

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

May 20, 2016

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 15, 2016.
4. **Partial Vacation No. 1971-01**
Application submitted Jason Wozniak to vacate the 50 foot platted setback on property zoned District RR-2, Rural Residential District (Intermediate Standards) and described as Lot 2, Block 2, O'Brien Subdivision, a subdivision of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, EXCEPTING HOWEVER, the North 4.0 feet of the East 10.0 feet of said tract (5510 East Saddle Horse Drive).
5. **Hearing: Conditional Use Permit No. 2016-01 – Smiling Faces Academy**
Application submitted by Khim H. Lim and Hong K. Lo and Smiling Faces Academy, Inc. for a Conditional Use Permit to operate a day care on property zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 1, Bico's Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3012 West 24th Street).
6. **Hearing: Conditional Use Permit No. 2016-02 – HeartPrint Home Care**
Application submitted by Arram Family Foundation, Weis Co. Properties, LLC and HeartPrint Home Care for a Conditional Use Permit to operate a licensed home health and adult day care agency on property zoned District C-1, Limited Commercial District and described as Unit 5 located on Lots 1 through 13 inclusive, Centennial Park Plaza Addition, an addition to the City of Kearney, Buffalo County, Nebraska (516 West 11th Street).
7. **Hearing: Land Use Map Amendment No. 2016-02 – Fountain Hills Ninth Addition**
Application submitted by Miller & Associates for Grand West, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential and Parks to Mixed Use 1 property described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue).

8. **Hearing: Rezoning No. 2016-07 – Fountain Hills Ninth Addition**
Application submitted by Miller & Associates for Grand West, LLC to rezone from District Agricultural District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and to District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District property described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue).
9. **Hearing: Preliminary Plat No. 2016-03 – Fountain Hills Ninth Addition**
Application submitted by Miller & Associates for Grand West, LLC for the Preliminary Plat for Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue). ***FINAL ACTION***
10. **Hearing: Final Plat No. 2016-03 – Fountain Hills Ninth Addition**
Application submitted by Miller & Associates for Grand West, LLC for the Final Plat for Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue).
11. **Hearing: Annexation No. 2016-03 – Fountain Hills Ninth Addition**
Application submitted by Miller & Associates for Grand West, LLC for the annexation of Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue).
12. **Hearing: Planned District Development Plan Approval No. 2016-07 – Sterling Apartments**
Application submitted by Miller & Associates for Grand West, LLC for Planned District Development Plan Approval for the construction of apartments, multi-family, duplexes and patio homes on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and to District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as a tract of land being a part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (south of 55th Street and east of 11th Avenue).
13. **Hearing: Rezoning No. 2016-08 – Crossroads Center**
Application submitted by Crossroads Center and the City of Kearney to rezone from District C-1/PD, Limited Commercial/Planned Development Overlay District to District C-1, Limited Commercial District property described as the west portion of part of Lot 2, Grandview Estates Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1404 East 39th Street).

14. Hearing: Rezoning No. 2016-08 – Just for Ladies

Application submitted by B&K Holl Family, LLC, dba Just for Ladies and the City of Kearney to rezone from District C-1, Limited Commercial District to District C-1/PD, Limited Commercial/Planned Development Overlay District property described as the east portion of part of Lot 2, Grandview Estates Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1408 East 39th Street).

15. Hearing: Rezoning No. 2006-06– Just for Ladies

Correct the legal description to reflect the east portion of part of Lot 2, Grandview Estates Eighth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for Planned District Development Plan Approval No. 2006-06 (Just for Ladies) for an expansion to a health club facility for property zoned District C-1/PD, Limited Commercial/Planned Development Overlay District (1408 East 39th Street).

16. Hearing: Adoption of the Comprehensive Development Plan – Continued to the June 17, 2016 Planning Commission Meeting

Proposed adoption of the Comprehensive Development Plan for the City of Kearney is continued until June 17, 2016. Copies of the 2016 Comprehensive Plan Draft are available for public inspection at the Development Services Department, Kearney Public Library or on the City of Kearney website.

17. Report/Comments from Board Members.

18. 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 Justin Wolf 203 East 53rd Street Place Kearney, NE 68847 627-3204 justinwolf@outlook.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.