

# **PLANNING COMMISSION**

## **AGENDA**

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

**December 20, 2013**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 15, 2013.
4. **Hearing: Rezoning No. 2013-23 – Proposed Essam Estates**  
Application submitted by Buffalo Surveying for Arram Equities, Inc. 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 being part of Government Lot 2 located in the Northwest Quarter of Section 30 Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 47th Street).
5. **Hearing: Preliminary Plat No. 2013-21 – Proposed Essam Estates**  
Application submitted by Buffalo Surveying for Arram Equities, Inc. for the Preliminary Plat for Essam Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 2 located in the Northwest Quarter of Section 30 Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 47th Street).  
**\*FINAL ACTION\***
6. **Hearing: Final Plat No. 2013-21 – Proposed Essam Estates**  
Application submitted by Buffalo Surveying for Arram Equities, Inc. for the Final Plat for Essam Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 2 located in the Northwest Quarter of Section 30 Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 47th Street).
7. **Hearing: Annexation No. 2013-21 – Proposed Essam Estates**  
Application submitted by Buffalo Surveying for Arram Equities, Inc. for the annexation of Essam Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 2 located in the Northwest Quarter of Section 30 Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (east of the intersection of Avenue N and 47th Street).
8. **Hearing: Land Use Map Amendment No. 2013-07 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Rural Estates and Low Density Residential to Mixed Use 1 property described as a tract of land located in part of the Northeast Quarter of Section 10,

Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).

9. **Hearing: Rezoning No. 2013-24 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC to rezone from District AG, Agricultural District to District C-O/PD, Office/Planned Development Overlay District property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).
10. **Hearing: Preliminary Plat No. 2013-22 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC for the Preliminary Plat for Western Nebraska Property Development Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue). \* **FINAL ACTION\***
11. **Hearing: Final Plat No. 2013-22 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC for the Final Plat for Western Nebraska Property Development Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).
12. **Hearing: Annexation No. 2013-22 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC for the annexation of Western Nebraska Property Development Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).
13. **Hearing: Planned District Development Plan Approval No. 2013-24 – Proposed Western Nebraska Property Development Second Addition**  
Application submitted by Miller & Associates for Kearney Properties, LLC for Planned District Development Plan Approval for hospital expansion and maintenance building development on property to be zoned District C-O/PD, Office/Planned Development Overlay District property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue).
14. **Hearing: Land Use Map Amendment No. 2013-08 – Proposed Aspen Meadows Third Addition**  
Application submitted by Miller & Associates for Twin Falls, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from

High Density Residential to Mixed Use 1 property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane).

15. **Hearing: Rezoning No. 2013-25 – Proposed Aspen Meadows Third Addition**  
Application submitted by Miller & Associates for Twin Falls, LLC to rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District and to District C-O, Office District property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane).
16. **Hearing: Preliminary Plat No. 2013-23 – Proposed Aspen Meadows Third Addition**  
Application submitted by Miller & Associates for Twin Falls, LLC for the Preliminary Plat for Aspen Meadows Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane). \* **FINAL ACTION**\*
17. **Hearing: Final Plat No. 2013-23 – Proposed Aspen Meadows Third Addition**  
Application submitted by Miller & Associates for Twin Falls, LLC for the Final Plat for Aspen Meadows Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane).
18. **Hearing: Annexation No. 2013-23 – Proposed Aspen Meadows Third Addition**  
Application submitted by Miller & Associates for Twin Falls, LLC for the annexation of Aspen Meadows Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane).
19. **Hearing: Land Use Map Amendment No. 2013-09 – Proposed Greg Brandt Subdivision**  
Application submitted by Miller & Associates for James Gregory and Tamara Brandt for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agricultural to Rural Estates property described as a tract of land being part of Government Lots 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10).
20. **Hearing: Rezoning No. 2013-26 – Proposed Greg Brandt Subdivision**  
Application submitted by Miller & Associates for James Gregory and Tamara Brandt to rezone from District AG, Agricultural District to District RR-1, Urban Residential Single-Family (Low Density) property described as a tract of land being part of Government Lots 3 and 4 and the accretions abutting said lots located in Section 23,

Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10).

**21. Hearing: Preliminary Plat No. 2013-24 – Proposed Greg Brandt Subdivision**

Application submitted by Miller & Associates for James Gregory and Tamara Brandt for the Preliminary Plat for Greg Brandt Subdivision, a subdivision in Kearney County Nebraska, for property described as a tract of land being part of Government Lots 2, 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10). \* **FINAL ACTION\***

**22. Hearing: Final Plat No. 2013-24 – Proposed Greg Brandt Subdivision**

Application submitted by Miller & Associates for James Gregory and Tamara Brandt for the Final Plat for Greg Brandt Subdivision, a subdivision in Kearney County Nebraska, for property described as a tract of land being part of Government Lots 2, 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10).

**23. Hearing: Code Amendment No. 2013-02- Vertical Axis Wind Turbines**

Proposed amendments to the following sections of the Code of the City of Kearney: Section 13-111 “Miscellaneous Type Uses” of Chapter 13 “Use Types”, Table 14-1 “Use Matrix of Chapter 14 “Zoning District Regulations”, and Section 46-111 “Supplemental Use Regulations: Miscellaneous Uses” of Chapter 46 “Supplemental Use Regulations” introducing regulations for vertical axis wind turbines.

**24. Hearing: Blight and Substandard Determination Study for Area #12**

Conduct a public hearing to consider an area to be blighted and substandard and in need of redevelopment and described as follows: An area referred to as Redevelopment Area #12 and described as Beginning at the intersection of the north line of West 24th Street (Highway 30) and the west line of University Drive, thence south across West 24th Street to the intersection of the south line of West 24th Street and the west line of University Drive, thence south along platted west line of said University Drive to its intersection with the north line of Lot 2, Block 2, Kearney Plaza Addition, thence west along said north line to its intersection with the east line of Tract 7 of said Kearney Plaza Addition, thence north along said east line of Tract 7 to its intersection with the south line of Lot 27, Lincoln Way Villa Addition, thence west along said south line to its intersection with the west line of Lot 28, Lincoln Way Villa Addition, thence north along said west line to its intersection with the south line of West 24th Street, thence west along said south line of West 24th Street to its intersection with the west line of 30th Avenue, thence north across West 24th Street to its intersection with the north line of said Street, thence north, east and north along the west line of 30th Avenue to its intersection with the extended north line of Lot 1 of irregular Tract “G”, thence east along said extended north line across 30th Avenue and continuing northeasterly and then southeasterly long the north line of irregular Tract “G” to its intersection with the east line of Lot 5 of irregular Tract “G”, thence south along said east line of Lot 5 to its intersection with the north line of West 24th Street, thence east along said north line to its intersection with the west line of University Drive, also the point of beginning, all located in the City of Kearney, Buffalo County, Nebraska.

**25. Report/Comments from Board Members.****26. Adjournment.**

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| Chairman James Ganz, Jr.<br>22 Hillcrest Drive<br>Kearney, NE 68845<br>237-5146<br><a href="mailto:jganzjr@frontiernet.net">jganzjr@frontiernet.net</a>           | Vice-Chairman Stan Dart<br>2410 65th Avenue Place<br>Kearney, NE 68845<br>234-1616<br><a href="mailto:msdart@charter.net">msdart@charter.net</a>          | Board Member Robert Cunningham<br>1709 West 38th Street, #37<br>Kearney, NE 68845<br>865-7276<br><a href="mailto:rob Cunningham@catholichealth.net">rob Cunningham@catholichealth.net</a> |
| Board Member Jim McKeon<br>711 13th Avenue<br>Kearney, NE 68845<br>236-2223<br><a href="mailto:jlmckeo@nppd.com">jlmckeo@nppd.com</a>                             | Board Member Jason Peck<br>910 East 30th Drive<br>Kearney, NE 68847<br>627-3568<br><a href="mailto:jason.peck2417@gmail.com">jason.peck2417@gmail.com</a> | Board Member Paul Fredrickson<br>914 Avenue D<br>Kearney, NE 68847<br>236-5928<br><a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>                                  |
| Board Member Andrew Williams<br>9030 Pleasant Valley Drive<br>Kearney, NE 68845<br>224-1374<br><a href="mailto:ajsewilliams@asaew.com">ajsewilliams@asaew.com</a> | Board Member John Lowe<br>7 Wedge Way<br>Kearney, NE 68845<br>440-3709<br><a href="mailto:jslowe4@gmail.com">jslowe4@gmail.com</a>                        | Board Member Jack McSweeney<br>2712 Central Avenue<br>Kearney, NE 68847<br>234-5550<br><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)