

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

May 18, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 20, 2012.

4. Hearing: Rezoning No. 2012-07 – Lot 2, Colonial Estates 5th Addition

Application submitted by Joe Sobotka (Applicant and Owner) to rezone from District R-3/PD, Urban Residential Multi-Family District (Medium Density)/Planned Development Overlay District to District C-O/PD, Office/Planned Development Overlay District property described as Lot 2, Colonial Estates 5th Addition, a replat of Block 2, Colonial Estates 4th Addition to the City of Kearney, Buffalo County, Nebraska (northeast corner of 20th Avenue and 39th Street).

5. Hearing: Land Use Map Amendment No. 2012-03 – 1196-1202 62nd Avenue

Application submitted by Sutton Rentals, LLC (Applicant and Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agricultural Open to Rural Estates for property described as a tract of land being part of Government Lot 9 and part of Government Lot 10 TOGETHER WITH AND SUBJECT TO a 30.0 foot ingress-egress easement road all located in Section 6, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2,100 feet south of 62nd Avenue and 18th Street, and west 1,500 feet).

6. Hearing: Rezoning No. 2012-08 - 1196-1202 62nd Avenue

Application submitted by Sutton Rentals, LLC (Applicant and 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 Government Lot 9 and part of Government Lot 10 TOGETHER WITH AND SUBJECT TO a 30.0 foot ingress-egress easement road all located in Section 6, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (2,100 feet south of 62nd Avenue and 18th Street, and west 1,500 feet).

7. Hearing: Revised Planned District Development Plan Approval No. 1994-17 – Walmart Warehouse Expansion

Application submitted by Harrison French & Associates LTD (Applicant) and Walmart Real Estate Business Trust (Owner) for Revised Planned District Development Plan Approval for the Walmart warehouse expansion on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District for property described as Lot 4 of Block One, Skiview Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5411 2nd Avenue).

8. Hearing: Revised Planned District Development Plan Approval No. 2007-13 – Cowpoke
 Application submitted by Cowpoke (Applicant) and Dave Classen (Owner) for Revised Planned District Development Plan Approval for the construction of a retail building on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District for property described as Lot 1, Elken Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (7310 2nd Avenue).

9. Hearing: Acceptance of Blight Determination Study and Review of Redevelopment Plan No. 11 and recommend approval of amending Redevelopment Area #5 to include area #11

Consider Redevelopment Area #11 as an area to be blighted and substandard and in need of redevelopment and described as follows: a tract of land beginning at the intersection of the south line of Block 2, Sunny Acres Subdivision and the west right-of-way line of the Union Pacific Railroad Corridor, thence southwest along said west right-of-way line to its intersection with the south line of 27th Street East, thence west along said south line to its intersection with the west line of Avenue M, thence north along said west line to its intersection with the north line of 30th Street East, thence east along said north line to its intersection with the west line of Avenue N, thence north along said west line to its intersection with the extended south line of Block 2, Sunny Acres Subdivision, thence east along said extended line across Avenue N and continuing east along the south line of said Block 2 to its intersection with the west right-of-way line of the Union Pacific Railroad, also the point of beginning, all located in the City of Kearney, Buffalo County, Nebraska and recommend approval of amending Redevelopment Area #5 to include area #11.

10. Report/Comments from Board Members.

11. Adjournment.

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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