

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

November 21, 2014

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 17, 2014.
4. **Rezoning No. 2014-17 – East Towne Apartments**
Application submitted by Essam Arram for Arram Equities, Inc. to rezone from District C-3, General Commercial District to District C-3/PD, General Commercial/Planned Development Overlay District property described as Lots 131 through 136 inclusive, Keen's Park Addition to the City of Kearney, Buffalo County, Nebraska together with the vacated south 20 feet of 26th Street abutting said lots on the north (501, 503, 507 and 511 East 26th Street).
5. **Planned District Development Plan Approval No. 2014-17 – East Towne Apartments**
Application submitted by Essam Arram for Arram Equities, Inc. for Planned District Development Plan Approval to construct 16 single bedroom units on property to be zoned District C-3/PD, General Commercial/Planned Development Overlay District property described as Lots 131 through 136 inclusive, Keen's Park Addition to the City of Kearney, Buffalo County, Nebraska together with the vacated south 20 feet of 26th Street abutting said lots on the north (501, 503, 507 and 511 East 26th Street).
6. **Hearing: Conditional Use Permit No. 2014-05 – Continued from the August 15, September 19 and October 17, 2014 Planning Commission Meetings**
Application submitted by Jeffrey and Lisa Overturf (Applicant and Owner) for a Conditional Use Permit to haul gravel and sand off site to enable construction of a private lake on property zoned "District AG, Agricultural District" and described as being part of Government Lots 2 and 3, part of the North Half of the Northeast Quarter, all of Government Lot 4 and part of accretions in Section 9, Township 8 North, Range 16 West of the 6th P.M., all in Buffalo County, Nebraska (710 West 30th Avenue).
7. **Partial Vacation No. 2008-07 and 2010-03 – Continued from the September 19 and October 17, 2014 Planning Commission Meetings**
Application submitted by Miller & Associates for First Baptist Church and DT Development, Inc. to vacate part of Lot 1, of Spruce Hollow Estates Fourth Addition, all of Lots 1 and 2, of Block 4, Spruce Hollow Estates Fifth Addition, additions to the City of Kearney, Buffalo County, Nebraska and an easement being

part of Lot 1, of Spruce Hollow Estates Fourth Addition, part of Lots 1 and 2, of Block 4, Spruce Hollow Estates Fifth Addition, additions to the City of Kearney, Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and west of 58th Street).

8. Hearing: Rezoning No. 2014-16 – Continued from the September 19 and October 17, 2014 Planning Commission Meetings

Application submitted by Miller & Associates for First Baptist Church to rezone from District R-2, Urban Residential Mixed-Density District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District property described as a tract of land being part of Lot 1, Spruce Hollow Estates Fourth Addition to the City of Kearney, Buffalo County, Nebraska (1017 57th Street Place West).

9. Hearing: Preliminary Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the September 19 and October 17, 2014 Planning Commission Meetings

Application submitted by Miller & Associates for DT Development, Inc. for the Preliminary Plat for Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (formally known as Lots 1 and 2 of Block Four, Spruce Hollow Estates Fifth Addition) and vacated part of Lot 1, Spruce Hollow Estates Fourth Addition (east of 11th Avenue between West 57th Street Place and west of 58th Street). ***FINAL ACTION***

10. Hearing: Final Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the September 19 and October 17, 2014 Planning Commission Meetings

Application submitted by Miller & Associates for DT Development, Inc. for the Final Plat for Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (formally known as Lots 1 and 2 of Block Four, Spruce Hollow Estates Fifth Addition) and vacated part of Lot 1, Spruce Hollow Estates Fourth Addition (east of 11th Avenue between West 57th Street Place and west of 58th Street).

11. Hearing: Planned District Development Plan Approval No. 2014-16 – Continued from the September 19 and October 17, 2014 Planning Commission Meetings

Application submitted by Miller & Associates for DT Development, Inc. for Planned District Development Plan Approval to construct eight single family condominium dwelling units on property to be zoned R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land being part of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (formally known as Lots 1 and 2 of Block Four, Spruce Hollow Estates Fifth Addition) and vacated part of Lot 1, Spruce Hollow Estates Fourth Addition (east of 11th Avenue between West 57th Street Place and west of 58th Street).

12. Partial Vacation No. 1978-09 – Western Hills Subdivision

Application submitted by Miller & Associates for Tracy and Jacqueline Burns to vacate Lot 12, Western Hills Subdivision, Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).

13. Hearing: Rezoning No. 2014-10 – Proposed Western Hills Second Subdivision

Application submitted by Miller & Associates for Tracy and Jacqueline Burns 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 the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).

14. Hearing: Preliminary Plat No. 2014-12 – Proposed Western Hills Second Subdivision

Application submitted by Miller & Associates for Tracy and Jacqueline Burns for the Preliminary Plat for Western Hills Second Subdivision, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue). ***FINAL ACTION***

15. Hearing: Final Plat No. 2014-12 – Proposed Western Hills Second Subdivision

Application submitted by Miller & Associates for Tracy and Jacqueline Burns for the Final Plat for Western Hills Second Subdivision, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 30th Avenue).

16. Hearing: Rezoning No. 2014-15 – Proposed Park View Estates Seventh Addition

Application submitted by Miller & Associates for Kelly Rapp and Laureen Striker-Rapp to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) and District R-2, Urban Residential Mixed-Density District property described as a tract of land being part of the West Half of the Northwest Quarter of Section 11 and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (between 8th Street and 11th Street along 17th Avenue).

17. Hearing: Final Plat No. 2014-16 – Park View Estates Seventh Addition

Application submitted by Miller & Associates for Kelly Rapp and Laureen Striker-Rapp for the Final Plat for Park View Estates Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northwest Quarter of Section 11 and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (between 8th Street and 11th Street along 17th Avenue).

18. Hearing: Annexation No. 2014-16 – Park View Estates Seventh Addition

Application submitted by Miller & Associates for Kelly Rapp and Laureen Striker-Rapp for the annexation of Park View Estates Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the West Half of the Northwest Quarter of Section 11 and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 8 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (between 8th Street and 11th Street along 17th Avenue).

19. Report/Comments from Board Members.

20. 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 Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.com
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 Fastfreddy@fredconst.com	Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member John Lowe 7 Wedge Way Kearney, NE 68845 440-3709 jslowe4@gmail.com
Board Member Jason Peck 910 East 30th Drive Kearney, NE 68847 627-3568 jason.peck2417@gmail.com	Board Member Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 edthky@yahoo.com	Board Member Tami Moore 704 10th Avenue Kearney, NE 68845 440-6992 mooretj@unk.edu

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.