BD Construction (Applicant) and Loper Suites LLC (Owner) for Planned District Development Plan Approval for the construction of a 25-unit apartment complex on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District for property described as the south 49 feet of Lot 2, all of Lots 3, 4, 5, 6, 9, 10, and the south 49 feet of Lot 11, all in Block 9, Kearney Land & Investment Company 2nd Addition to the City of Kearney, Buffalo County, Nebraska, excepting therefrom the west 92 feet of Lot 7 and the west 92 feet of the south 30 feet of Lot 8, Block 9 thereof (2214 14th Avenue).

**10. Code Amendment No. 2012-01 – Chapters 52, 53, 54, 55, 56, 57 – (Continued from the January 20, 2012 Planning Commission Meeting)**

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.”

**11. Report/Comments from Board Members.**

**12. Adjournment.**

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

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](http://www.cityofkearney.org).