

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

March 20, 2015

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 20, 2015.
4. **Hearing: Rezoning No. 2015-04**
Application submitted by Calvin Hinz Architects for Kearney Federal Credit Union to rezone from District R-2, Urban Residential Mixed-Density District to District U-C, Mixed Use Urban Corridor District property described as Lots 490, 491 and the East 6 feet of Lot 492, Southwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska (102 and 108 West 30th Street).
5. **Hearing: Rezoning No. 2015-05 – Proposed Ayers Properties II**
Application submitted by Trenton Snow for Sweetwater Properties, LLC to rezone from District AG, Agricultural District to District C-3, General Commercial District property described as a tract of land being part of the North Half of the Northeast Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (300 West 98th Street).
6. **Hearing: Preliminary Plat No. 2015-03 – Ayers Properties II**
Application submitted by Trenton Snow for Sweetwater Properties, LLC for the Preliminary Plat for Ayres Properties II of Buffalo County, Nebraska, for property described as a tract of land being part of the North Half of the Northeast Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (300 West 98th Street).
7. **Hearing: Final Plat No. 2015-03 – Ayers Properties II**
Application submitted by Trenton Snow for Sweetwater Properties, LLC for the Final Plat for Ayres Properties II of Buffalo County, Nebraska, for property described as a tract of land being part of the North Half of the Northeast Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (300 West 98th Street).
8. **Hearing: Street Vacation No. 2014-01 – Continued from the December 19, 2014 and January 16, and February 20, 2015 Planning Commission Meetings**
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).

9. **Hearing: Rezoning No. 2014-19 – Proposed Country Club Valley Estates – Continued from the December 19, 2014 and January 16, and February 20, 2015 Planning Commission Meetings**

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).

10. **Hearing: Preliminary Plat No. 2014-20 – Country Club Valley Estates – Continued from the December 19, 2014 and January 16, and February 20, 2015 Planning Commission Meetings**

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***

11. **Hearing: Final Plat No. 2014-20 – Country Club Valley Estates – – Continued from the December 19, 2014 and January 16, and February 20, 2015 Planning Commission Meetings**

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).

12. **Hearing: Annexation No. 2014-20 – Continued from the December 19, 2014 and January 16, and February 20, 2015 Planning Commission Meetings**

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).

13. **Partial Vacation No. 2001-12**

Application submitted by Buffalo Surveying for GSGC Leasing, LLC to vacate Lot 2, Block 2, Ingalls Crossing, an addition to the City of Kearney, Buffalo County, Nebraska (5609 1st Avenue).

14. Hearing: Final Plat No. 2015-04 – Ingalls Crossing Ninth Addition

Application submitted by Buffalo Surveying for Roberta Corrigan, Trustee, Roberta Corrigan Farm and GSGC Leasing, LLC for the Final Plat for Ingalls Crossing Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being Lot 2 (to be vacated) of Block Two, Ingalls Crossing, an addition to the City of Kearney, Buffalo County, Nebraska and a part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (5609 1st Avenue).

15. Hearing: Annexation No. 2015-04 – Ingalls Crossing Ninth Addition

Application submitted by Buffalo Surveying for Roberta Corrigan, Trustee, Roberta Corrigan Farm and GSGC Leasing, LLC for the annexation of Ingalls Crossing Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being Lot 2 (to be vacated) of Block Two, Ingalls Crossing, an addition to the City of Kearney, Buffalo County, Nebraska and a part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (5609 1st Avenue).

16. Alley Vacation No. 2015-01

Application submitted by Miller & Associates for the BSK Holdings, LLC, a Nebraska Limited Liability Company to vacate the alley running north to south from 19th Street to 20th Street on the block between Avenue F and Avenue G and the alley abutting the east side of Lot 5 and the west side of Lot 6, Scott's Subdivision and abutting the east side of Lots 598 through 599 and the west side of Lots 596 through 597, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska (between 19th and 20th Street and Avenue F and G).

17. Partial Vacation No. 2008-07 and 2010-03 – Continued from the February 20, 2015 Planning Commission Meeting

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).

18. Hearing: Rezoning No. 2014-16 – Continued from the February 20, 2015 Planning Commission Meeting

Application submitted by Miller & Associates for First Baptist Church to rezone from District R-1, Urban Residential Single-Family District (Low Density) and 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 West 57th Street Place).

19. **Hearing: Preliminary Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the February 20, 2015 Planning Commission Meeting**
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 the 6th P.M., Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and West 58th Street). ***FINAL ACTION***
20. **Hearing: Final Plat No. 2014-17 – Spruce Hollow Estates Sixth Addition – Continued from the February 20, 2015 Planning Commission Meeting**
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 the 6th P.M., Buffalo County, Nebraska (east of 11th Avenue between West 57th Street Place and West 58th Street).
21. **Hearing: Planned District Development Plan Approval No. 2014-16 – Continued from the February 20, 2015 Planning Commission Meeting**
Application submitted by Miller & Associates for DT Development, Inc. for Planned District Development Plan Approval to construct 13 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 (east of 11th Avenue between West 57th Street Place and west of 58th Street).
22. **Hearing: Rezoning No. 2015-06 – Proposed Younes Center Third Addition**
Application submitted by Miller & Associates for Paul and Linda Younes to rezone from District M-1, Limited Industrial District to District C-2, Community Commercial District property described as a tract of land being part of Government Lot 5 and part of accretions to Government Lot 5, and part of accretions to Government Lot 9, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to 1st Street and 4th Avenue).
23. **Hearing: Preliminary Plat No. 2015-05 – Younes Center Third Addition**
Application submitted by Miller & Associates for Paul and Linda Younes for the Preliminary Plat for Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 5 and part of accretions to Government Lot 5, and part of accretions to Government Lot 9, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to 1st Street and 4th Avenue). ***FINAL ACTION***

24. Hearing: Final Plat No. 2015-05 – Younes Center Third Addition

Application submitted by Miller & Associates for Paul and Linda Younes for the Final Plat for Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 5 and part of accretions to Government Lot 5, and part of accretions to Government Lot 9, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to 1st Street and 4th Avenue).

25. Hearing: Annexation No. 2015-05 – Younes Center Third Addition

Application submitted by Miller & Associates for Paul and Linda Younes for the annexation of Younes Center Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 5 and part of accretions to Government Lot 5, and part of accretions to Government Lot 9, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (adjacent to 1st Street and 4th Avenue).

26. Report/Comments from Board Members.

27. 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 3 Wilderness Way Kearney, NE 68847 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