

# **PLANNING COMMISSION**

## **AGENDA**

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

**April 18, 2014**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 21, 2014.
4. **Hearing: Revised Planned District Development Plan Approval No. 1994-17 - Walmart**  
Application submitted by Mark McNeil for Wal-Mart Store Inc. for Revised Planned District Development Plan Approval to bring the landscaping to Code and to construct a fence for the storage area/containers on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 4 of Block One, Skiview Addition, an addition to the City of Kearney, Buffalo County, Nebraska (5411 North 2nd Avenue).
5. **Vacation No. 2000-06 – Meadowlark Estates**  
Application submitted by Buffalo Surveying for GGR, L.L.C. to vacate Lot 9 of Block 4, Meadowlark Estates, an addition to the City of Kearney, Buffalo County, Nebraska (north of 35th Street and east of 29th Avenue).
6. **Hearing: Land Use Map Amendment No. 2014-03 – Proposed Meadowlark Ridge Estates**  
Application submitted by Buffalo Surveying for GGR, L.L.C. 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 Medium Density Residential property described as Lot 9 of Block 4, Meadowlark Estates, an addition to the City of Kearney, Buffalo County, Nebraska (north of 35th Street and east of 29th Avenue).
7. **Hearing: Rezoning No. 2014-04 – Proposed Meadowlark Ridge Estates**  
Application submitted by Buffalo Surveying for GGR, L.L.C. to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential Mixed-Density District property described as Lot 9 of Block 4, Meadowlark Estates, an addition to the City of Kearney, Buffalo County, Nebraska (north of 35th Street and east of 29th Avenue).
8. **Hearing: Preliminary Plat No. 2014-05 – Proposed Meadowlark Ridge Estates**  
Application submitted by Buffalo Surveying for GGR, L.L.C. for the Preliminary Plat for Meadowlark Ridge Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 9 of Block 4, Meadowlark Estates, an addition to the City of Kearney, Buffalo County, Nebraska (north of 35th Street and east of 29th Avenue). **\*FINAL ACTION\***

9. **Hearing: Final Plat No. 2014-05 – Proposed Meadowlark Ridge Estates**

Application submitted by Buffalo Surveying for GGR, L.L.C. for the Final Plat for Meadowlark Ridge Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 9 of Block 4, Meadowlark Estates, an addition to the City of Kearney, Buffalo County, Nebraska (north of 35th Street and east of 29th Avenue).

10. **Hearing: Rezoning No. 2014-05 – Proposed Equestrian Hills Fourth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation to rezone from District AG, Agricultural District to District RR-2/PD, Rural Residential District (Intermediate Standards)/Planned Development Overlay District property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to the north side of 37 Rolling Hills Road).

11. **Hearing: Preliminary Plat No. 2014-06 – Proposed Equestrian Hills Fourth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation for the Preliminary Plat for Equestrian Hills Fourth of Crest Valley Ranch, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to the north side of 37 Rolling Hills Road). **\*FINAL ACTION\***

12. **Hearing: Final Plat No. 2014-06 – Proposed Equestrian Hills Fourth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation for the Final Plat for Equestrian Hills Fourth of Crest Valley Ranch, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to the north side of 37 Rolling Hills Road).

13. **Hearing: Rezoning No. 2014-06 – Proposed Equestrian Hills Fifth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation to rezone from District AG, Agricultural District to District RR-2/PD, Rural Residential District (Intermediate Standards)/Planned Development Overlay District property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of Rolling Hills Road and Clydesdale Circle).

**14. Hearing: Preliminary Plat No. 2014-07 – Proposed Equestrian Hills Fifth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation for the Preliminary Plat for Equestrian Hills Fifth of Crest Valley Ranch, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of Rolling Hills Road and Clydesdale Circle). **\*FINAL ACTION\***

**15. Hearing: Final Plat No. 2014-06 – Proposed Equestrian Hills Fifth of Crest Valley Ranch**

Application submitted by Miller & Associates for D & B Development Co., a Nebraska Corporation for the Final Plat for Equestrian Hills Fifth of Crest Valley Ranch, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of Rolling Hills Road and Clydesdale Circle).

**16. Hearing: Land Use Map Amendment No. 2014-04 – Proposed Good Samaritan Society Kearney Village Subdivision**

Application submitted by Miller & Associates for The Evangelical Lutheran Good Samaritan Society for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential/Park to Low Density Residential and Medium Density Residential property described as a tract of land being part of the Northwest Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (adjacent and north of Country Club Lane and 50th Street).

**17. Hearing: Rezoning No. 2014-07 – Proposed Good Samaritan Society Kearney Village Subdivision**

Application submitted by Miller & Associates for The Evangelical Lutheran Good Samaritan Society to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) and to District R-2, Urban Residential Mixed-Density District property described as a tract of land being part of the Northwest Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (adjacent and north of Country Club Lane and 50th Street).

**18. Hearing: Final Plat No. 2014-08 – Proposed Good Samaritan Society Kearney Village Subdivision**

Application submitted by Miller & Associates for The Evangelical Lutheran Good Samaritan Society for the Final Plat for Good Samaritan Society Kearney Village Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (adjacent and north of Country Club Lane and 50th Street).

**19. Hearing: Annexation No. 2014-08 – Proposed Good Samaritan Society Kearney Village Subdivision**

Application submitted by Miller & Associates for The Evangelical Lutheran Good Samaritan Society for the annexation of Good Samaritan Society Kearney Village Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northwest Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (adjacent and north of Country Club Lane and 50th Street).

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

**21. 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 1709 West 38th Street, #37 Kearney, NE 68845 865-7276 <a href="mailto:robcunningham@catholichealth.net">robcunningham@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 Jason Peck 910 East 30th Drive Kearney, NE 68847 627-3568 <a href="mailto:jason.peck2417@gmail.com">jason.peck2417@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 Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 <a href="mailto:edthky@yahoo.com">edthky@yahoo.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)