

# PLANNING COMMISSION

## AGENDA

City Council Chambers, 18 East 22nd Street

May 16, 2014

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 18, 2014.
4. **Hearing: Code Amendment No. 2014-01**  
Proposed amendments to Table 14-1 "Use Matrix of Chapter 14 "Zoning District Regulations" of the City Code to allow Retail Services (Medium) being permitted in District CBD, Kearney Center Mixed Use District and that planned development is required for Retail Services (Large) in District CBD, Kearney Center Mixed Use District; Section 28-102 "Site Development Regulations" to change the site area per housing unit, minimum lot area, maximum floor area ratio, the rear yard requirements, and the project size requiring a planned development in District CBD, Kearney Center Mixed Use District"; and Section 28-103 "Special regulations and Standards" providing the following: (1) all street facing building facades shall have a minimum transparency of 75 percent on the storefront or ground floor and a minimum transparency of 40 percent on upper floors; (2) simulated building stone is not an acceptable masonry material for street facing facades; (3) mechanical equipment shall not be visible from the street; and (4) roofs shall be flat, or slope concealed from street view by parapet cap, cornice or other measure.
5. Report/Comments from Board Members.
6. 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](http://www.cityofkearney.org).