

# **PLANNING COMMISSION**

## **AGENDA**

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

**December 19, 2014**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 21, 2014.
4. **Partial Vacation No. 2008-07 and 2010-03 – Continued from the September 19, October 17, and November 21, 2014 Planning Commission Meetings -WITHDRAWN**  
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).
5. **Hearing: Rezoning No. 2014-16 – Continued from the September 19, October 17, and November 21, 2014 Planning Commission Meetings - WITHDRAWN**  
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).
6. **Hearing: Preliminary Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the September 19 and October 17, 2014 Planning Commission Meetings - WITHDRAWN**  
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\***
7. **Hearing: Final Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the September 19, October 17, and November 21, 2014 Planning Commission Meetings - WITHDRAWN**  
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).

**8. Hearing: Planned District Development Plan Approval No. 2014-16 – Continued from the September 19, October 17, and November 21, 2014 Planning Commission Meetings - WITHDRAWN**

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).

**9. Partial Vacation No. 2008-07 – Ingalls Crossing Fourth Addition**

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust & Roberta Corrigan, General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership, to vacate property described as a tract of land being part of the West Half of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (south of 60th Street between 1st Avenue and 2nd Avenue).

**10. Hearing: Final Plat No. 2014-19 – Ingalls Crossing Eighth Addition**

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust & Roberta Corrigan, General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership, for the Final Plat for Ingalls Crossing Eighth 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 Southwest Quarter of Section 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (south of 60th Street between 1st Avenue and 2nd Avenue).

**11. Hearing: Annexation No. 2014-19 – Ingalls Crossing Eighth Addition**

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust & Roberta Corrigan, General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership, for the annexation of Ingalls Crossing Eighth 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 Southwest Quarter of Section 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (south of 60th Street between 1st Avenue and 2nd Avenue).

**12. Hearing: Planned District Development Plan Approval No. 2001-13 – Ingalls Crossing Eighth Addition**

Application submitted by Miller & Associates for Roberta Corrigan, Trustee of the Leroy Corrigan Trust & Roberta Corrigan, General Partner of Roberta Corrigan Farm, a Nebraska Limited Partnership, for Planned District Development Plan Approval for retail/general office development on property to zoned C-2/PD, Community Commercial/Planned Development Overlay District and described as a tract of land being part of the West Half of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (south of 60th Street between 1st Avenue and 2nd Avenue).

**13. Hearing: Rezoning No. 2014-18 – Taylor Addition**

Application submitted by Buffalo Surveying for Marvin Taylor 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 Lots 1, 2 and 3 of Block 2, Taylor Addition, an addition to the City of Kearney, Buffalo County, Nebraska (east of Avenue M and south of 16th Street).

**14. Street Vacation No. 2014-01**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. to vacate all of Camelot Way, a street in the City of Kearney, Buffalo County, Nebraska located west of the west line of Country Club Lane, a street in the City of Kearney, Nebraska and abutting Lot 3, Block 2, Regency Park Addition, an addition to the City of Kearney, Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).

**15. Hearing: Rezoning No. 2014-19 – Proposed Country Club Valley Estates**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, 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 the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).

**16. Hearing: Preliminary Plat No. 2014-20 – Country Club Valley Estates**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the Preliminary Plat for Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street). **\*FINAL ACTION\***

**17. Hearing: Final Plat No. 2014-20 – Country Club Valley Estates**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the Final Plat for Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).

**18. Hearing: Annexation No. 2014-20 – Country Club Valley Estates**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. for the annexation of Country Club Valley Estates, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (west of Country Club Lane and north of 31st Street).

**19. Vacation No. 1986-01 and 2007-07 – Smith Addition and Castle Ridge Fourth**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. and Lucille Stone, Trustee of the Lucille E. Stone Revocable Trust to vacate property described as Lot 1, Smith Addition, and Lot 1 thru Lot 5, inclusive, Block 1, and Lot 1 thru Lot 10, inclusive, Block 2 and all of 21st Avenue abutting Block 1 on the west and abutting Block 2 on the east and all of 51st Street Place abutting Lots 1 thru 5, inclusive, Block 1 lying east of the east line of 21st Avenue and all of 51st Street Place abutting Lots 1 thru 9, inclusive, Block 2 lying west of the west line of 21st Avenue, all located in Castle Ridge Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and located in the Southeast

Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (5120 17th Avenue and also north of 19th Avenue and south of 50th Street).

**20. Hearing: Rezoning No. 2014-20 – Proposed Castle Ridge Fifth Addition**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. and Lucille Stone, Trustee of the Lucille E. Stone Revocable Trust to rezone from District AG, Agricultural District and District RR-2, Rural Residential District (Intermediate Standards) to District R-1, Urban Residential Single-Family District (Low Density) and District R-2, Urban Residential Mixed-Density District property described as Lot 1, now vacated, Smith Addition, TOGETHER WITH a tract of land located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (5120 17th Avenue and also north of 19th Avenue and south of 50th Street).

**21. Hearing: Preliminary Plat No. 2014-21 – Castle Ridge Fifth Addition**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. and Lucille Stone, Trustee of the Lucille E. Stone Revocable Trust for the Preliminary Plat for Castle Ridge Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 1, now vacated, Smith Addition, TOGETHER WITH a tract of land located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (5120 17th Avenue and also north of 19th Avenue and south of 50th Street). **\*FINAL ACTION\***

**22. Hearing: Final Plat No. 2014-21 – Castle Ridge Fifth Addition**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. and Lucille Stone, Trustee of the Lucille E. Stone Revocable Trust for the Final Plat for Castle Ridge Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 1, now vacated, Smith Addition, TOGETHER WITH a tract of land located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (5120 17th Avenue and also north of 19th Avenue and south of 50th Street).

**23. Hearing: Annexation No. 2014-21 – Castle Ridge Fifth Addition**

Application submitted by Buffalo Surveying for Starostka Group Unlimited, Inc. and Lucille Stone, Trustee of the Lucille E. Stone Revocable Trust for the annexation of Castle Ridge Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as Lot 1, now vacated, Smith Addition, TOGETHER WITH a tract of land located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of 6th P.M., Buffalo County, Nebraska (5120 17th Avenue and also north of 19th Avenue and south of 50th Street).

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

**25.** 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 Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 <a href="mailto:jack@century21midlands.com">jack@century21midlands.com</a>
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Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 236-5928 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</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 John Lowe 3 Wilderness Way Kearney, NE 68847 440-3709 <a href="mailto:jslowe4@gmail.com">jslowe4@gmail.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 Ed Berglund 212 East 46th Street Kearney, NE 68847 627-6012 <a href="mailto:edthky@yahoo.com">edthky@yahoo.com</a>	Board Member Tami Moore 704 10th Avenue Kearney, NE 68845 440-6992 <a href="mailto:mooretj@unk.edu">mooretj@unk.edu</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)