

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

September 21, 2012

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 17, 2012.
4. **Hearing: Land Use Map Amendment No. 2012-07 – Continued from the August 17, 2012 Planning Commission Meeting**
Application submitted by North Shore Marina, LLC (Applicant and Owner) and Bradley Rodgers (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential and Mixed Use 1 to Agricultural/Open and Mixed Use 1 for property described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).
5. **Hearing: Rezoning No. 2012-13 - Continued from the August 17, 2012 Planning Commission Meeting**
Application submitted by North Shore Marina, LLC (Applicant and Owner) and Bradley Rodgers to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District AG, Agricultural District and District C-2, Community Commercial District property described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).
6. **Hearing: Conditional Use Permit No. 2012-01 - Continued from the August 17, 2012 Planning Commission Meeting**
Application submitted by North Shore Marina, LLC (Applicant and Owner) and Bradley Rodgers (Owner) for a Conditional Use Permit to expand Kearney RV and Campground on property to be zoned District AG, Agricultural District and District C-2, Community Commercial District and described as Lot 1, Bober Addition and part of Lot 3, Abood Second Addition, all in the City of Kearney, Buffalo County, Nebraska (1140 East 1st Street, north of East 1st Street and west of Avenue M).
7. **Hearing: Rezoning No. 2012-15**
Application submitted by Richard Stacy (Applicant) for Scott and Tracy Moser (Owner) to rezone from District C-1, Limited Commercial District to District C-1/PD, Limited Commercial/Planned Development Overlay District property described as the south 115 feet of Lot 2, Kearney Plaza Fifth Subdivision to the City of Kearney, Buffalo County, Nebraska (LaPlatte Road at Meadow Lane).

8. Hearing: Planned District Development Plan Approval No. 2012-15

Application submitted by Richard Stacy (Applicant) for Scott and Tracy Moser (Owner) for Planned District Development Plan Approval for an apartment complex development on property to be zoned District C-1/PD, Limited Commercial/Planned Development Overlay District for property described as the south 115 feet of Lot 2, Kearney Plaza Fifth Subdivision to the City of Kearney, Buffalo County, Nebraska (LaPlatte Road at Meadow Lane).

9. Hearing: Rezoning No. 2012-16

Application submitted by Richard Stacy (Applicant) for Ted Franssen (Owner) to rezone from District C-3, General Commercial District to District C-3/PD, General Commercial/Planned Development Overlay District property described as a tract of land located in the East Half of the Northwest Quarter of Section 12, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (211 East 8th Street).

10. Hearing: Planned District Development Plan Approval No. 2012-16

Application submitted by Richard Stacy (Applicant) for Ted Franssen (Owner) for Planned District Development Plan Approval for an additional apartment complex development on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District for property described as a tract of land located in the East Half of the Northwest Quarter of Section 12, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (211 East 8th Street).

11. Partial Vacation No. 1983-08 and 1984-07

Application submitted by Engineering Solutions (Applicant) for Kearney Plaza Villas, L.P. (Owner) to vacate Lots 1 through 13 inclusive, Tiffany Square Addition, Lots 1 through 49 inclusive, Tiffany Square Second Addition, all in the City of Kearney, Buffalo County, Nebraska (south of West Lincoln Park, West of Plaza Boulevard, north of LaCrosse Drive).

12. Hearing: Preliminary Plat No. 2012-12

Application submitted by Engineering Solutions (Applicant) for Kearney Plaza Villas, L.P. (Owner) for the Preliminary Plat for Kearney Plaza Villas, an addition to the City of Kearney, Buffalo County, Nebraska for property described as Lots 1 through 13 inclusive, Tiffany Square Addition, Lots 1 through 49 inclusive, Tiffany Square Second Addition, (to be vacated) all in the City of Kearney, Buffalo County, Nebraska (south of West Lincoln Park, West of Plaza Boulevard, north of LaCrosse Drive). ***FINAL ACTION***

13. Hearing: Final Plat No. 2012-12

Application submitted by Engineering Solutions (Applicant) for Kearney Plaza Villas, L.P. (Owner) for the Final Plat for Kearney Plaza Villas, an addition to the City of Kearney, Buffalo County, Nebraska for property described Lots 1 through 13 inclusive, Tiffany Square Addition, Lots 1 through 49 inclusive, Tiffany Square Second Addition, (to be vacated) all in the City of Kearney, Buffalo County, Nebraska (south of West Lincoln Park, West of Plaza Boulevard, north of LaCrosse Drive).

14. Hearing: Planned District Development Plan Approval No. 1983-04

Application submitted by Engineering Solutions (Applicant) for Kearney Plaza Villas, L.P. (Owner) for Planned District Development Plan Approval for a 24-unit residential development on property zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District for property described as Lots 1 through 13 inclusive, Tiffany Square Addition, Lots 1 through 49 inclusive, Tiffany Square Second Addition, (to be vacated) all in the City of Kearney, Buffalo County, Nebraska (south of West Lincoln Park, West of Plaza Boulevard, north of LaCrosse Drive).

15. Hearing: Rezoning No. 2012-17

Application submitted by Craig Bennett (Applicant) for MINE, L.L.C. (Owner) to rezone from District C-O, Office District to District UC, Mixed Use Urban Corridor District property described as Lot 1 of Block 1, Good Samaritan Third Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska (northeast corner of 33rd Street and 2nd Avenue).

16. Hearing: Rezoning No. 2012-18

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) property described as a tract of land located in part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (along 50th Street between 11th Avenue and 17th Avenue).

17. Hearing: Final Plat No. 2012-13

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for the Final Plat for Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (along 50th Street between 11th Avenue and 17th Avenue).

18. Hearing: Annexation No. 2012-13

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for the annexation of Fountain Hills Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (along 50th Street between 11th Avenue and 17th Avenue).

19. Hearing: Land Use Map Amendment No. 2012-08

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential and Mixed Use 1 to Mixed Use 2 for property described as a tract of land being part of the North Half of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street between 11th Avenue and 17th Avenue).

20. Hearing: Rezoning No. 2012-19

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) to rezone from District AG, Agricultural District to District C-2, Community Commercial District and to District C-2/PD, Community Commercial/Planned Development Overlay District property described as a tract of land being part of the North Half of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street between 11th Avenue and 17th Avenue).

21. Hearing: Final Plat No. 2012-14

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for the Final Plat for Fountain Hills Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the North Half of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street between 11th Avenue and 17th Avenue).

22. Hearing: Annexation No. 2012-14

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for the annexation of Fountain Hills Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the North Half of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street between 11th Avenue and 17th Avenue).

23. Hearing: Planned District Development Plan Approval No. 2012-19

Application submitted by Craig Bennett (Applicant) for Grand West, L.L.C. (Owner) for Planned District Development Plan Approval for a lumber yard development on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District for property described as a tract of land being part of the North Half of the Northwest Quarter of Section 26, Township 9, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 56th Street between 11th Avenue and 17th Avenue).

24. Report/Comments from Board Members.

25. 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 865-7276 rob Cunningham@catholichealth.net
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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